



CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

WRB Restaurants LLC - Roy Hernandez (Agent EPNM Inc - Zeon Signs) requests a Variance of 103 ft to allow for an Illuminated Signs within 200ft from residential zone for Lot H10, Block 0000, Ventana Square at Ventana Ranch, located at 9500 Universe Blvd NW, zoned MX-M [Section 14-16-5-12(E)(5)(C)(1)]	Special Exception No: VA-2024-00203 Project No: PR-2024-004024 Hearing Date: 08-20-24 Closing of Public Record: 08-20-24 Date of Decision: 09-04-24
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On the 20th day of August, 2024, EPNM Inc – Zeon Signs, agent for property owner, WRB Restaurants LLC – Roy Hernandez (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 103 ft to allow for an Illuminated Signs within 200ft from residential zone (“Application”) upon the real property located at 9500 Universe Blvd. NW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 103 ft to allow for an Illuminated Signs within 200ft from residential zone.
2. Applicant failed to appear at the August 20, 2024 ZHE hearing on the Application.
3. The ZHE hearing on the Application should be deferred to allow Applicant and members of the public to appear and to supplement the record with evidence and justification regarding the Application.

DECISION:

DEFERRAL of the ZHE hearing on the application to the September 17, 2024 ZHE hearing, beginning at 9:00 a.m.

APPEAL:

If you wish to appeal this decision, you must do so by September 19, 2024 pursuant to Section 14-16-6-4(V), of the Integrated Development Ordinance, you must demonstrate that you have legal standing to file an appeal as defined.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval

of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed, or utilized.



Robert Lucero, Esq.
Zoning Hearing Examiner

cc: ZHE File
Zoning Enforcement
WRB Restaurants LLC - Roy Hernandez, rh090873@gmail.com
EPNM Inc - Zeon Signs, permittingdept@zeonsignsnm.com