

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

MARIA JURADO request(s) a special exception to Section 14-16-2-6(B)(1): a CONDITIONAL USE to allow a proposed accessory living quarters in an R-D R-1 zone for all or a portion of Lot(s) 2A, CANDELARIA-ANDRIANO zoned R-D R-1, located on 9225 CALLE SALINAS SW (L-9)

Special Exception No:..... **12ZHE-80208**  
Project No: ..... **Project# 1009342**  
Hearing Date: ..... 08-21-12  
Closing of Public Record: ..... 08-21-12  
Date of Decision: ..... 09-06-12

On August 21 2012, Maria Jurado appeared in front of Interim Zoning Hearing Examiner, Stanley D. Harada requesting a conditional use to allow proposed accessory living quarters at 9225 Calle Salinas SW.

**SUMMARY:**

1. Ms. Jurado testified that she is seeking a special exception request for a accessory living quarters for family members only.
2. Ms. Jurado testified that the accessory living quarters will be 800 square feet.
3. Ms. Jurado testified that the accessory living quarters will consist of a living room, bedroom, bathroom, and no kitchen.
4. Ms Jurado testified that there would be no landscaping done withthis request.
5. Ms. Jurado testified that she has owned the residence for 20 years.
6. Ms. Jurado testified the request will not be injurious to the surrounding community.
7. There are no letters of opposition to the request on file.
8. The yellow signs were posted for the required time.

**FINDINGS:** Ms. Maria Jurado has met the burden of a conditional use request to allow an accessory living quarters. The property does not appear to show any evidence of being injurious to the surrounding community, nor will it damage any adjacent properties in the area.

**DECISION:** Approved

**If you wish to appeal this decision, you may do so by 5:00 p.m., on September 21, 2012, in the manner described below:**

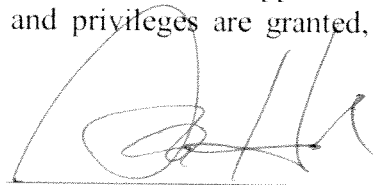
Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, 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.



---

Stanley D. Harada, Esq.  
Interim Zoning Hearing Examiner

cc: Zoning Enforcement  
Maria Jurado, 9225 Calle Salinas SW 87121  
ZHE File