



## PLAN SNAPSHOT REPORT DHOWVR-2025-00016 FOR CITY OF ALBUQUERQUE

<b>Plan Type:</b> DHO Waiver	<b>Project:</b> PR-2019-002042 (PR-2019-002042)	<b>App Date:</b> 05/12/2025
<b>Work Class:</b> DHO Waiver	<b>District:</b> City of Albuquerque	<b>Exp Date:</b> NOT AVAILABLE
<b>Status:</b> Fees Due	<b>Square Feet:</b> 0.00	<b>Completed:</b> NOT COMPLETED
<b>Valuation:</b> \$0.00	<b>Assigned To:</b>	<b>Approval Expire Date:</b>

**Description:** Request for a Waiver-DHO to the 20-foot driveway length for a Low Density Residential development (Townhouses) for the Sombra del Oeste Subdivision.

Parcel:	Address:	Zone:
100905538104740126	8921 Golden Raintree Ave Sw Albuquerque, NM 87121	
100905539403040134		
100905536504440120	8920 Mountain Ash Ave Sw Albuquerque, NM 87121	
100905534703940113		
100905536602643324	8900 Golden Raintree Ave Sw Albuquerque, NM 87121	
100905537101543208		
100905537904640125	1843 Valley Cottonwood Dr Sw Albuquerque, NM 87121	
100905535402543302		
100905537601643206	8932 Golden Raintree Ave Sw Albuquerque, NM 87121	
100905539304940131		
100905535104040115	8900 Mountain Ash Ave Sw Albuquerque, NM 87121	
100905534102340106		
100905539303340133	8889 Golden Raintree Ave Sw Albuquerque, NM 87121	
100905537304540123		
100905539502640136	8924 Mountain Ash Ave Sw Albuquerque, NM 87121	
100905536601543210		
100905536301443211	1819 Smoketree Dr Sw Albuquerque, NM 87121	
100905537004540122		
100905536901543209	8928 Golden Raintree Ave Sw Albuquerque, NM 87121	
100905537703543313		
100905537002743322	1839 Valley Cottonwood Dr Sw Albuquerque, NM 87121	
100905536103143306		
100905538201743203	1822 Smoketree Dr Sw Albuquerque, NM 87121	
100905539104940130		
100905536804540121	8885 Golden Raintree Ave Sw Albuquerque, NM 87121	
100905538501843202		
100905535901343213	8948 Mountain Ash Ave Sw Albuquerque, NM 87121	
100905538202943317		
100905534601440102	8913 Golden Raintree Ave Sw Albuquerque, NM 87121	
100905536603243308		
100905537303443311	8957 Golden Raintree Ave Sw Albuquerque, NM 87121	
	1827 Valley Cottonwood Dr Sw Albuquerque, NM 87121	
	8912 Mountain Ash Ave Sw Albuquerque, NM 87121	
	8925 Mountain Ash Ave Sw Albuquerque, NM 87121	

# PLAN SNAPSHOT REPORT (DHOWVR-2025-00016)

100905538001743204	8924 Golden Raintree Ave Sw Albuquerque, NM 87121
100905536202543325	8905 Mountain Ash Ave Sw Albuquerque, NM 87121
100905537401643207	1814 Smoketree Dr Sw Albuquerque, NM 87121
100905536101443212	8944 Mountain Ash Ave Sw Albuquerque, NM 87121
100905538003543314	8920 Golden Raintree Ave Sw Albuquerque, NM 87121
100905535701343214	1827 Smoketree Dr Sw Albuquerque, NM 87121
100905538304740127	8941 Mountain Ash Ave Sw Albuquerque, NM 87121
100905539502440137	1806 Smoketree Dr Sw Albuquerque, NM 87121
100905535502243301	8937 Mountain Ash Ave Sw Albuquerque, NM 87121
100905539402840135	1830 Smoketree Dr Sw Albuquerque, NM 87121
100905537604640124	8940 Golden Raintree Ave Sw Albuquerque, NM 87121
100905537602843320	8929 Mountain Ash Ave Sw Albuquerque, NM 87121
100905538002943318	1823 Smoketree Dr Sw Albuquerque, NM 87121
100905533703340110	8941 Golden Raintree Ave Sw Albuquerque, NM 87121
100905539602140138	8909 Mountain Ash Ave Sw Albuquerque, NM 87121
100905537302743321	1810 Smoketree Dr Sw Albuquerque, NM 87121
100905536702643323	8916 Golden Raintree Ave Sw Albuquerque, NM 87121
100905538804840129	8913 Golden Raintree Ave Sw Albuquerque, NM 87121
100905534903940114	8925 Golden Raintree Ave Sw Albuquerque, NM 87121
100905533902940108	8908 Golden Raintree Ave Sw Albuquerque, NM 87121
100905535404240116	8881 Golden Raintree Ave Sw Albuquerque, NM 87121
100905535704340117	8947 Golden Raintree Ave Sw Albuquerque, NM 87121
100905534302040105	8936 Mountain Ash Ave Sw Albuquerque, NM 87121
100905536304440119	8937 Golden Raintree Ave Sw Albuquerque, NM 87121
100905538504840128	
100905534002640107	
100905534503840112	
100905534401840104	
100905534501640103	
100905535703143305	
100905533803140109	
100905537503443312	
100905536903343309	
100905535302743303	
100905538403043316	
100905538203543315	
100905536303243307	
100905537103443310	
100905537802843319	

# PLAN SNAPSHOT REPORT (DHOWVR-2025-00016)

100905536104340118		1847 Valley Cottonwood Dr Sw Albuquerque, NM 87121	
100905535203043304		8933 Mountain Ash Ave Sw Albuquerque, NM 87121	
100905537801743205		1831 Smoketree Dr Sw Albuquerque, NM 87121	
100905535902543326		8936 Golden Raintree Ave Sw Albuquerque, NM 87121	
100905533603540111	Main	8905 Golden Raintree Ave Sw Albuquerque, NM 87121	
		8932 Mountain Ash Ave Sw Albuquerque, NM 87121	
		8940 Mountain Ash Ave Sw Albuquerque, NM 87121	
		8929 Golden Raintree Ave Sw Albuquerque, NM 87121	
		1818 Smoketree Dr Sw Albuquerque, NM 87121	
		1826 Smoketree Dr Sw Albuquerque, NM 87121	
		8917 Mountain Ash Ave Sw Albuquerque, NM 87121	
		1835 Valley Cottonwood Dr Sw Albuquerque, NM 87121	
		8953 Golden Raintree Ave Sw Albuquerque, NM 87121	
		8913 Mountain Ash Ave Sw Albuquerque, NM 87121	
		8928 Mountain Ash Ave Sw Albuquerque, NM 87121	
		1834 Smoketree Dr Sw Albuquerque, NM 87121	
		1838 Smoketree Dr Sw Albuquerque, NM 87121	
		1802 Smoketree Dr Sw Albuquerque, NM 87121	Main
		8912 Golden Raintree Ave Sw Albuquerque, NM 87121	
		8897 Golden Raintree Ave Sw Albuquerque, NM 87121	
		8906 Mountain Ash Ave Sw Albuquerque, NM 87121	
		8901 Golden Raintree Ave Sw Albuquerque, NM 87121	
		8901 Mountain Ash Ave Sw Albuquerque, NM 87121	
		8893 Golden Raintree Ave Sw Albuquerque, NM 87121	

# PLAN SNAPSHOT REPORT (DHOWVR-2025-00016)

8916 Mountain Ash Ave Sw  
Albuquerque, NM 87121

Agent Jim Strozier 302 8TH ST NW ALBUQUERQUE, NM 87102 Business: (505) 764-9801 Mobile: (505) 235-6803	Owner Eugene Chavez Business: (505) 670-3404	Applicant Charlene Johnson 302 8th St NW Albuquerque, NM 87102 Business: (505) 764-9801 Mobile: (505) 331-2375
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## Plan Custom Fields

Existing Project Number PR-2019-002042  
(If none, type "N/A")

IDO/DPM Requirement IDO 5-3: Access &  
Waiver Request Connectivity

Detailed Feature  
Waiver Request

The applicant is requesting a waiver to allow driveways shorter than the required 20 feet for low-density residential development. The driveway lengths vary and are 10-15 feet per townhouse throughout the subdivision.

Do you request an interpreter for the hearing? No

Lot and/or Tract Number  
11, 1, 2, 11, 7, 5, 8, 2, 14, 8, 11, 1, 19, 3, 7, 5, 2, 22, 17, 15, 4, 3, 1, 2, 21, 7, 5, 14, 24, 5, 10, 5, 10, 9, 16, 12, 1, 8, 10, 4, 6, 9, 9, 25, 3, 12, 18, 17, 4, 6, 4, 10, 9, 6, 6, 12, 18, 8, 7, 15, 23, 13, 19, 20, 3, 3, 13, 6, 4, 2, 16, 1

Block Number  
C, B, E, D, B, D, C, A, B, D, B, C, B, A, D, E, D, C, B, C, C, B, D, C, C, A, B, C, C, C, C, A, D, C, B, B, A, A, A, D, D, A, D, C, D, D, B, C, E, B, B, B, E, C, C, C, B, C, B, C, B, C, E, C, C, A, A, B, C, E

Subdivision Name and/or Unit Number SOMBRA DEL OESTE

Legal Description  
LT 75 PLAT FOR SOMBRA DEL OESTE (BEING COMPRISED OF TRACTS 12-B-1-A AND 12-B-1-B EL RANCHO GRANDE I) CONT .0373  
AC, LT 1 PLAT FOR SOMBRA DEL OESTE (BEING COMPRISED OF TRACTS 12-B-1-A AND 12-B-1-B EL RANCHO GRANDE I) CONT .0378  
AC, LT 2 PLAT FOR SOMBRA DEL OESTE (BEING COMPRISED OF TRACTS 12-B-1-A AND 12-B-1-B EL RANCHO GRANDE I) CONT .0320  
AC, LT 3 PLAT FOR SOMBRA DEL OESTE (BEING COMPRISED OF TRACTS 12-B-1-A AND 12-B-1-B EL RANCHO GRANDE I) CONT .0321  
AC, LT 4 PLAT FOR SOMBRA DEL OESTE (BEING COMPRISED OF TRACTS 12-B-1-A AND 12-B-1-B EL RANCHO GRANDE I) CONT .0482  
AC, LT 74 PLAT FOR SOMBRA DEL OESTE (BEING COMPRISED OF TRACTS 12-B-1-A AND 12-B-1-B EL RANCHO GRANDE I) CONT .0299

AC, LT 5 PLAT FOR SOMBRA DEL OESTE (BEING COMPRISED OF TRACTS 12-B-1-A AND 12-B-1-B EL RANCHO GRANDE I) CONT .0482  
AC, LT 6 PLAT FOR SOMBRA DEL OESTE (BEING COMPRISED OF TRACTS 12-B-1-A AND 12-B-1-B EL RANCHO GRANDE I) CONT .0321  
AC, LT 7 PLAT FOR SOMBRA DEL OESTE (BEING COMPRISED OF TRACTS 12-B-1-A AND 12-B-1-B EL RANCHO GRANDE I) CONT .0402  
AC, LT 8 PLAT FOR SOMBRA DEL OESTE (BEING COMPRISED OF TRACTS 12-B-1-A AND 12-B-1-B EL RANCHO GRANDE I) CONT .0402  
AC, LT 9 PLAT FOR SOMBRA DEL OESTE (BEING COMPRISED OF TRACTS 12-B-1-A AND 12-B-1-B EL RANCHO GRANDE I) CONT .0321  
AC, LT 73 PLAT FOR SOMBRA DEL OESTE (BEING COMPRISED OF TRACTS 12-B-1-A AND 12-B-1-B EL RANCHO GRANDE I) CONT .0373

