



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**
Description: Requesting waiver from Sidewalk Ordinance **Expire Date:**

Parcel: 101205942844911009 Main		Address: 2103 Los Luceros Rd Nw Albuquerque, NM	Zone:
		2103 Los Luceros Rd Nw Main Albuquerque, NM 87104	
Owner Adrian Oglesby 2103 Los Luceros Rd NW Albuquerque, NM 87104 Business: (505) 280-7958		Applicant Adrian Oglesby 2103 Los Luceros Rd NW Albuquerque, NM 87104 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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PLAN SNAPSHOT REPORT (DHOWVR-2025-00021)

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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PLAN SNAPSHOT REPORT (DHOWVR-2025-00021)

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.

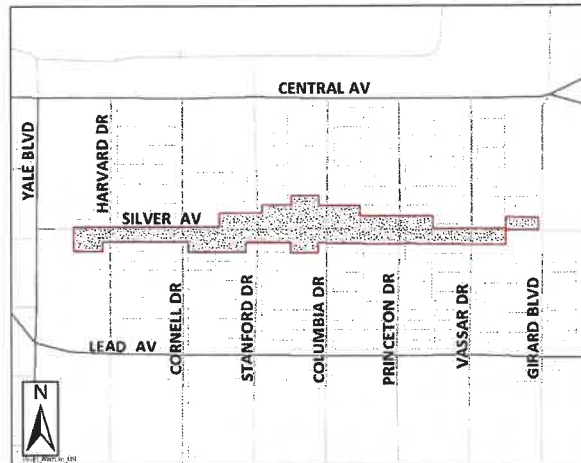
Please make sure to email me once this is done, so I can get this on a DHO agenda as soon as we can.

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		

**5-3(C)(4) Pedestrian Circulation**

Development shall comply with the pedestrian circulation standards in Subsection 14-16-5-3(D) (Pedestrian Circulation) and the DPM.

5-3(C)(5) Bicycle Circulation

5-3(C)(5)(a) New development involving more than 1 lot or sites over 5 acres in size adjacent to existing bikeways shall provide at least 1 access point to the bikeways to allow residents and users of the development to easily and safely access those bikeways. Access location and design shall be coordinated with City Parks and Recreation Department.

5-3(C)(5)(b) Development shall comply with the bicycle circulation standards in Section 14-16-5-3(E)(4) (Bicycle Facilities) and the DPM.

5-3(D) PEDESTRIAN CIRCULATION**5-3(D)(1) Sidewalks in Residential Development**

5-3(D)(1)(a) Perimeter sidewalks shall be provided in accordance with the DPM, except as noted in Subsection (b) below.

5-3(D)(1)(b) In the Los Duranes – CPO-6, a sidewalk at least 4 feet wide shall be provided on at least 1 side of new public residential subdivision streets or on residential private ways that have been dedicated as public right-of-way. A sidewalk on such a street that serves 10 or fewer dwelling units may be accommodated within the minimum required roadway width.

5-3(D)(2) Sidewalks in Mixed-use and Non-residential Development**5-3(D)(2)(a) Applicability**

These standards apply to the following mixed-use and non-residential development, except in the NR-SU and NR-PO zone districts unless specified otherwise in this IDO:

1. Construction of a new building.
2. Expansion of an existing building that increases the existing square footage by 25 percent.

6-5-5-3 PEDESTRIAN SIDEWALK, DRIVE PAD, AND CURB AND GUTTER REQUIRED.

