



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

Sandia Area Federal Credit Union (Agent, Jim Strozier) requests a Conditional Use to allow a Self-Storage for TR C-1 SUBDIVISION PLAT OF TRACTS C-1, C-2 AND C-3 THE NEWHOLIDAY PARK (BEING A RE-PLAT OF TRACT "C" THE HOLIDAY PARK)CONT 1.3814 AC, located at 11311 Montgomery Blvd NE, zoned MX-L [IDO Section 14-16-6-6(A)]

Special Exception No: .... **CU-2026-00001**  
Project No: ..... N/A  
Hearing Date: ..... **02-17-26**  
Closing of Public Record: **02-17-26**  
Date of Decision: ..... **03-04-26**

On February 17, 2026, Jim Strozier (“**Agent**”) Sandia Area Federal Credit Union (“**Applicant**”) was scheduled to appear before the Zoning Hearing Examiner (the “**ZHE**”) requesting a Conditional Use Approval to allow for Self-Storage (“**Application**”) upon the real property located at 11311 Montgomery Blvd NE (the “**Subject Property**”). Below are the ZHE’s findings of fact and decision:

FINDINGS:

1. Applicant is requesting a Conditional Use Approval to allow for a Self-Storage, pursuant to City of Albuquerque Code of Ordinances Integrated Development Ordinance (“**IDO**”) Section 14-16-6-6(A).
2. Based on evidence in the record, it appears the legal ad was not published in a timely manner and did not satisfy all notice requirements.
3. Failure of proper notice is a jurisdictional defect, and the ZHE cannot proceed to hear a case and decide it until notice requirements have been fulfilled.
4. To facilitate a timely posting of the legal ad, at least 15 days before the hearing, the ZHE has allowed for a DEFERRAL until the March 17, 2026, ZHE hearing.

DECISION:

DEFERRAL of the Application to the March 17, 2026, ZHE hearing, which begins at 9:00 a.m.

A handwritten signature in blue ink, appearing to read "Robert L. Luey".

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Robert Lucero, Esq.  
Zoning Hearing Examiner

cc: Agents: Jim Strozier, Consensus Planning, [cp@consensusplanning.com](mailto:cp@consensusplanning.com)  
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ZHE File  
Zoning Enforcement