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

Judy Romero (Agent, Yolanda Montoya, Ron Montoya Design, Inc.) requests a 5' variance to the allowed 10' side yard setback for Lot 256B1B2, MRGCD Map 35, located at 2717 Floral Rd NW, zoned R-A (IDO Section 14-16-6-4(K)(1)(a)]

Special Exception No:	**VA-2025-00038**
Project No:.....	**Project#2025-020080**
Hearing Date:.....	07-15-25
Closing of Public Record:.....	07-30-25
Date of Decision:	07-30-25

On July 15, 2025, Yolanda Montoya, Ron Montoya Designs, Inc. ("**Agent**") as agent for Judy Romero ("**Applicant**") was scheduled to appear before the Zoning Hearing Examiner (the "**ZHE**") requesting a Variance of 5' to the allowed 10' side yard setback ("**Application**") upon the real property located at 2717 Floral Rd NW (the "**Subject Property**"). Below are the ZHE's findings of fact and decision:

FINDINGS:

1. Applicant is requesting a Variance of 5' to the allowed 10' side yard setback, pursuant to City of Albuquerque Code of Ordinances Integrated Development Ordinance ("**IDO**") Section 14-16-6-6(O).
2. Applicant requires additional time to comply with the notice requirements of the IDO.
3. The ZHE hearing on the Application should be deferred to the next regularly scheduled ZHE hearing to allow Applicant the opportunity to comply with all notice requirements.

DECISION:

DEFERRAL of the ZHE hearing on the Application to the August 19, 2025, hearing of the ZHE, which begins at 9:00 a.m.

APPEAL:

If you wish to appeal this decision, you must do so by August 14, 2025 pursuant to Section 14-16-6-4(U), 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 Notice of Decision does not constitute approval of plans for a building permit. If your Application is approved, bring this Notice of Decision with you when you apply for any related building permit or occupation tax number. Approval of a Conditional Use is void after two (2) years from date of approval if the rights and

privileges granted thereby have not been executed or utilized. Approval of a Variance is void after one (1) year from date of approval if the rights and privileges granted thereby have not been executed or utilized.

Robert Lucero, Esq.
Zoning Hearing Examiner

cc: ZHE File
Zoning Enforcement
'Yolanda Montoya' <londie.mo4@gmail.com>

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

Judy Romero (Agent, Yolanda Montoya, Ron Montoya Design, Inc.) requests a 5' variance to the allowed 10' side yard setback for Lot 256B1B2, MRGCD Map 35, located at 2717 Floral Rd NW, zoned R-A (IDO Section 14-16-6-4(K)(1)(a)]

Special Exception No:	**VA-2025-00112**
Project No:	**Project#2025-020080**
Hearing Date:	07-15-25
Closing of Public Record:	07-30-25
Date of Decision:	07-30-25

On July 15, 2025, Yolanda Montoya, Ron Montoya Designs, Inc. ("**Agent**") as agent for Judy Romero ("**Applicant**") was scheduled to appear before the Zoning Hearing Examiner (the "**ZHE**") requesting a Variance of 5' to the allowed 10' side yard setback ("**Application**") upon the real property located at 2717 Floral Rd NW (the "**Subject Property**"). Below are the ZHE's findings of fact and decision:

FINDINGS:

1. Applicant is requesting a Variance of 5' to the allowed 10' side yard setback, pursuant to City of Albuquerque Code of Ordinances Integrated Development Ordinance ("**IDO**") Section 14-16-6-6(O).
2. Applicant requires additional time to comply with the notice requirements of the IDO.
3. The ZHE hearing on the Application should be deferred to the next regularly scheduled ZHE hearing to allow Applicant the opportunity to comply with all notice requirements.

DECISION:

DEFERRAL of the ZHE hearing on the Application to the August 19, 2025, hearing of the ZHE, which begins at 9:00 a.m.

APPEAL:

If you wish to appeal this decision, you must do so by August 14, 2025 pursuant to Section 14-16-6-4(U), 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 Notice of Decision does not constitute approval of plans for a building permit. If your Application is approved, bring this Notice of Decision with you when you apply for any related building permit or occupation tax number. Approval of a Conditional Use is void after two (2) years from date of approval if the rights and

privileges granted thereby have not been executed or utilized. Approval of a Variance is void after one (1) year from date of approval if the rights and privileges granted thereby have not been executed or utilized.

Robert Lucero, Esq.
Zoning Hearing Examiner

cc: ZHE File
Zoning Enforcement
'Yolanda Montoya' <londie.mo4@gmail.com>