## PLAN SNAPSHOT REPORT (DHOWVR-2025-00016)

AC, LT 10 PLAT FOR  
SOMBRA DEL OESTE  
(BEING COMPRISED OF  
TRACTS12-B-1-A AND  
12-B-1-B EL RANCHO  
GRANDE I) CONT .0321  
AC, LT 11 PLAT FOR  
SOMBRA DEL OESTE  
(BEING COMPRISED OF  
TRACTS12-B-1-A AND  
12-B-1-B EL RANCHO  
GRANDE I) CONT .0321  
AC, LT 12 PLAT FOR  
SOMBRA DEL OESTE  
(BEING COMPRISED OF  
TRACTS12-B-1-A AND  
12-B-1-B EL RANCHO  
GRANDE I) CONT .0482  
AC, LT 13 PLAT FOR  
SOMBRA DEL OESTE  
(BEING COMPRISED OF  
TRACTS12-B-1-A AND  
12-B-1-B EL RANCHO  
GRANDE I) CONT .0558  
AC, LT 72 PLAT FOR  
SOMBRA DEL OESTE  
(BEING COMPRISED OF  
TRACTS12-B-1-A AND  
12-B-1-B EL RANCHO  
GRANDE I) CONT .0523  
AC, LT 40 PLAT FOR  
SOMBRA DEL OESTE  
(BEING COMPRISED OF  
TRACTS12-B-1-A AND  
12-B-1-B EL RANCHO  
GRANDE I) CONT .0482  
AC, LT 25 PLAT FOR  
SOMBRA DEL OESTE  
(BEING COMPRISED OF  
TRACTS12-B-1-A AND  
12-B-1-B EL RANCHO  
GRANDE I) CONT .0546  
AC, LT 41 PLAT FOR  
SOMBRA DEL OESTE  
(BEING COMPRISED OF  
TRACTS12-B-1-A AND  
12-B-1-B EL RANCHO  
GRANDE I) CONT .0321  
AC, LT 71 PLAT FOR  
SOMBRA DEL OESTE  
(BEING COMPRISED OF  
TRACTS12-B-1-A AND  
12-B-1-B EL RANCHO  
GRANDE I) CONT .0448  
AC, LT 26 PLAT FOR  
SOMBRA DEL OESTE  
(BEING COMPRISED OF  
TRACTS12-B-1-A AND  
12-B-1-B EL RANCHO  
GRANDE I) CONT .0355  
AC, LT 42 PLAT FOR  
SOMBRA DEL OESTE  
(BEING COMPRISED OF  
TRACTS12-B-1-A AND  
12-B-1-B EL RANCHO  
GRANDE I) CONT .0321

AC, LT 24 PLAT FOR  
SOMBRA DEL OESTE  
(BEING COMPRISED OF  
TRACTS12-B-1-A AND  
12-B-1-B EL RANCHO  
GRANDE I) CONT .0449  
AC, LT 23 PLAT FOR  
SOMBRA DEL OESTE  
(BEING COMPRISED OF  
TRACTS12-B-1-A AND  
12-B-1-B EL RANCHO  
GRANDE I) CONT .0447  
AC, LT 70 PLAT FOR  
SOMBRA DEL OESTE  
(BEING COMPRISED OF  
TRACTS12-B-1-A AND  
12-B-1-B EL RANCHO  
GRANDE I) CONT .0448  
AC, LT 22 PLAT FOR  
SOMBRA DEL OESTE  
(BEING COMPRISED OF  
TRACTS12-B-1-A AND  
12-B-1-B EL RANCHO  
GRANDE I) CONT .0447  
AC, LT 43 PLAT FOR  
SOMBRA DEL OESTE  
(BEING COMPRISED OF  
TRACTS12-B-1-A AND  
12-B-1-B EL RANCHO  
GRANDE I) CONT .0321  
AC, LT 21 PLAT FOR  
SOMBRA DEL OESTE  
(BEING COMPRISED OF  
TRACTS12-B-1-A AND  
12-B-1-B EL RANCHO  
GRANDE I) CONT .0298  
AC, LT 20 PLAT FOR  
SOMBRA DEL OESTE  
(BEING COMPRISED OF  
TRACTS12-B-1-A AND  
12-B-1-B EL RANCHO  
GRANDE I) CONT .0372  
AC, LT 27 PLAT FOR  
SOMBRA DEL OESTE  
(BEING COMPRISED OF  
TRACTS12-B-1-A AND  
12-B-1-B EL RANCHO  
GRANDE I) CONT .0546  
AC, LT 19 PLAT FOR  
SOMBRA DEL OESTE  
(BEING COMPRISED OF  
TRACTS12-B-1-A AND  
12-B-1-B EL RANCHO  
GRANDE I) CONT .0521  
AC, LT 18 PLAT FOR  
SOMBRA DEL OESTE  
(BEING COMPRISED OF  
TRACTS12-B-1-A AND  
12-B-1-B EL RANCHO  
GRANDE I) CONT .0447  
AC, LT 69 PLAT FOR  
SOMBRA DEL OESTE  
(BEING COMPRISED OF  
TRACTS12-B-1-A AND  
12-B-1-B EL RANCHO  
GRANDE I) CONT .0448

AC, LT 17 PLAT FOR  
SOMBRA DEL OESTE  
(BEING COMPRISED OF  
TRACTS12-B-1-A AND  
12-B-1-B EL RANCHO  
GRANDE I)

# PLAN SNAPSHOT REPORT (DHOWVR-2025-00016)

Existing Zone District	MX-M	Zone Atlas Page(s)	M-09	Acreage	0.0373, 0.0378, 0.032, 0.0321, 0.0482, 0.0299, 0.0482, 0.0321, 0.0402, 0.0402, 0.0321, 0.0373, 0.0321, 0.0321, 0.0482, 0.0558, 0.0523, 0.0482, 0.0546, 0.0321, 0.0448, 0.0355, 0.0321, 0.0449, 0.0447, 0.0448, 0.0447, 0.0321, 0.0298, 0.0372, 0.0546, 0.0521, 0.0447, 0.0448, 0.0298, 0.0298, 0.0298, 0.0482, 0.0353, 0.0626, 0.0299, 0.0572, 0.0299, 0.0299, 0.0448, 0.0562, 0.0448, 0.0374, 0.0374, 0.0299, 0.0299, 0.0299, 0.0448, 0.0503, 0.0551, 0.043, 0.0314, 0.0314, 0.0314, 0.069, 0.0541, 0.0463, 0.0309, 0.0386, 0.0386, 0.0463, 0.0463, 0.0386, 0.0386, 0.0309, 0.0309, 0.0463, 0.0463, 0.0309, 0.0391
Calculated Acreage	0.03730693, 0.03780511, 0.03160311, 0.03243015, 0.0482116, 0.029853, 0.04821228, 0.03214256, 0.0401778, 0.04017781, 0.0321435, 0.03732218, 0.0321423, 0.03214279, 0.04821504, 0.05577573, 0.05226324, 0.048243, 0.05475087, 0.03213826, 0.04480801, 0.03546674, 0.03213664, 0.04489794, 0.04469686, 0.04481674, 0.04469713, 0.03213442, 0.02979882, 0.0372473, 0.0546371, 0.05214719, 0.04469704, 0.04482775, 0.02979837, 0.02979693, 0.02979852, 0.04819794, 0.03523419, 0.06259401, 0.02989045, 0.05702418, 0.0298913, 0.02989456, 0.04483558, 0.05616107, 0.04483509, 0.03736228, 0.03736306, 0.02988984, 0.02989094, 0.02989013, 0.0448357, 0.05030161, 0.05496081, 0.04292649, 0.03133717, 0.03133762, 0.03137445, 0.06906637, 0.05406137, 0.0463202, 0.03088088, 0.03859994, 0.03859996, 0.04631884, 0.04631692, 0.03859865, 0.03859795, 0.03087742, 0.03087683, 0.04631301, 0.04631429, 0.03087738, 0.03908497	Council District	3	Community Planning Area(s)	Southwest Mesa
Center Type	Activity	Development Area(s)	Change	Current Land Use(s)	15   Vacant
Pre-IDO Zoning District	SU-1	Pre-IDO Zoning	MIXED USE	Description	

# PLAN SNAPSHOT REPORT (DHOWVR-2025-00016)

Major Street Functional 4 - urban major collector  
Classification

FEMA Flood Zone X

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Charlene_Johnson_5/12/2025.jpg	05/12/2025 11:38	Johnson, Charlene		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00021558	DHO Waiver Application Fee	\$275.00	\$275.00
	Technology Fee	\$22.75	\$22.75
	Facilitated Meeting Fee for Planning Applications	\$50.00	\$50.00
Total for Invoice INV-00021558		\$347.75	\$347.75
Grand Total for Plan		\$347.75	\$347.75

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	05/21/2025	Scheduled	DHO

Workflow Step / Action Name	Action Type	Start Date	End Date
<b>Application Screening v.1</b>		05/14/2025 9:19	05/14/2025 10:11
Associate Project Number v.1	Generic Action		05/14/2025 9:19
Screen for Completeness v.1	Generic Action		05/14/2025 9:19
Verify Payment v.1	Generic Action		05/14/2025 10:11
<b>Application Review v.1</b>		05/14/2025 10:11	
DHO Hearing v.1	Hold Hearing	05/14/2025 10:11	05/14/2025 10:12
DHO Waiver Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
<b>Notice of Decision v.1</b>			
Print Notice of Decision v.1	Create Report		
<b>Linked Project Plans v.1</b>			

- 5-3(B)(2) Standards in Subsection 14-16-5-3(C) (General Access and Circulation) and Subsection 14-16-5-3(D) (Pedestrian Circulation) apply to all site development and new subdivisions, unless explicitly exempted elsewhere in this IDO.
- 5-3(B)(3) Standards in Section 14-16-5-3(E) (Subdivision Access and Circulation) apply to all new subdivisions, unless explicitly exempted elsewhere in this IDO.

### 5-3(C) GENERAL ACCESS AND CIRCULATION

#### 5-3(C)(1) Americans with Disabilities Act (ADA)

- 5-3(C)(1)(a) All “places of public accommodation,” as defined in the federal Americans with Disabilities Act (42 USC 12101 et. seq.) shall comply with the requirements of that Act concerning on-site circulation and access.
- 5-3(C)(1)(b) All properties subject to the federal Americans with Disabilities Act shall comply with applicable Public Right-of-way Guidelines (PROWAG), as amended. Where PROWAG standards conflict with ADA standards, the ADA standards shall prevail.

#### 5-3(C)(2) Complete Streets

Complete streets shall be designed to the specifications in the DPM, which incorporates implementation of Part 6-5-6 of ROA 1994 (Complete Streets).

#### 5-3(C)(3) Driveways, Drive Aisles, and Access

- 5-3(C)(3)(a) Development shall comply with the driveway, drive aisle, and access standards in the DPM.
- 5-3(C)(3)(b) For all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long, exclusive of the sidewalk or drive pad.



- 5-3(C)(3)(c) No new curb cuts may be added in the following mapped small area within the University Neighborhoods Area.





May 12, 2025

Mr. Robert Lucero, Esq.  
Development Hearing Officer  
City of Albuquerque  
600 Second Street NW  
Albuquerque, New Mexico 87102

RE: Sombra del Oeste Subdivision – DHO Waiver to Driveway Length

Landscape Architecture  
Urban Design  
Planning Services

302 Eighth St. NW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

Dear Mr. Lucero:

The purpose of this letter is to request a Waiver-DHO to the 20-foot driveway length for a Low Density Residential development (Townhouses) for the Sombra del Oeste Subdivision on behalf of Homewise, Inc. The subject property is located at the northeast corner of Gibson Boulevard just east of 98<sup>th</sup> Street and is zoned Mixed Use-Medium Intensity (MX-M).

The subject property is legally described as follows:

- *Lots 1 - 75 Plat for Sombra del Oeste (being comprised of Tracts 12-B-1-A AND 12-B-1-B El Rancho Grande I)*
- *Tract 1 Plat for Sombra del Oeste (being comprised of Tracts 12-B-1-A AND 12-B-1-B El Rancho Grande I) CONT .0696 AC*
- *Tract 2 Plat for Sombra del Oeste (being comprised of tracts 12-B-1-A AND 12-B-1-B El Rancho Grande I) CONT .0146 AC*
- *Tract 3 Plat for Sombra del Oeste (being comprised of tracts 12-B-1-A AND 12-B-1-B El Rancho Grande I) CONT .0532 AC*
- *Tract 4 Plat for Sombra del Oeste (being comprised of tracts 12-B-1-A AND 12-B-1-B El Rancho Grande I) CONT .0869 AC*



Project Location

PRINCIPALS

James K. Strozier, FAICP  
Jacqueline Fishman, AICP

ASSOCIATES  
Ken Romig, ASLA  
Margaret Ambrosino, AICP

## PROJECT DESCRIPTION

The Sombra del Oeste subdivision is approximately 4.8 acres and will provide 72 affordable townhouse units, of which 30 will be income restricted. Each lot complies with the MX-M Dimensional Standards by providing the minimum front and rear yard requirements and meets the minimum usable open space requirement. The townhouse units will be two stories and in three different designs. Type A units will contain a one car garage, while Types B and C units will include a two-car garage. The garages will measure at least 22-feet in depth, accommodating large trucks or SUVs. Homewise will establish a Homeowners Association (HOA) with covenants for this project, like those used in their previous developments. This covenant will require that residents park their cars in the garage or in one of the seven visitor parking areas located throughout the site. Specific acknowledgement of this requirement will be included in the homeowner documents provided with the purchase.

