

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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ZONING HEARING EXAMINER
NOTICE OF DECISION

Special Exception Number: CU-2026-00023

Project Number: PR-2024-009921

Hearing Date: 09-15-2026

Date of Decision: 09-30-2026

Case Description: Central Market LTD & Chiproy LLC (Owner) & Nicole Bradford (Applicant) request Conditional Use for Cannabis-derived products manufacturing for Lot 14, Block 10, located at 301 Central Avenue NW, zoned MX-FB-UD (K-14-Z), pursuant to IDO Section 14-16-4-3(E)(3).

On September 15, 2026, Central Market LTD & Chiproy LLC (“Owner”) and Nicole Bradford (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a Conditional Use Approval to allow Cannabis-derived Products Manufacturing (“Application”) upon the real property located at 301 Central Avenue NW (“Subject Property”). Below are the ZHE’s findings and decision regarding continuance of the Application.

FINDINGS:

1. Applicant requests a Conditional Use Approval for Cannabis-derived Products Manufacturing pursuant to IDO Sections 14-16-4-3(E)(3)(d) and 14-16-6-6(A).
2. Applicant appeared at the September 15, 2026 ZHE hearing and presented evidence in support of the Application. One community member appeared in support of the Application, and Lisa Curtis appeared in opposition. The ZHE considered the testimony and evidence presented by all participants.
3. IDO Section 14-16-4-3(E)(3)(g) provides:
This use is prohibited in Main Street (MS) areas.
4. IDO Section 14-16-7-1 defines a Main Street (MS) Area as:
Lots within 660 feet in any direction of the centerline of a Main Street Corridor as designated by the ABC Comp Plan, as amended.

5. The present record raises a material, unresolved question whether the Subject Property is located in a Main Street (MS) Area within the meaning of IDO Section 14-16-7-1.
6. Resolution of that question is necessary before the ZHE can determine whether IDO Section 14-16-4-3(E)(3)(g) prohibits the proposed use and whether the Application satisfies IDO Sections 14-16-6-6(A)(3)(b) and 14-16-6-4(M).
7. Additional evidence and argument concerning the Main Street (MS) Area designation are necessary to create an adequate record for decision.
8. Under Section H(iv) of the ZHE Rules of Practice, the ZHE may continue a matter after the application has begun to be heard so that discussion may resume at a continued public hearing.
9. Under Section F(ii)(c) of the ZHE Rules of Practice, additional written material may be submitted up to six days before the continued public hearing.

DECISION:

CONTINUANCE of CU-2026-00023 to the next regularly scheduled ZHE hearing on October 20, 2026, which begins at 9:00 a.m. The continuance is for the limited purpose of receiving evidence and argument concerning whether the Subject Property is located in a Main Street (MS) Area and, if so, the application of the prohibition in IDO Section 14-16-4-3(E)(3)(g). No other aspect of the hearing is reopened except to the extent necessary to address that issue. The ZHE makes no final determination on the Application at this time.

Planning staff shall place the Application on the agenda for the continued public hearing. Applicant, City staff, and interested persons may submit additional written material addressing the limited issue identified above no later than six days before the continued public hearing, consistent with the ZHE Rules of Practice.



Robert Lucero, Esq.
Zoning Hearing Examiner

cc: Applicant – Nicole Bradford, Mad Hatter Grow, LLC – nicole@1upabq.com
Owners – Central Market LTD & Chiproy LLC
Steve Peterschmidt, steve@whyproject.io
Lisa Curtis
ZHE File
Zoning Enforcement