



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

MARK R. WEST request(s) a special exception to Section 14-16-2-16(B)(11): a CONDITIONAL USE to allow outdoor display and retail sales for an existing pawn shop on all or a portion of Lot(s) 2ZA2A, Block(s) 12, EAST RIDGE ADDN UNIT4 zoned C-1, located at 1400 JUAN TABO BLVD NE (J-22)

Special Exception No:..... **10ZHE-80367**
Project No:..... **Project# 1008573**
Hearing Date:..... 01-18-11
Closing of Public Record:..... 01-18-11
Date of Decision: 01-31-11

STATEMENT OF FACTS: The applicant, Mark West, requests a conditional use to allow outdoor display and retail sales for an existing pawn shop. Mr. West testified that he has been displaying items outdoors and would like to continue to do so. He indicated that he was unaware that he would need a conditional use approval for this purpose.

This sort of activity creates a negative impact on the quality of life. The outside display of a wide variety of items for sale has the potential to interfere with pedestrian traffic and create an atmosphere that would be injurious to the neighboring businesses and the community. All other commercial activity is required to be within the walls of the business. This would be an aberration of this request.

Based on all of the testimony and a review of the entire file, it is determined that there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this request does not comply with Section 14. 16. 4. 2. (C). 1., for the granting of a conditional use upon a finding that the proposed use will cause injury to the neighborhood, adjacent property or the community, and will be damaged by surrounding structures. For reasons stated above, this request is denied.

DECISION: Denied.

If you wish to appeal this decision, you may do so by 5:00 p.m., on February 15, 2011 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14.16.4.4.(B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

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.



Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File
Mark West, 1400 Juan Tabo Blvd., NE, 87112