## REQUEST

The Applicant is requesting a waiver to the IDO for a driveway length as noted below:

- 1) *IDO 5-3(C)(3)(b) For all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long, exclusive of the sidewalk or drive pad.*

The applicant is requesting waivers to allow driveways that are shorter than 20 feet for all units. The proposed driveways range in length from 10 to 15 feet. These driveways are not meant for parking vehicles; instead, they serve as a safe ingress and egress to the garages for each unit, where vehicles must be parked in accordance with the HOA covenants.

## RESPONSE TO CRITERIA

Per IDO 6-6(P)(3)(a) - An application for a Waiver – DHO shall be approved if it complies with the following criteria:

1. *Any of the following applies:*
  - a. *There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, watercourses, natural topographic features, manmade obstructions, or utility lines.*
  - b. *The area or site has been recognized as having historical, archeological, and/or architectural significance by the City, State, or federal government, and a Waiver is needed and appropriate to maintain such historical, archeological, and/or architectural significance.*
  - c. *The established neighborhood character or landscaping on the site would be damaged to a degree that outweighs the public interest in the City's normal technical standards in that location.*
  - d. *Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in the*

*design of a subdivision, in accordance with accepted principles of site planning.*

**Applicant Response:** Criterion “d” best applies to this Waiver request. Varying from the normal requirements of a 20-foot driveway, encourages flexibility by allowing a medium density, affordable housing development that provides parking garages per unit, a useful amenity providing safety and security for residents. The property is adjacent to a Charter School, a multi-use trail on Gibson Boulevard, the Amole Arroyo and Trail, and a 10 minute walk to the Silver Tree Neighborhood Park. Each unit provides a 15-foot backyard which allows usable open space for residents. The subdivision provides ingenuity of design by increasing density, as desired in the MX-M zone, with narrow lots and two and three-bedroom townhouses that include garages.

2. *The Waiver will not be materially contrary to the public safety, health, or welfare.*

**Applicant Response:** The requested waiver will not be materially contrary to public safety, health, or welfare. By facilitating the development of a moderately dense and affordable townhouse subdivision, this project aims to enhance the area and provide a unique and attainable housing option in this area of the City. It will provide both front and rear yards, private garages, guest parking, and will prohibit parking in driveways, as outlined in the HOA covenants. Parking vehicles in garages contributes to safety by offering a secure location for vehicles, thereby reducing the risk of vandalism and theft. This approach will improve safety on the street for pedestrians, bicyclists, and others, making the homes and street more visible instead of obscured by parked cars. The homeowners will be able to safely get in and out of their garages with the shorter drive pads that are not encumbered with parked vehicles. The result will be a more open and spacious streetscape, which encourages healthy activities and foster community interaction.

3. *The Waiver does not cause significant material adverse impacts on surrounding properties.*

**Applicant Response:** The requested Waiver will not cause significant material adverse impacts on surrounding properties. The short driveways are integrated throughout the subdivision, creating a cohesive design that is intended to create efficient and safe vehicular and pedestrian circulation. The subdivision backs up to the neighborhood to the north, has a large utility corridor, trail, and drainage facility to the west, and a Charter School to the east.

4. *The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.*

**Applicant Response:** The requested Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements. All necessary right-of-way and improvement to Gibson Boulevard have been addressed with the subdivision. The Waiver is limited to driveways on private property.

5. *The Waiver will not conflict significantly with the goals and provisions of any City, County, or AMAFCA adopted plan or policy, this IDO, or any other City code or ordinance.*

**Applicant Response:** The requested Waiver to driveway length will not conflict with the goals and provisions outlined in Section 5-3 of the IDO regarding Access and Connectivity. These goals focus on providing sufficient street connectivity and ensuring convenient and efficient access to both current and future neighborhoods. The shorter driveways will not impact on these objectives, as they do not affect the connectivity of the street network within the Sombra del Oeste subdivision, nor will they hinder access to existing or future neighborhoods. By requiring parking exclusively in garages, any encroachment onto the right-of-way will be minimized. Designated visitor parking spaces are located throughout the subdivision, to discourage parking in driveways. All sidewalks and streets will be constructed in accordance with IDO and Development Process Manual (DPM) requirements, thereby ensuring that the neighborhood access will not be impacted.

The City's Comprehensive Plan includes the following Housing Chapter's Equity Guiding Principles (emphasis added) that will be furthered by this project and the requested waiver:

- **A mix of high-quality housing** serves a range of household types **at all income levels and helps maintain affordability over time.**
- **Reducing regulatory barriers to affordable housing** – such as minimum housing unit and lot size – reduces the cost of development and helps make units more affordable.
- Ensuring **all people have fair and equal access to housing** consistent with the federal Fair Housing Act and the HUD Rule on Affirmatively Furthering Fair Housing.

6. *The Waiver will not allow, encourage, or make possible undesired development in the 100-year Floodplain.*

**Applicant Response:** Criterion (f) does not apply, as the subject property is not in the 100-year Floodplain.

7. *The Waiver will not materially undermine the intent and purpose of this IDO or the applicable zone district.*

**Applicant Response:** The requested Waiver will not materially undermine the intent of the IDO to “*encourage efficient and connected transportation and circulation systems for motor vehicles, bicycles, and pedestrians*” or the MX-M zone “*to provide for a wide array of moderate-intensity retail, commercial, and institutional, and **moderate density residential uses**, with taller, multi-story buildings encouraged in Centers and Corridors.*”

The Waiver will support the development of a moderate-density residential with an efficient transportation circulation system that connects to the bike path and

trail along Gibson Boulevard, which connects to the Amole Arroyo Multi-use trail and the 98th Street Trail. The driveway Waiver will not impede these systems but contribute to the network by installing a portion of the Gibson multi-use trail including landscape.

The Waiver will meet the intent of the MX-M zone by supporting a medium-density development in an area of the City that is in need of affordable housing. The MX-M zone dimensional standards do not require 20-foot driveways; rather, they only require a minimum of 5-foot setback, which the developments on the site meet. The driveway length is a requirement for low-density residential development, which townhomes are classified as in the IDO. The 20-foot setback is contrary to the goal of the MX-M zone, which is to provide moderate-density development with narrower setbacks, encouraging walkability and vibrant streets. Parking cars in the garages and avoiding a 20-foot setback meets the intent of the MX-M zone and will support the development of an ideal MX-M medium-density residential development.

8. *The Waiver does not allow a lot or type of development that does not meet the applicable Development Standards for the zone district where the lot is located, unless a deviation to such standards is within the thresholds established by Subsection 14-16-6-4(P) (Deviations) and is granted by the DHO as part of this approval.*

**Applicant Response:** The proposed subdivision is allowed in the MX-M zone. The 20-foot driveways are not required by MX-M dimensional standards, as stated above.

9. *The Waiver approved is the minimum necessary to provide redress without being inconsistent with the provisions of this Subsection 14-16-6-6(P).*

**Applicant Response:** The requested Waiver is the minimum necessary to provide redress. The proposed driveway lengths vary, depending on the location within the subdivision. The following is the breakdown of the driveway widths as shown on the Driveway Length Exhibit submitted with this application:

- 10-foot driveway length – 42 units
- 12-foot driveway length – 18 units
- 13-foot driveway length – 4 units
- 14-foot driveway length – 4 units
- 15-foot driveway length – 4 units

The installation of a 20-foot driveway on each lot would significantly change the project and result in delays and additional cost that are not warranted as described above. The change could reduce the rear yards and the usable open space requirements for the MX-M zone resulting in variances to both. To meet these and the 20-foot driveway requirement for low-density residential development, each townhome would need to be three-stories, making the project untenable as an affordable housing project. The driveway lengths provided allow



for safe vehicle exit from garages and still allow the development to meet other requirements that are beneficial to residents' quality of life.

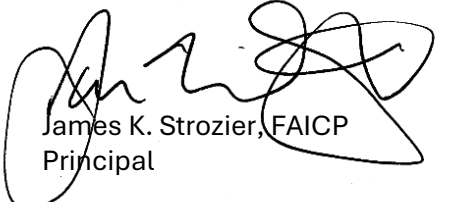
10. *If the request is for a Waiver to IDO sidewalk requirements, the area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to 1 or more sides of the subject property.*

**Applicant Response:** This criterion is not applicable, as it is not for a Waiver for sidewalk requirements.

### CONCLUSION

Based on the justification presented above, on behalf of Homewise, Inc. we respectfully request that you approve this Waiver-DHO for driveway lengths. Thank you for your consideration of this request.

Sincerely,



James K. Strozier, FAICP  
Principal

**HOMEWISE, INC.**  
1301 SILER RD, BUILDING D  
SANTA FE, NM 87507

May 7, 2025

City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> St NW  
Albuquerque, NM 87102

Re: Letter of Authorization

To Whom It May Concern:

Homewise, a New Mexico Non-profit Corporation, hereby authorizes Consensus Planning, Inc. to obtain information, submit and process applications, represent the project at meetings and public hearings, and act as our agent related to the property located at the northeast corner of Gibson Boulevard near 98<sup>th</sup> Street. The legal descriptions of the properties are as follows

- Lots 1 - 75 Plat for Sombra del Oeste (being comprised of Tracts 12-B-1-A AND 12-B-1-B El Rancho Grande I)
- Tract 1 Plat for Sombra del Oeste (being comprised of Tracts 12-B-1-A AND 12-B-1-B El Rancho Grande I) CONT .0696 AC
- Tract 2 Plat for Sombra del Oeste (being comprised of tracts 12-B-1-A AND 12-B-1-B El Rancho Grande I) CONT .0146 AC
- Tract 3 Plat for Sombra del Oeste (being comprised of tracts 12-B-1-A AND 12-B-1-B El Rancho Grande I) CONT .0532 AC
- Tract 4 Plat for Sombra del Oeste (being comprised of tracts 12-B-1-A AND 12-B-1-B El Rancho Grande I) CONT .0869 AC

Sincerely,

Homewise, Inc.

By:

Eugene Chavez

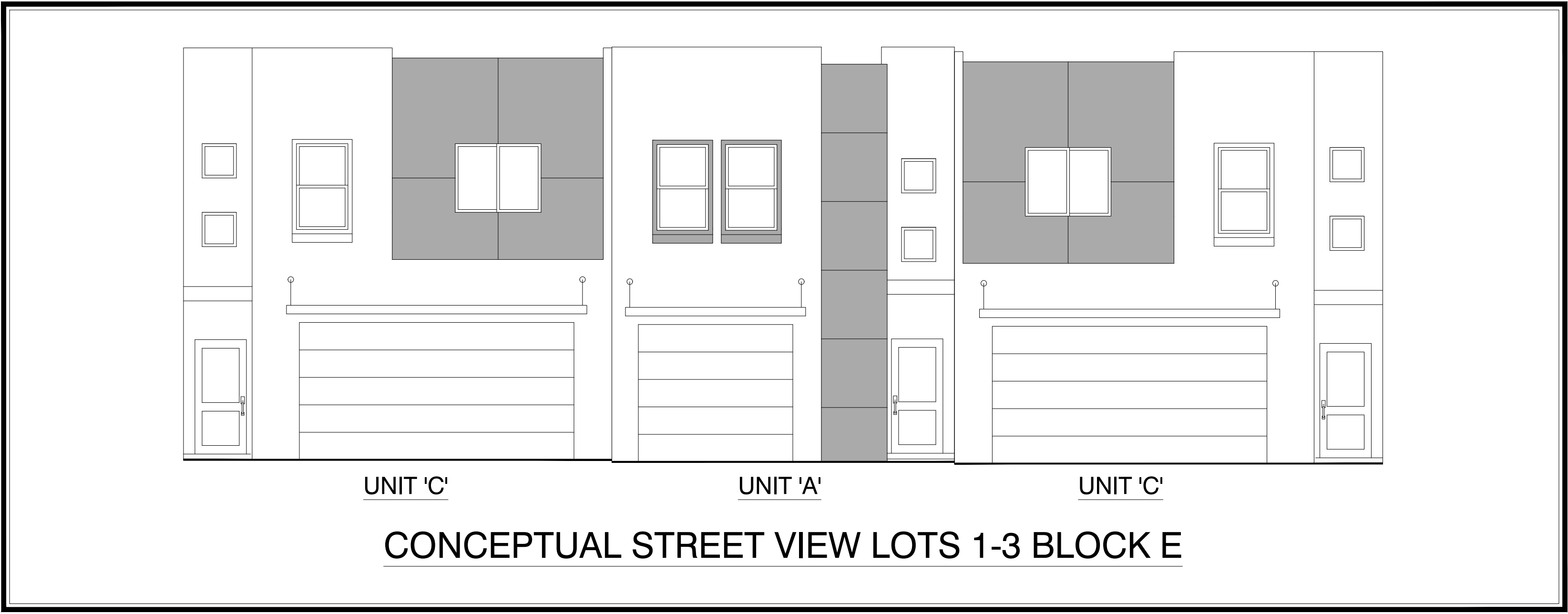
Printed Name:

