



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

Jacobo & Mares-Marquez Urias-Dominguez requests a Conditional Use for a Family Home Day Care operation Lot 2, HC Gonzales TRS 1156, 157 & 158, located at 705 57th Street NW, zoned R-1C

Special Exception No:	CU-2025-00032
Project No:	None
Hearing Date:	10-21-25
Closing of Public Record:	10-21-25
Date of Decision:	11-05-25

On October 21, 2025, Jacobo & Mares-Marquez Urias-Dominguez (“**Applicant**”) was scheduled to appear before the Zoning Hearing Examiner (the “**ZHE**”) requesting a Conditional Use for a Family Home Day Care (“**Application**”) upon the real property located at 705 57th Street NW (the “**Subject Property**”). Below are the ZHE’s findings of fact and decision:

FINDINGS:

1. Applicant is requesting a Conditional Use for a Family Home Day Care.
2. Based on the Staff Report in the record on the Application, it appears that Applicant failed to install the mandatory legal notice signage in a timely manner in compliance with the IDO.
3. Applicant should be allowed to complete all notice requirements so that the public and parties entitled to notice are notified as required by the IDO.

DECISION:

DEFERENTIAL of the ZHE hearing on the Application to take place on November 18, 2025, beginning at 9:00 a.m.

APPEAL:

If you wish to appeal this decision, you must do so by November 20, 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

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ZHE File
Zoning Enforcement