



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

2611 Rio Grande, LLC (Agent, Consensus Planning, Inc.) requests a Variance of 7.94ft to the 75-foot minimum lot width in the R-A zone district for Lot 97B, MRGCD Map 34, located at 2611 Rio Grande Blvd NW, zoned R-A [Section 14-16-5-1 Table 5-1-1]

Special Exception No: **VA-2024-00360**
Project No: **PR-2024-010656**
Hearing Date: 01-21-25
Closing of Public Record: 01-21-25
Date of Decision: 02-05-25

On the 21st day of January, 2025, Consensus Planning, Inc, agent for property owner 2611 Rio Grande LLC (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 7.94ft to the 75-foot minimum lot width in the R-A zone district (“Application”) upon the real property located at 2611 Rio Grande Blvd NW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 7.94 feet to the 75-foot minimum lot width in the R-A zone district.
2. Based on evidence in the record, it appears that not all notice requirements of the IDO were satisfied.
3. The ZHE hearing on the Application should be deferred to allow all notice requirements to be satisfied, so that Applicant and members of the public may appear and/or supplement the record with evidence and justification regarding the Application.

DECISION:

DEFERRAL of the ZHE hearing on the application to the February 18, 2025 hearing date, beginning at 3:30 p.m.

/s/ Rip Harwood

Ripley B. Harwood, Esq.
Zoning Hearing Examiner

cc: ZHE File
Zoning Enforcement
2611 Rio Grande, LLC c/o Jeremy Nelson, jeremy@go-absolute.net Consensus Planning, Inc., cp@consensusplanning.com
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