[Signature]

Title:

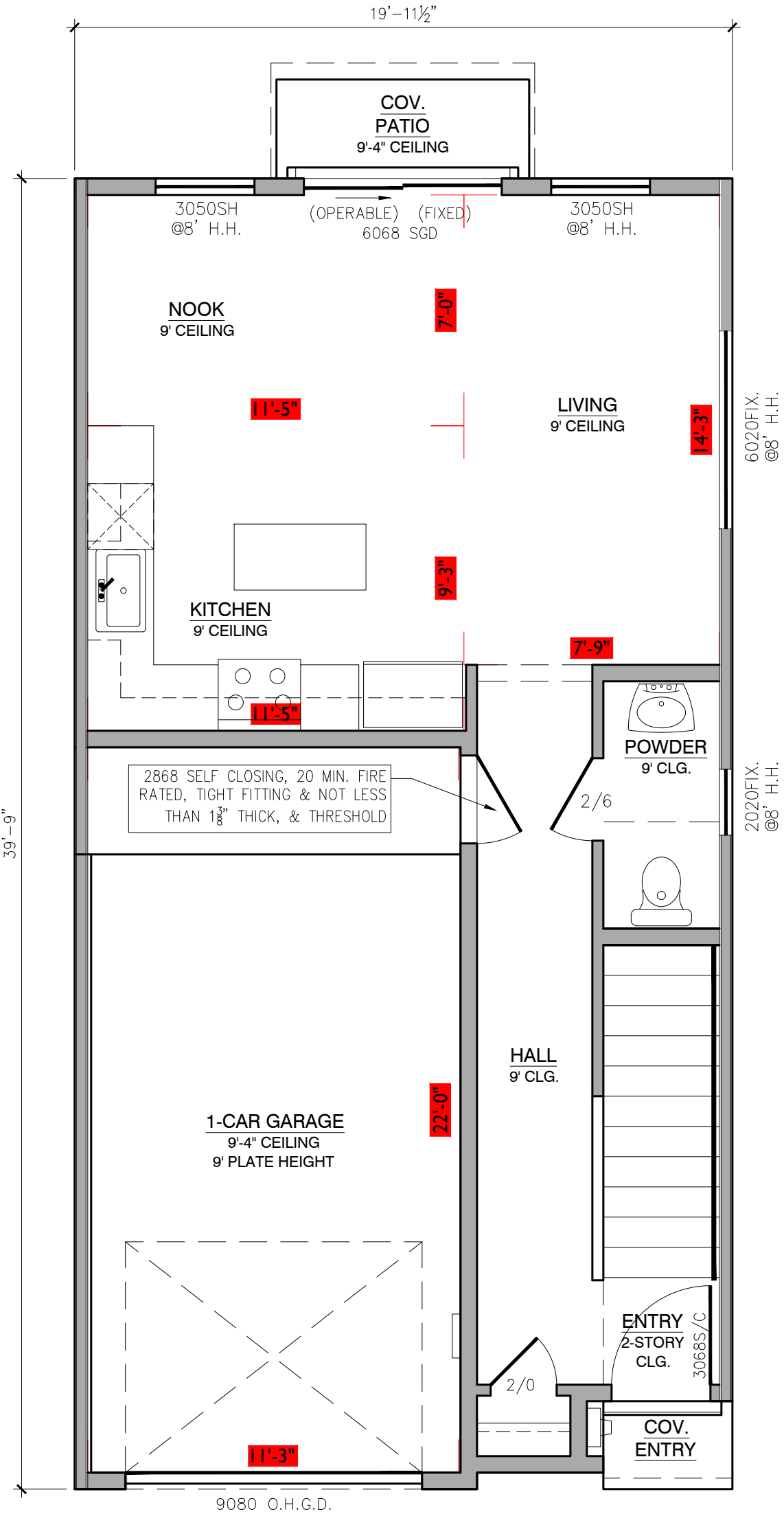
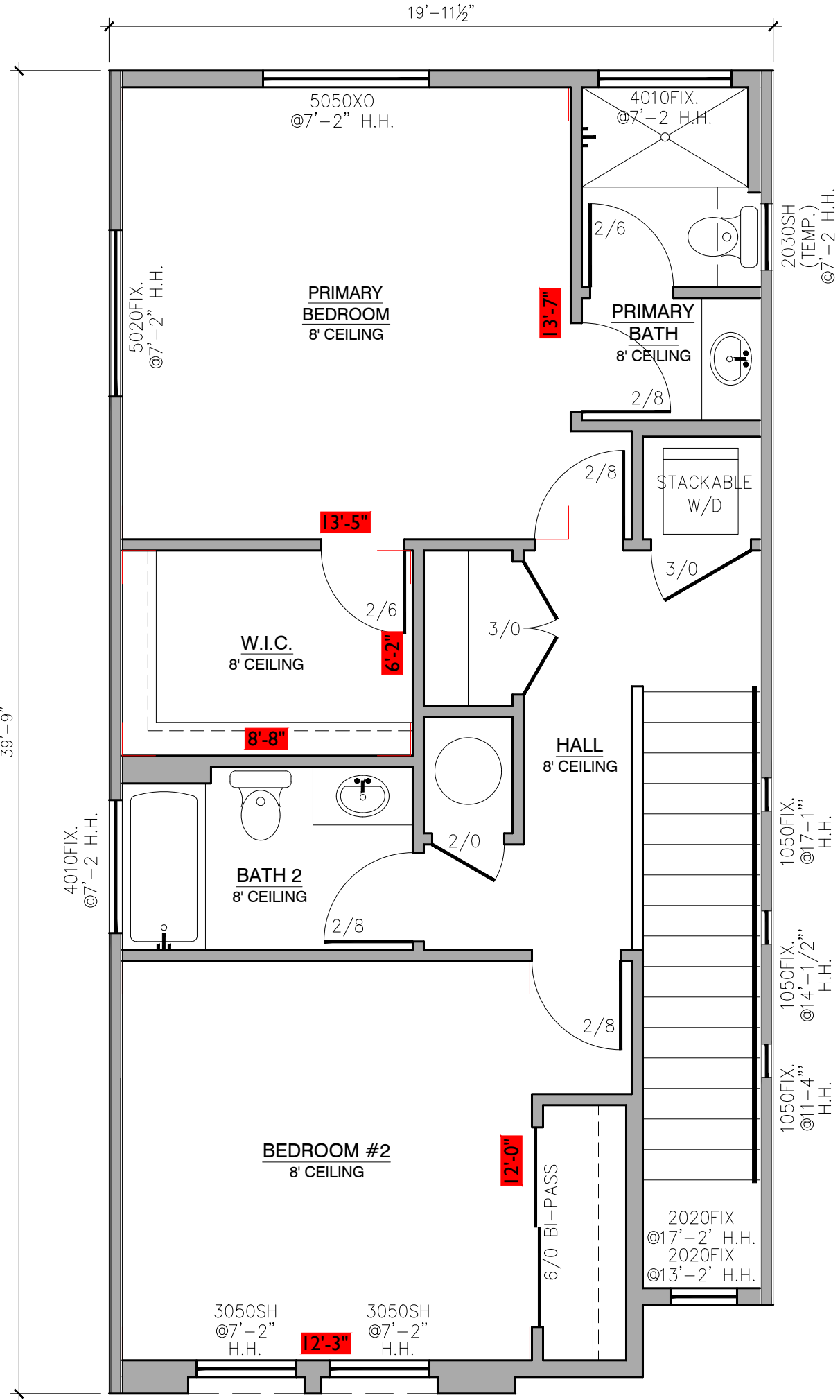
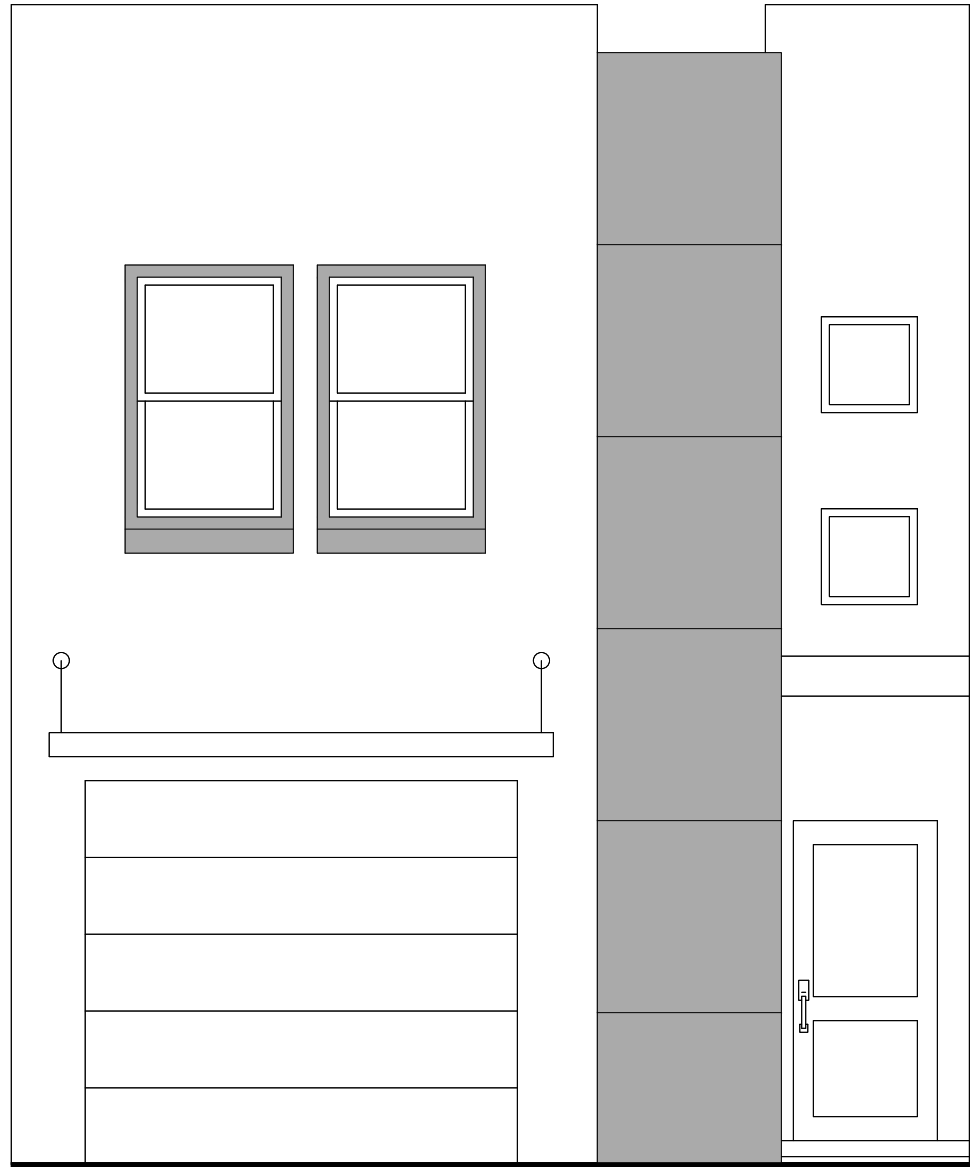
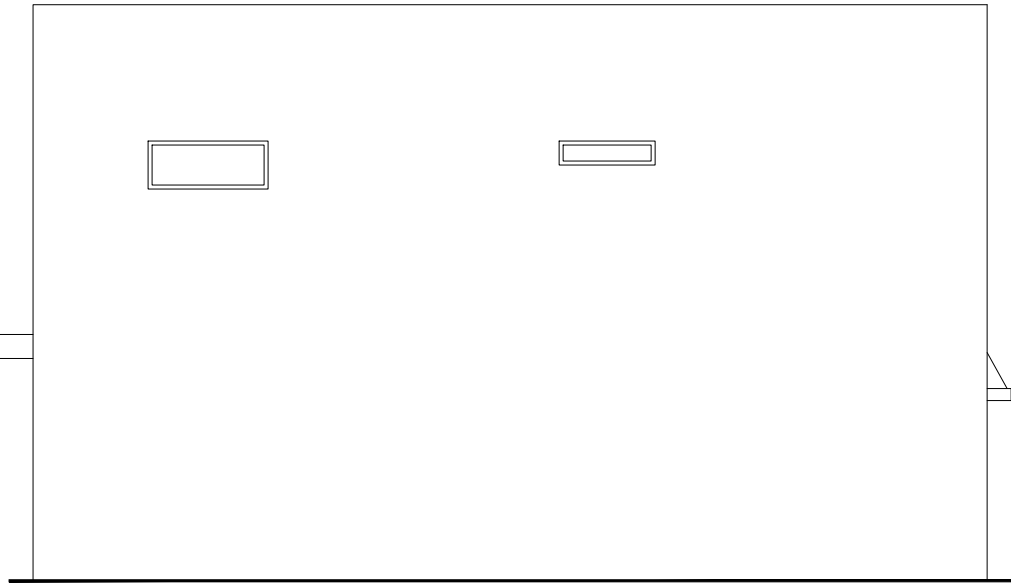
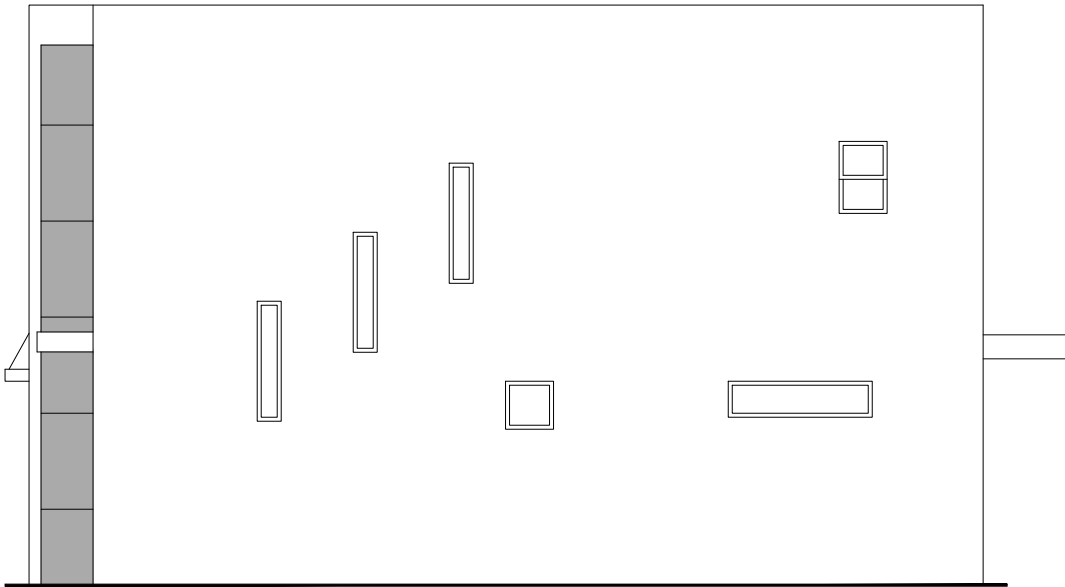
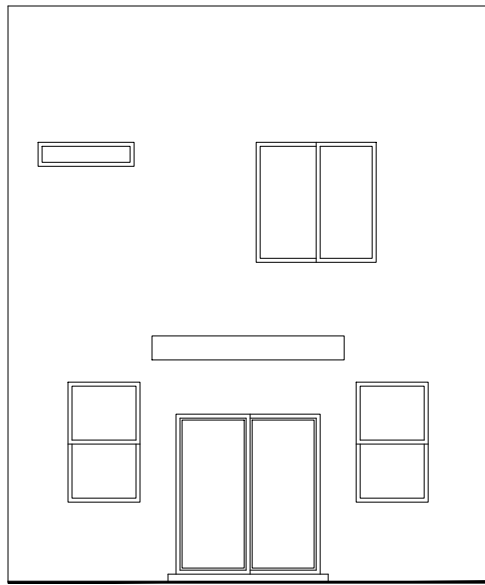
Project Director

