



PLAN SNAPSHOT REPORT DHOWVR-2025-00021 FOR CITY OF ALBUQUERQUE

Plan Type: DHO Waiver	Project: PR-2019-002186 (PR-2019-002186)	App Date: 09/23/2025
Work Class: DHO Waiver	District: City of Albuquerque	Exp Date: NOT AVAILABLE
Status: Fees Due	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:
Description: Requesting waiver from Sidewalk Ordinance		

Parcel: 101205942844911009 Main	Address: 2103 Los Luceros Rd Nw Albuquerque, NM	Zone:
	2103 Los Luceros Rd Nw Main Albuquerque, NM 87104	

Owner	Applicant
Adrian Oglesby	Adrian Oglesby
2103 Los Luceros Rd NW	2103 Los Luceros Rd NW
Albuquerque, NM 87104	Albuquerque, NM 87104
Business: (505) 280-7958	Business: (505) 280-7958

Plan Custom Fields

Existing Project NumberHYDR-2025-00324 (If none, type "N/A")	IDO/DPM Requirement IDO 5-3: Access & Waiver Request Connectivity	Detailed Feature Waiver Request	I am requesting a waiver from the requirement to build a perimeter sidewalk. Los Duranes is a historic neighborhood that features low-intensity land use to the extent that the installation of a sidewalk will not contribute to the public welfare. There are currently no sidewalks on either Los Luceros or Carlota Roads. The established neighborhood character would be damaged by the installation of a sidewalk along just one home on these roads. This waiver will not be materially contrary to the public safety, health or welfare. This waiver will not cause significant material adverse impacts on surrounding properties. This waiver will not hinder future planning, public rights-of-way acquisition, or the financing or building of public infrastructure improvements. This waiver will not conflict with the goals and provisions of any City, County, or AMAFCA adopted plan or policy, the CABQ IDO, or any other City code or ordinance.
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This waiver will not allow, encourage or make possible undesired development in the 100-year floodplain. This waiver will not materially undermine the intent or purpose of the CABQ IDO, the applicable zone district, or any applicable Overlay Zone. This waiver will 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. This waiver requests the minimum necessary to provide redress without being inconsistent with the provisions of IDO subsection 14-16-6-4(P).

Do you request an interpreter for the hearing? No

Lot and/or Tract Number 51

Block Number	0000	Subdivision Name and/or Unit Number	MRGCD MAP 35	Legal Description	MAP 35 TR 51
Existing Zone District	R-A	Zone Atlas Page(s)	H-12	Acreage	0.45
Calculated Acreage	0.205019	Council District	2	Community Planning Area(s)	Near North Valley
Development Area(s)	Consistency	Current Land Use(s)	01 Low-density Residential	Character Protection Overlay	Los Duranes – CPO-6
IDO Use Specific Standards Name	Los Duranes – CPO-6	IDO Use Specific Standards Subsection	Dwelling, Cluster Development (Number of Dwelling Units) (4-3(B)), Paid Parking Lot or Parking Structure (Prohibitions) (4-3(D))	IDO Use Development Standards Name	Los Duranes Community Acequias, Los Duranes – CPO-6, Los Duranes – CPO-6, Los Duranes – CPO-6, Valley Drainage Area
IDO Use Development Standards Subsection	Irrigation Facility (Acequia) Standards (5-2), Sidewalks in Residential Development (5-3), Primary Building Stepback (5-11), Off-premises Signs (Prohibitions) (5-12), Site Design and Sensitive Lands (5-2)	Pre-IDO Zoning District	SU-2	Pre-IDO Zoning Description	LD RA-2
FEMA Flood Zone	X				

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Adrian_Oglesby_9/23/2025.pg	09/23/2025 13:46	Oglesby, Adrian		Uploaded via CSS

Note	Created By	Date and Time Created
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1. Good afternoon Mr. Oglesby,

Annette Ortiz

09/30/2025 16:47

Thank you for your submittal for a DHO Waiver for Sidewalk. Before I can accept this as a completed submittal, I do need more information;

- ☐ Zone Atlas Page – I see you uploaded a map page, this isn't the correct map needed for your submittal. I attached the correct Zone Atlas page. Please highlight property, circle with arrow pointing at site indicating (Site). Please upload to your submittal in ABQ-Plan.
- ☐ Scale drawing showing the location of the proposed waiver – The picture you uploaded is fine, but you need something showing the lot with dimensions like an old survey. It needs to show the lot and where on the lot the sidewalk waiver would be located. Please upload to your submittal in ABQ-Plan.
- ☐ Proof of Pre-Application meeting with City staff per IDO section 14-16-6-4(C) – This is missing from your submittal. I don't see that you have done this in our records. You will need to submit for a Sketch Plat for this action. It's a separate submittal call (Sketch Plat), that you would be able to submit in ABQ-Plan.
- ☐ Office of Neighborhood Coordination notice inquiry response – This is missing from your submittal. You would need to reach out to the City Office of Neighborhood Coordination Division to request for Neighborhood Association contacts in the area of your project property. Here is the website for that;
<https://www.cabq.gov/office-of-neighborhood-coordination>
- ☐ Completed Notification forms(s), proof of additional information provided in accordance with IDO section 6-4(K)(1) (b) – These forms are missing from your submittal, I have attached to documents needed for your notifications. Please include these forms with your emailed notifications to the Neighborhood Association contacts.

Please make sure to email me once this is done, so I can get this on a DHO agenda as soon as we can.

If you have any questions. Please feel free to contact me.

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00061764	DHO Waiver Application Fee	\$275.00	\$0.00
	Facilitated Meeting Fee for Planning Applications	\$50.00	\$0.00
	Technology Fee	\$22.75	\$0.00
Total for Invoice INV-00061764		\$347.75	\$0.00
Grand Total for Plan		\$347.75	\$0.00

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	12/03/2025	Scheduled	DHO Waiver

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		11/24/2025 13:00	11/24/2025 13:16
Associate Project Number v.1	Generic Action		11/24/2025 13:00
Screen for Completeness v.1	Generic Action		11/24/2025 13:00
Verify Payment v.1	Generic Action		11/24/2025 13:16
Application Review v.1		11/24/2025 13:16	
DHO Hearing v.1	Hold Hearing	11/24/2025 13:16	11/24/2025 13:17
DHO Waiver Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
Notice of Decision v.1			
Print Notice of Decision v.1	Create Report		