SOMBRA DEL OESTE  
EXHIBIT B: PRELIMINARY FLOOR PLANS



UNIT 'A' AREA CALC'S	
FIRST FLOOR HEATED	517 SQ. FT.
SECOND FLOOR HEATED	709 SQ. FT.
TOTAL HEATED	1,226 SQ. FT.
GARAGE AREA	264 SQ. FT.
COVERED ENTRY	9 SQ. FT.
COVERED PATIO	28 SQ. FT.
TOTAL AREA	1,527 SQ. FT.

PRELIM FOR  
DESIGN APPROVAL  
1/7/2025



REVISIONS:

PROJECT:  
SOMBRA  
DEL OESTE  
TOWNHOMES

SCALE:  
AS NOTED

DATE:  
1/7/2025

SHEET #

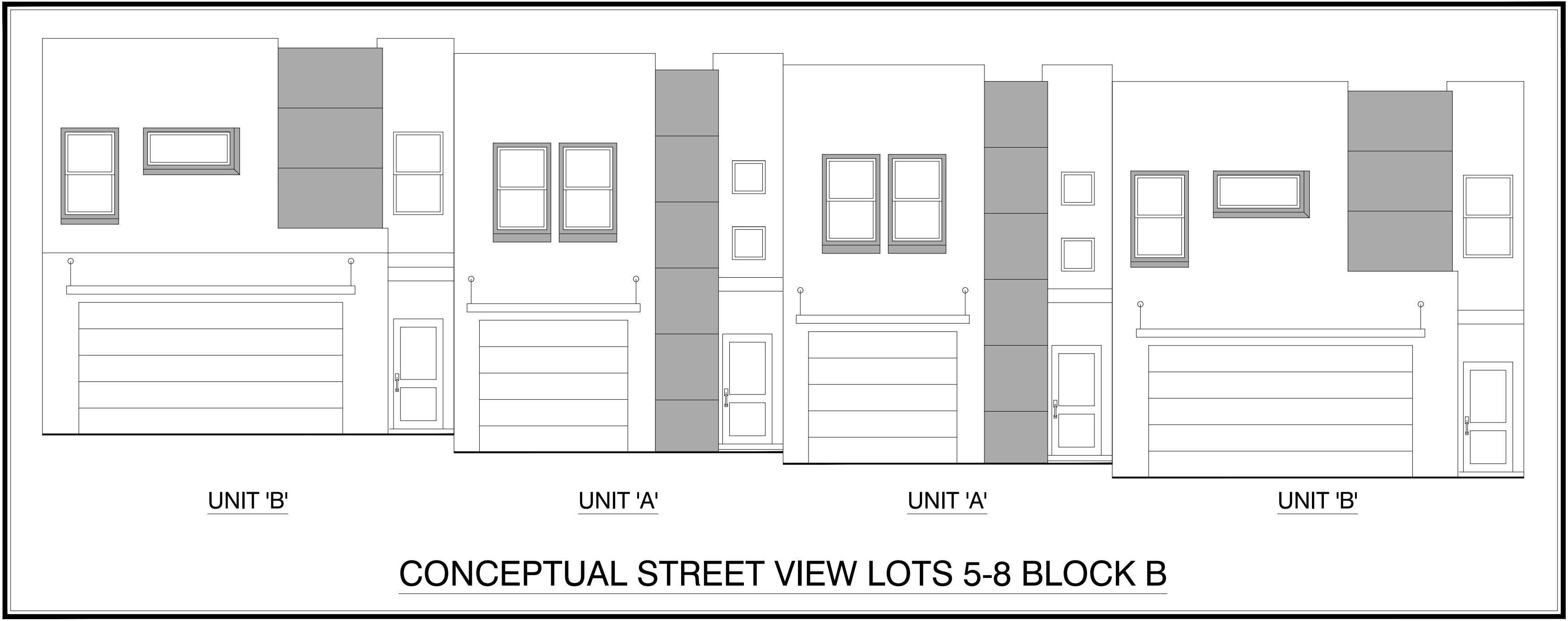
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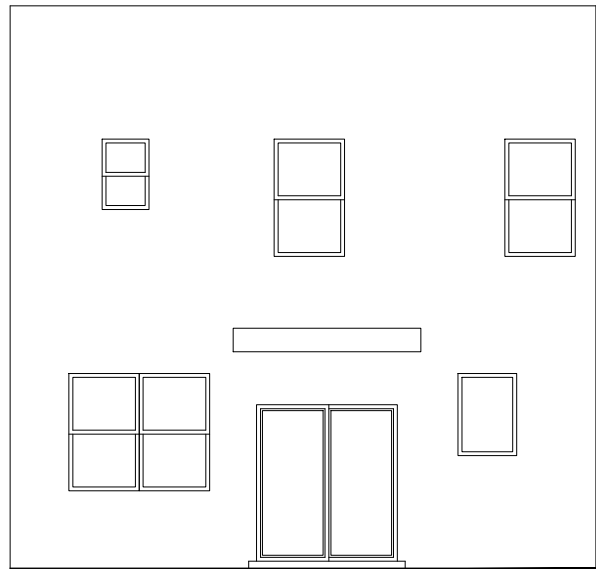
1301 SILER ROAD, BLDG. D SANTA FE, NM  
PH 505 965 7028 FAX 505 983 4655



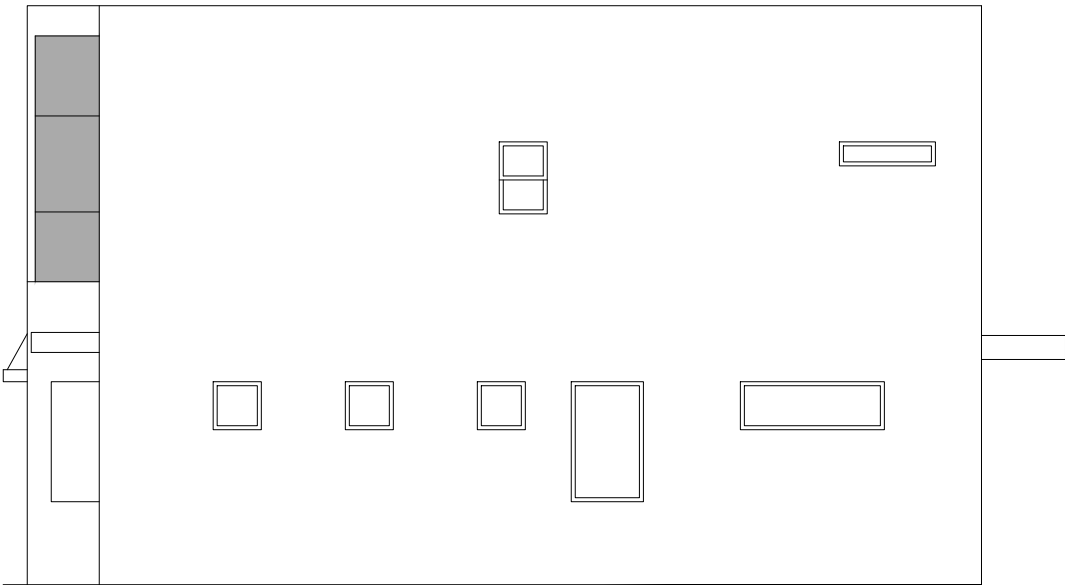


UNIT 'B' AREA CALC'S	
FIRST FLOOR HEATED	538 SQ. FT.
SECOND FLOOR HEATED	932 SQ. FT.
TOTAL HEATED	1,470 SQ. FT.
GARAGE AREA	443 SQ. FT.
COVERED ENTRY	11 SQ. FT.
COVERED PATIO	28 SQ. FT.
TOTAL AREA	1,952 SQ. FT.

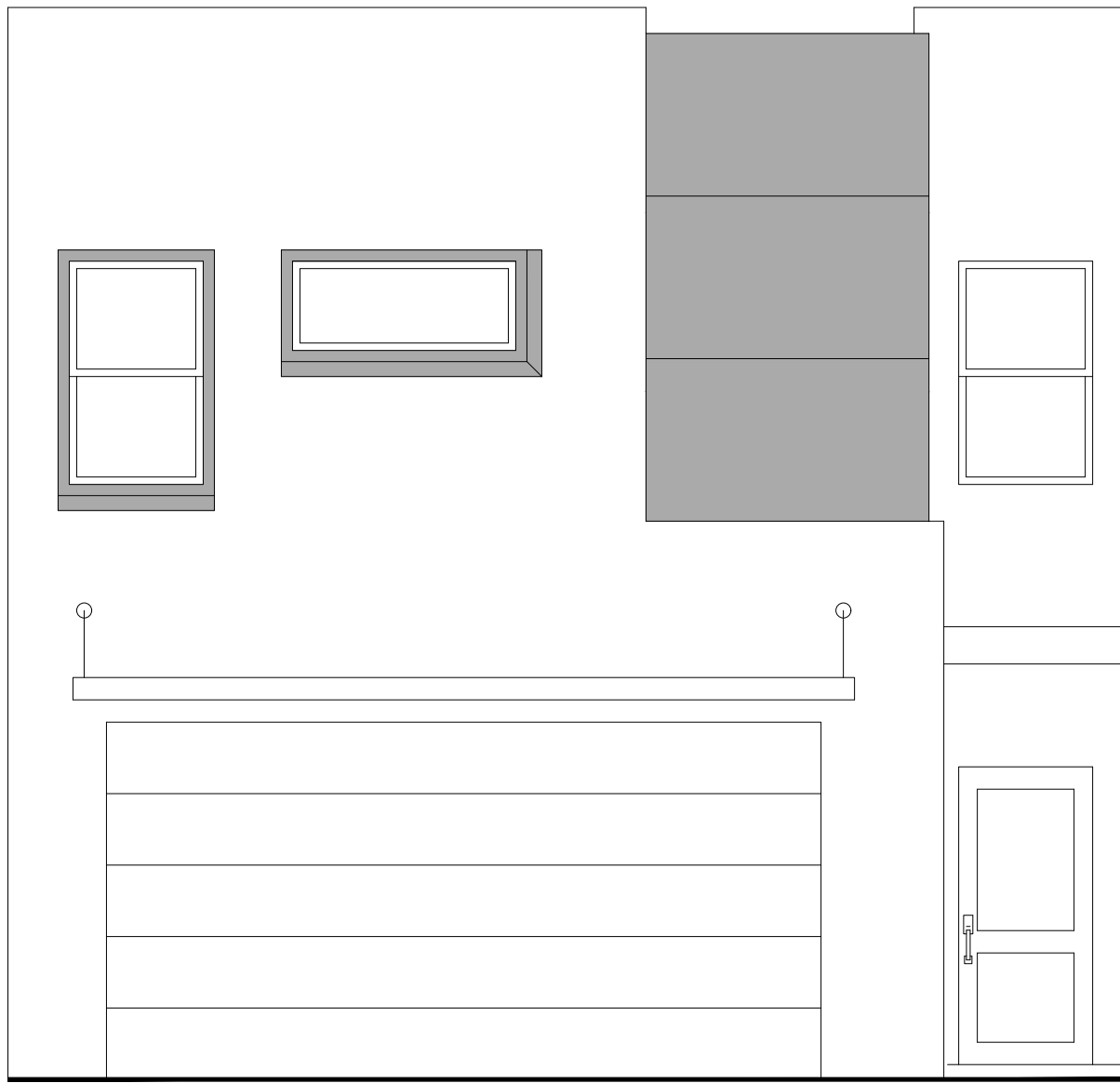
PRELIM FOR  
DESIGN APPROVAL  
1/7/2025



UNIT 'B' - REAR ELEVATION  
SCALE: 1/8"=1'-0"



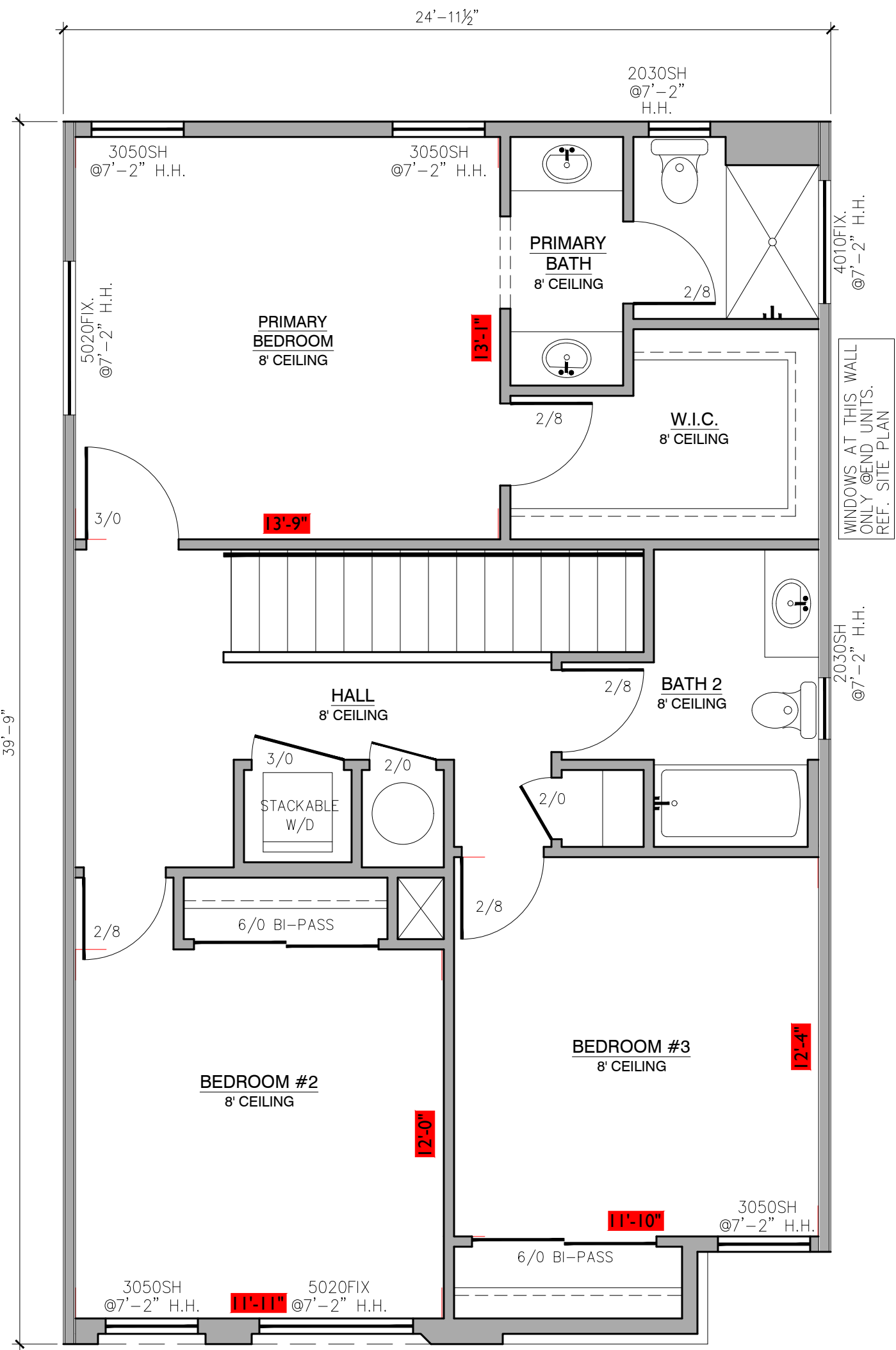
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SCALE: 1/8"=1'-0"



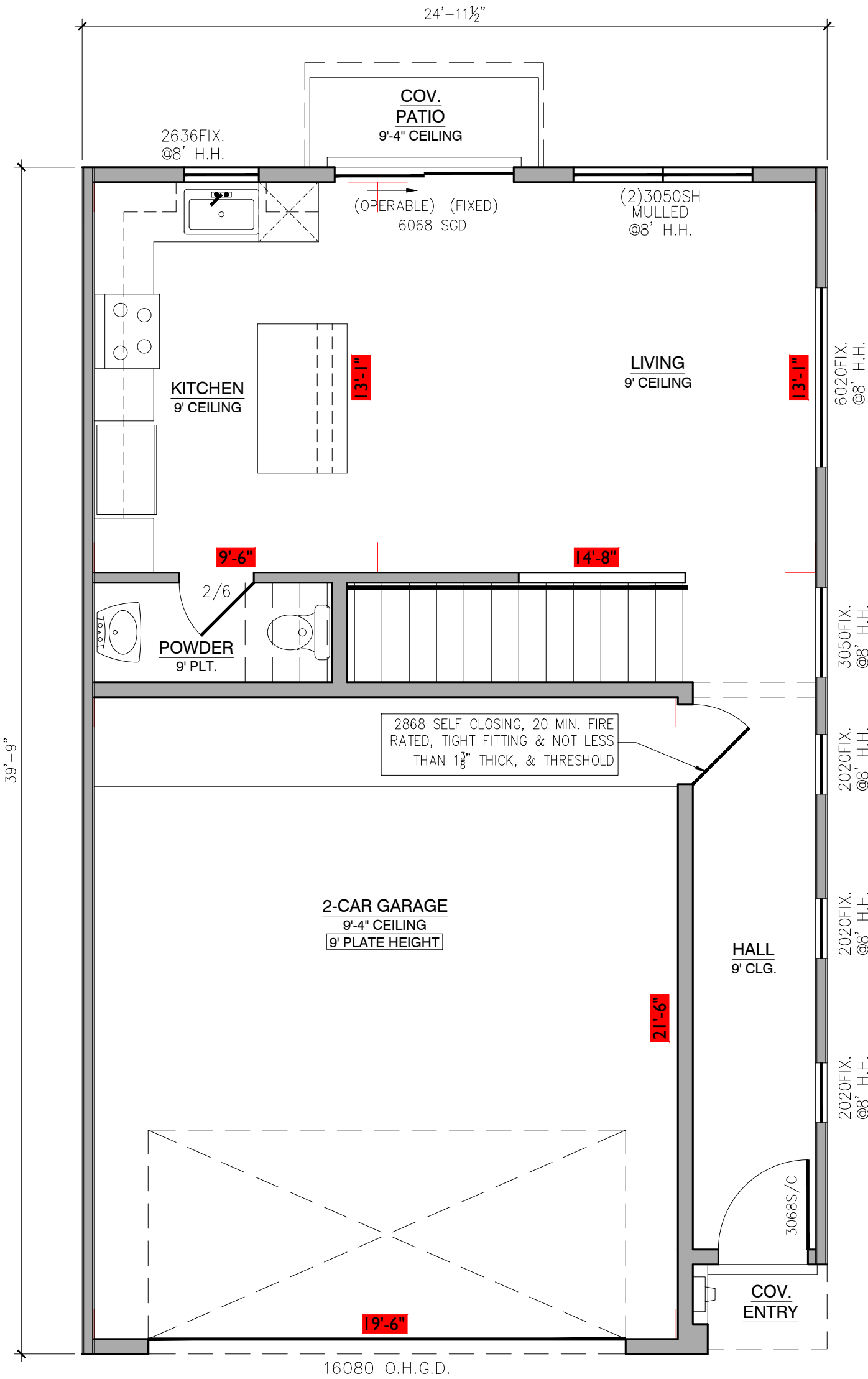
UNIT 'B' - FRONT ELEVATION  
SCALE: 1/4"=1'-0"



UNIT 'B' - SIDE ELEVATION  
SCALE: 1/8"=1'-0"



UNIT 'B' UPPER LEVEL FLOOR PLAN  
SCALE: 1/4"=1'-0"



UNIT 'B' LOWER LEVEL FLOOR PLAN  
SCALE: 1/4"=1'-0"



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1301 SILER ROAD, BLDG. D SANTA FE, NM  
PH 505 965 7028 FAX 505 983 4655

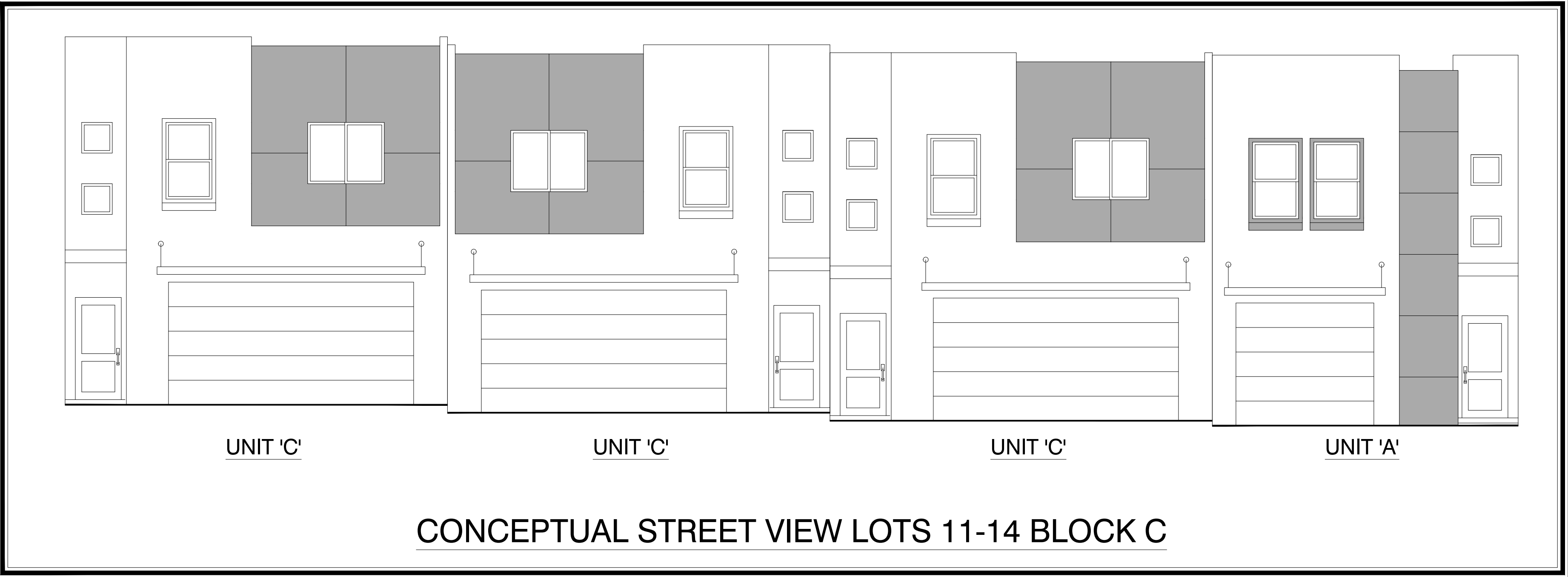
REVISIONS:

PROJECT:  
SOMBRA  
DEL OESTE  
TOWNHOMES

SCALE:  
AS NOTED

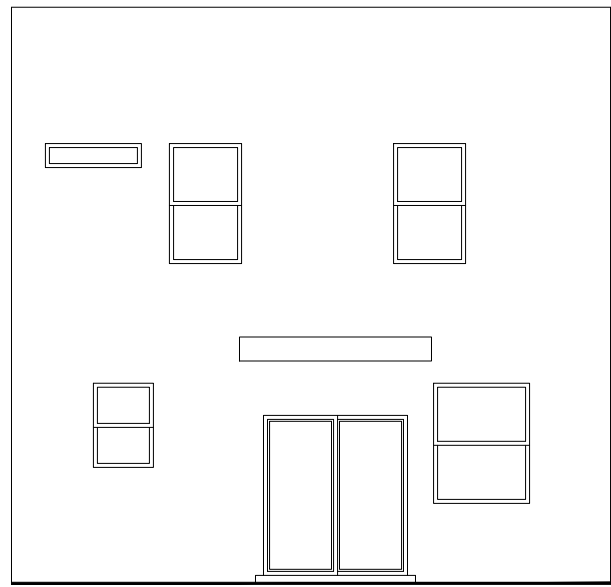
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1/7/2025

SHEET #  
2

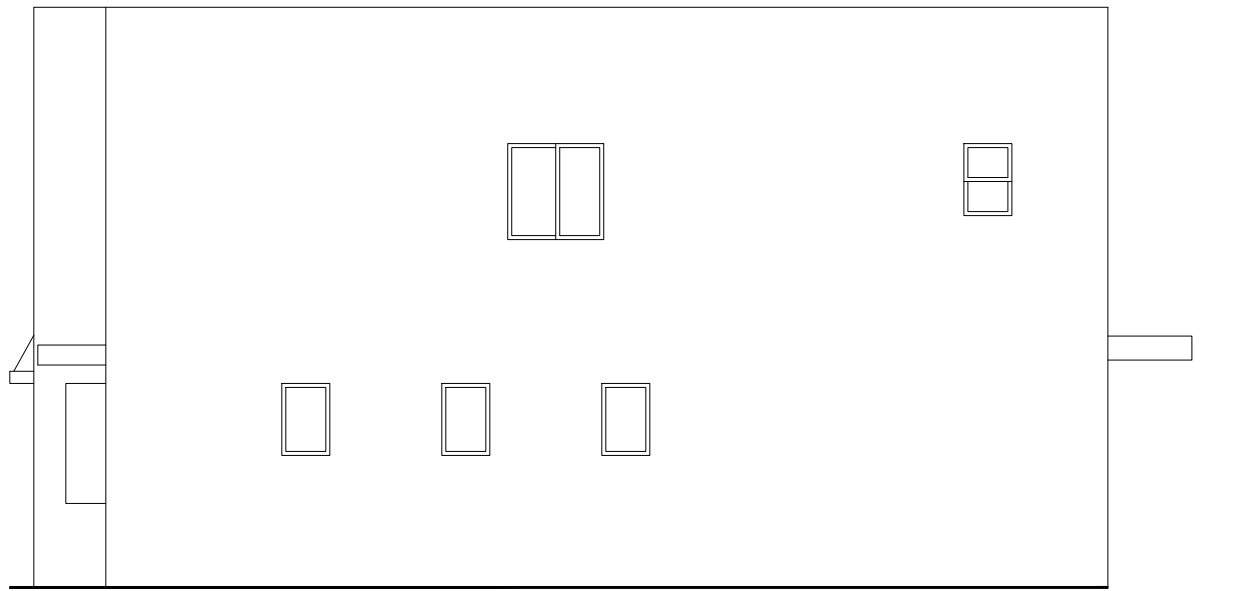


UNIT 'C' AREA CALC'S	
FIRST FLOOR HEATED	653 SQ. FT.
SECOND FLOOR HEATED	1,040 SQ. FT.
TOTAL HEATED	1,693 SQ. FT.
GARAGE AREA	452 SQ. FT.
COVERED ENTRY	11 SQ. FT.
COVERED PATIO	28 SQ. FT.
TOTAL AREA	2,184 SQ. FT.

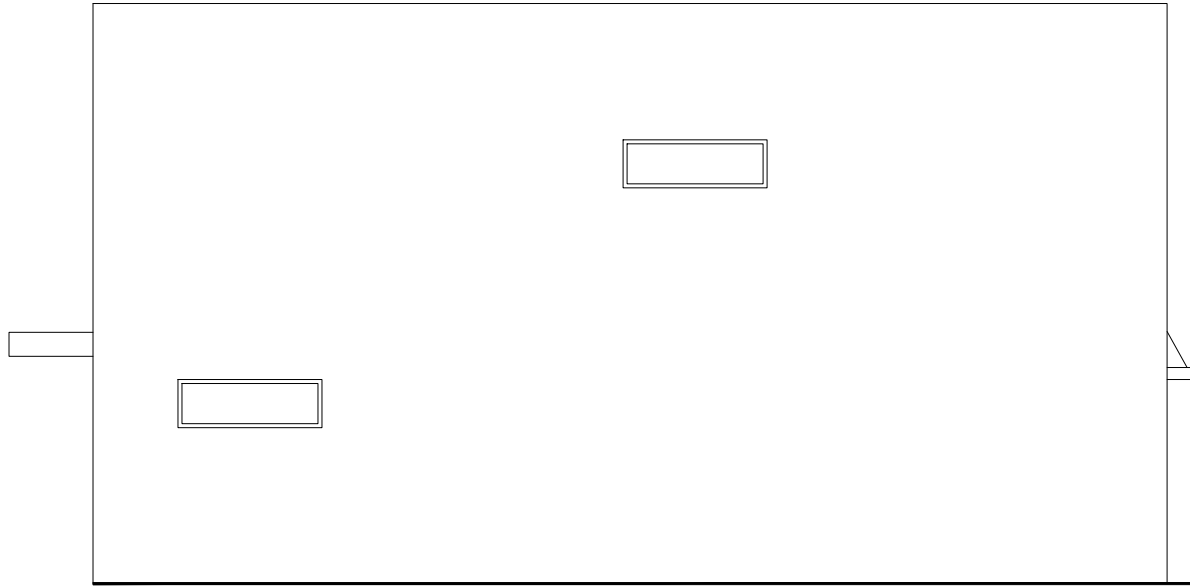
PRELIM FOR  
DESIGN APPROVAL  
1/7/2025



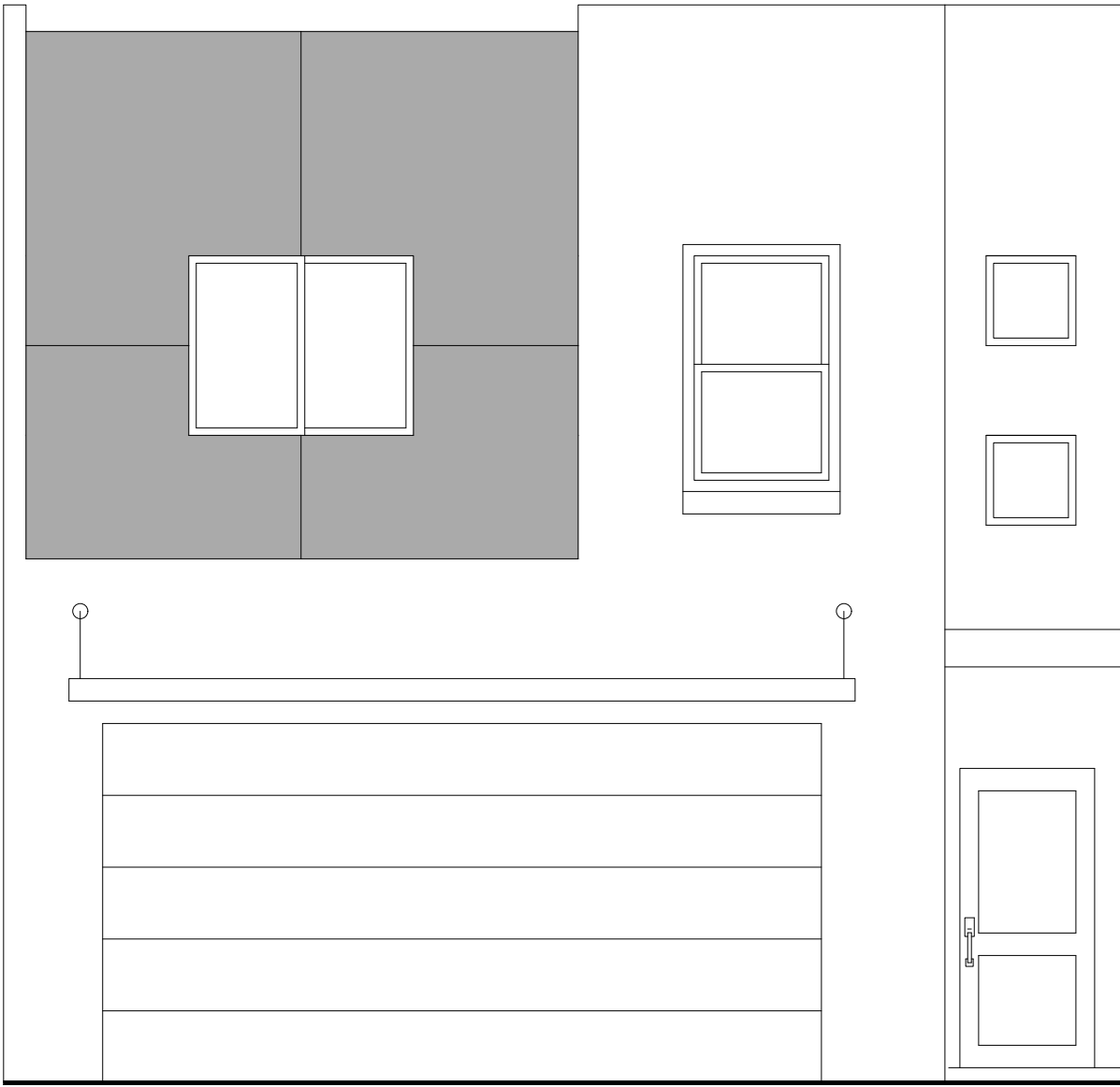
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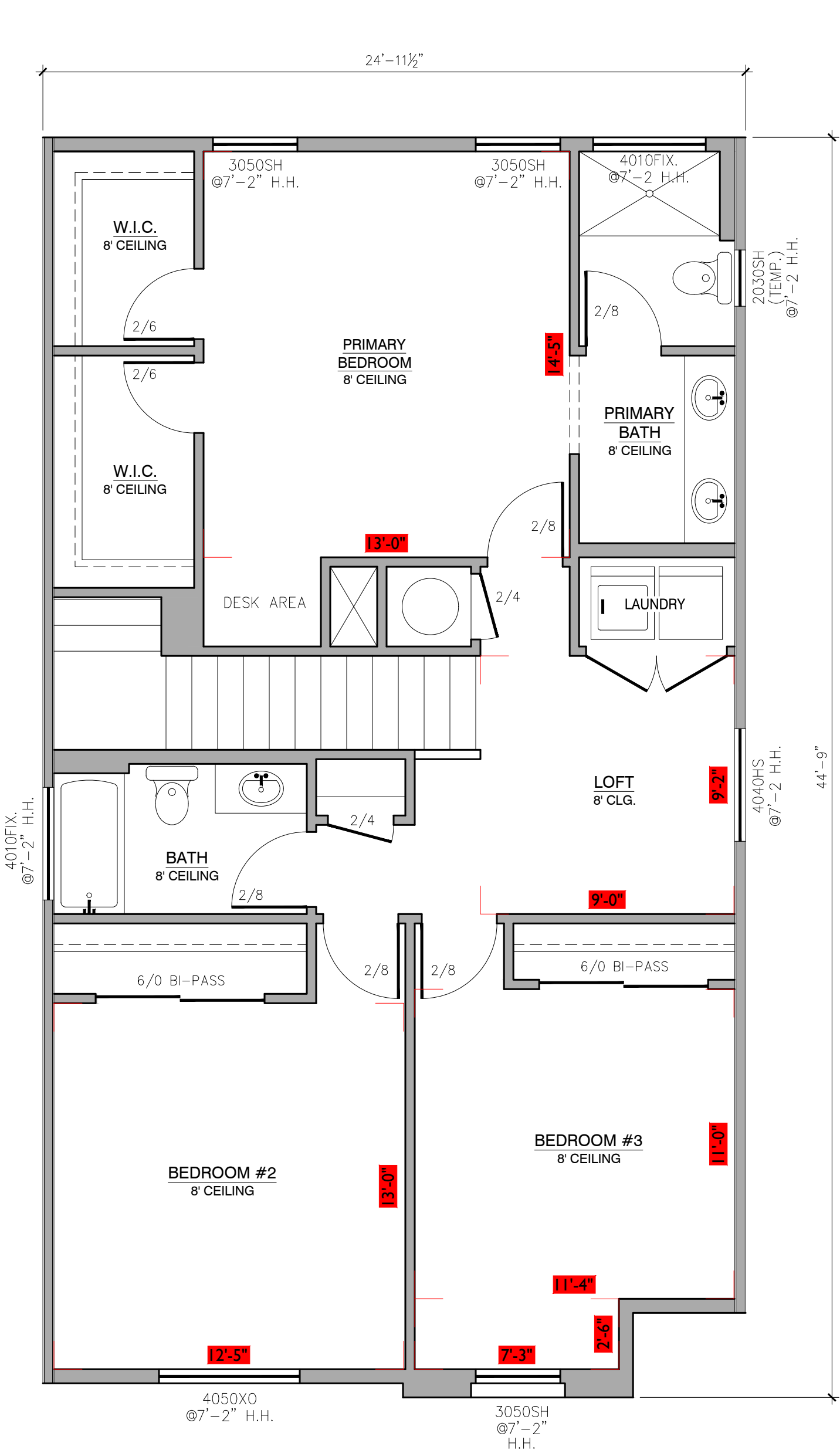
UNIT 'C' - SIDE ELEVATION  
SCALE: 1/8"=1'-0"



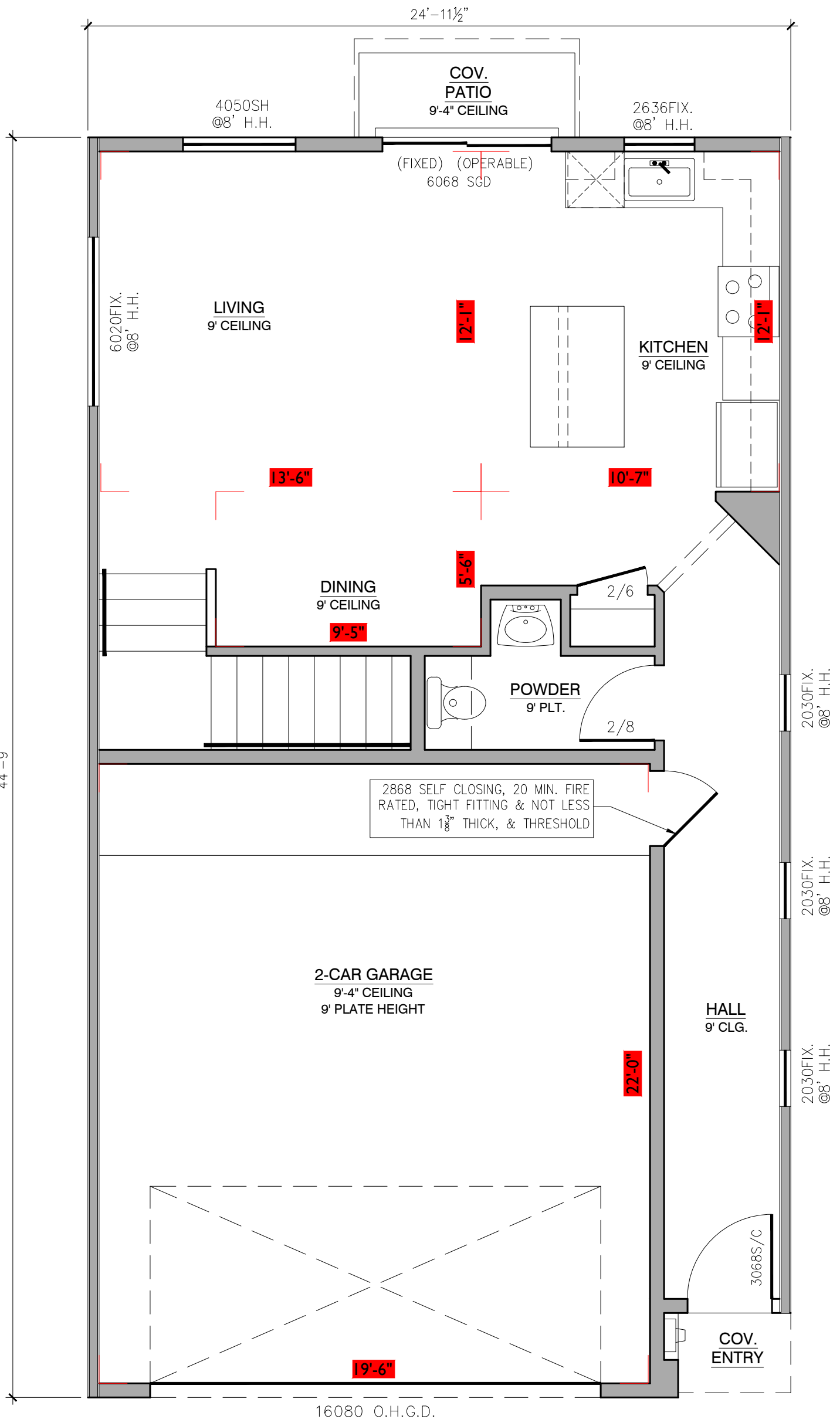
UNIT 'C' - SIDE ELEVATION  
SCALE: 1/8"=1'-0"



UNIT 'C' - FRONT ELEVATION  
SCALE: 1/4"=1'-0"



UNIT 'C' UPPER LEVEL FLOOR PLAN  
SCALE: 1/4"=1'-0"



UNIT 'C' LOWER LEVEL FLOOR PLAN  
SCALE: 1/4"=1'-0"



such signs as may be approved by Declarant or the Design Committee. No "For Sale" or "For Rent" sign may be posted on any Lot, unless permitted in and according to the provisions of the Association Rules. No individual nameplates of Owners or occupants are permitted; however, address signs indicating the street number are permitted subject to approval by the Design Committee.

**4.5 Animals.** No animals, including, but not limited to, horses or other domestic farm animals, fowl or poisonous reptiles of any kind, may be kept, bred or maintained on any Lot or in or upon any Common Area, except a reasonable number of commonly accepted household pets in accordance with the Association Rules. No animals shall be kept, bred or raised within the Property for commercial purposes. In no event shall any domestic pet be allowed to run free away from its owner's Lot without a leash, or conduct itself so as to create an unreasonable annoyance by reason of noise, habits, odors, or otherwise. The owner of any pet or animal shall be responsible for the immediate removal and clean up of any such animal's waste within the Property. Notwithstanding the first sentence of this Article 4.5, multiple-use equestrian trails are planned for the Common Areas and horses are permitted to travel through such areas.

**4.6 Nuisances; Construction Activities.** No Owner shall permit or suffer anything to be done or kept about or within his Lot, or on or about the Property, which will obstruct or interfere with the rights of other Owners, Declarant, occupants or authorized Persons to use and enjoy the Common Areas, or annoy them by unreasonable noises, foul or obnoxious odors, or otherwise, nor shall an Owner commit or permit any nuisance or commit or suffer any illegal act to be committed therein or thereabout. Each Owner shall comply with the Association Rules and the requirements of all health authorities and other governmental authorities having jurisdiction over the Property. Normal construction activities and parking in connection with the building of improvements on a Lot shall not be considered a nuisance or otherwise prohibited by the Declaration unless they are a violation of the Design Guidelines or requirements of the Design Committee, but Lots and Common Areas shall be kept in a neat and tidy condition during construction periods, trash and debris shall not be permitted to accumulate, and supplies of building materials shall be piled only in such areas as may be approved by the Design Committee. In addition, any construction equipment and building materials stored or kept on any Lot during construction of improvements may be kept only in areas approved by the Design Committee, which also may require screening of the storage areas. No storage of building materials or supplies is allowed after completion of a residence. The Board or the Design Committee, in their sole discretion, shall have the right to determine the existence of any unreasonable annoyance or nuisance under the Declaration.

**4.7 Boats and Motor Vehicles.** Except as specifically permitted by the Association Rules, (a) no boats, trailers, busses, motor homes, campers, automobiles, or other vehicles shall be parked or stored in or upon the Common Areas or upon a Lot except within an enclosed garage as permitted by the Design Guidelines or as permitted under (c) below; (b) no vehicle shall be repaired, serviced or rebuilt on any Lot, except within a closed garage, or upon the Common Areas; and (c) nothing shall be parked on any of the Private Roads, except in such parking areas as may be designated by the Design Committee. The Board may remove, or cause to be removed, any unauthorized vehicle at the expense of the owner thereof in any manner consistent with law.

**4.8 Lights.** No spotlights, flood lights or other high intensity lighting shall be placed or utilized upon any Lot which, in any manner, will allow light to be directed or reflected on the Common Areas, or any part thereof, or any other Lot, unless expressly permitted by the Design Committee or the Design Guidelines.

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1901-1937 Smoketree Dr. SW, 8900-8948 Mountain Ash Ave., 8900-8881 Golden Raintree Ave., 1920-1940 Valley Cottonwood Dr.\_Public Notice Inquiry Sheet Submission

---

**From** Office of Neighborhood Coordination <onc@cabq.gov>

**Date** Mon 4/28/2025 3:06 PM

**To** Charlene Johnson <Johnson@consensusplanning.com>

 1 attachment (795 KB)

Zone Atlas M-09-Z Highlighted Site.pdf;

Dear Applicant:

As of April 28, 2025 there are **NO** neighborhood associations to notify. You will need to attach a copy of this e-mail from the Office of Neighborhood Coordination (ONC) to your application when you submit it to the Planning Department.

Please note that the ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Thank you,

*Suzie*



**Suzie Flores**

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque  
(505) 768-3334 Office

E-mail: [suzannaflores@cabq.gov](mailto:suzannaflores@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)

---

**From:** webmaster@cabq.gov <webmaster@cabq.gov>

**Sent:** Monday, April 28, 2025 2:44 PM

**To:** Office of Neighborhood Coordination <johnson@consensusplanning.com>

**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>

**Subject:** Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Public Notice Inquiry For:

Development Hearing Officer

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Charlene Johnson

Telephone Number

5057649801

Email Address

[johnson@consensusplanning.com](mailto:johnson@consensusplanning.com)

Company Name

Consensus Planning, Inc.

Company Address

302 8th St. NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

LT 1- 75 PLAT FOR SOMBRA DEL OESTE (BEING COMPRISED OF TRACTS 12-B-1-A AND 12-B-1-B EL RANCHO GRANDE I) CONT .0373 AC

Physical address of subject site:

1901-1937 Smoketree Dr. SW, 8900-8948 Mountain Ash Ave., 8900-8881 Golden Raintree Ave., 1920-1940 Valley Cottonwood Dr.

Subject site cross streets:

Gibson and 98th Street

Other subject site identifiers:

This site is located on the following zone atlas page:

M-09

Captcha

x



SOMBRA DEL OESTE  
EXHIBIT A: WAIVER-DHO DRIVEWAY LENGTH