All properties within the city shall have sidewalk, drive pad, curb ramps, curb and gutter in accordance with the standards set forth by §§ 6-5-5-1 et seq., unless a variance from these standards is allowed through the procedures established by §§ 6-5-5-1 et seq. or unless such sidewalks, curb ramps, drive pads, curbs and gutters were constructed under standards previously in force. Such previously constructed improvements shall be considered non-conforming and as such may be repaired and maintained but if and when replacement becomes necessary shall be replaced according to the current standards or variance procedures of §§ 6-5-5-1 et seq. Compliance with the provisions of §§ 6-5-5-1 et seq. shall be the responsibility of the property owner. The cost of installing sidewalk shall be borne by the abutting property. On property in residential zones where only houses and townhouses are allowed, and where the lot abuts public streets at both its front and the rear lot lines, the property does not bear the cost of constructing missing sidewalk abutting the rear lot line where the property does not have the legal right to vehicular access from that street; this exception applies only to lots platted before June 29, 1983 (the effective date of the city's present Subdivision Ordinance [set forth in Chapter 14, Article 14]).

('74 Code, § 8-6-3) (Ord. 219-1972; Am. Ord. 39-1981; Am. Ord. 77-1989)

September 23, 2025

Adrian Oglesby
2103 Los Luceros Rd NW
Albuquerque, NM 87104
adrian@lawoftheriver.com
505-280-7958

City of Albuquerque
Planning Department
Development Hearing Officer
600 2nd Street NW
Albuquerque, NM 87102

Re: 2103 Los Luceros Rd NW
Sidewalk Ordinance Waiver

Dear Hearing Officer,

Please accept this application for a waiver from the Sidewalk Ordinance for my residential property located at 2103 Los Luceros Rd NW. We are in the process of applying for a Grading and Drainage Permit and the Hydrology Section has informed us that we are required to comply with section 6-5-5-3 of the Sidewalk Ordinance.

There are no existing sidewalks on either of the roads that abut our property and sidewalks are generally not found in our historic neighborhood of Los Duranes.

As justification for this waiver I confirm the following:

1. The established neighborhood character and 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.
2. The Waiver will not be materially contrary to the public safety, health, or welfare.
3. The Waiver will not cause significant material adverse impacts on surrounding properties.
4. The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.
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.
6. The Waiver will not allow, encourage, or make possible undesired development in the 100-year Floodplain.

7. The Waiver will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.
8. The 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.
9. The Waiver requested is the minimum necessary to provide redress without being inconsistent with the provisions of IDO Subsection 14-16-6-6(P).
10. This request for a waiver to IDO sidewalk requirements is in an 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.

Thank you for your kind consideration of this waiver request. Please do not hesitate to contact me with questions or concerns.

Sincerely,



Adrian Oglesby

TOPOGRAPHIC SURVEY

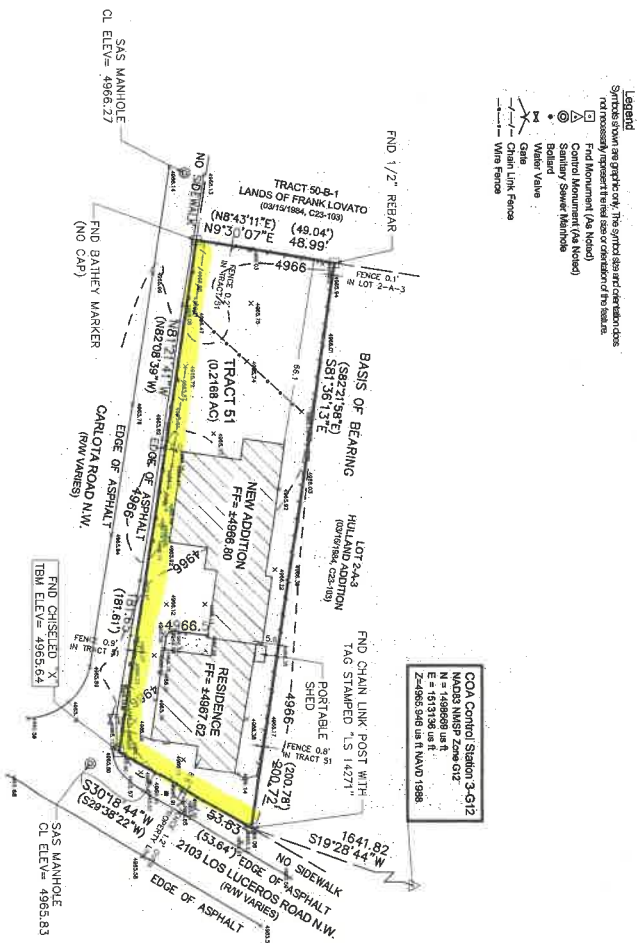
Tract 51

M.R.G.C.D. Map No. 35

City of Albuquerque
Bernalillo County, New Mexico
July, 2025

Notes:

1. The Basis of Bearings is the north line of Tract 51, as measured with the Trimble VRS Now GNSS RTK Virtual Reference System. Bearings are New Mexico State Plane Bearings, Central Zone 3002, NAD83. Distances are ground distances. Elevation Datum is NAVD83.
2. This Property lies within Zone X Shaded Area with reduced flood risk due to levees, as per FEMA Flood Insurance Rate Map (FIRM) 56001C031H, Effective date 08/16/2012.
3. Plat Reference: Boundary Survey for Tract 51, Middle Rio Grande Conservancy District Map No. 35, recorded 08/23/2018, in Book 20185, Page 83, Bernalillo County, New Mexico. Bearings and distances shown in parentheses () are record.
4. Contours shown hereon are at an interval of 0.5'.



*Requested sidewalk is highlighted.
53.61' along Los Luceros Rd.
181.61' along Carlotata.*

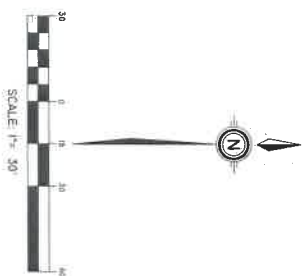
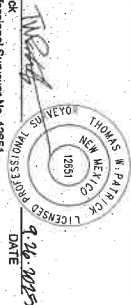
THIS IS NOT A BOUNDARY SURVEY OR RIGHT-OF-WAY SURVEY

Apparent property corners, Right-of-Way or Property Lines are shown and derived from Record Surveys, Plats, Right-of-Way Maps or Deeds referenced hereon and are not quantified or to be relied on for the establishment of Property Lines.

Surveyor's Certification

This survey was prepared from an actual field survey, meets the minimum standards for a topographical survey in the State of New Mexico and is true and correct to the best of my knowledge and belief. This is NOT a Boundary survey nor a Land Division or Subdivision as defined in the New Mexico Subdivision Act.

Thomas W. Patrick
New Mexico Professional Surveyor No. 12651



TOPOGRAPHIC SURVEY

Tract 51
M.R.G.C.D. Map No. 35

PRIMO 07/16/25		1 of 1	
DATE	7-16-25	<p>Community Sciences Corporation Land Surveying (505) 897-0000</p>	1
REV	06/26/2025		
DATE	5/20/25		
DATE	06/20/25		

Know what's below
Call before you dig.



about:blank



Neighborhood Association Notice of Sidewalk Waiver Request



adrian lawoftheriver.com



To: losduraneshighway@gmail.com; nvcabq@gmail.com; riograndeblvd@gmail.com

Thu 11/6/2025 2:32 PM

Cc: billherring@comcast.net; Lee Gamelsky <lee@lganm.com>; jasalazarm@gmail.com; peggynorton@yahoo.com; chowski83@gmail.com; carmenmarrone@aol.com; jwierzba@comcast.net; daniwammy@gmail.com



NA Notice.pdf
386 KB



revised Zone Atlas Map.pdf
365 KB



Scale Drawing showing side...
89 KB



3 attachments (840 KB) Save all to OneDrive - lawoftheriver.com Download all

Hello Los Duranes, North Valley, Rio Grande Boulevard, & Thomas Village Neighborhood Associations,

I am the homeowner at 2103 Los Luceros Road NW. We are currently building an addition to our home and the City has requested that we build a sidewalk along Los Luceros Road and Carlota Road. Since there is no existing sidewalk system along either Carlota or Los Luceros, I am requesting a waiver from the sidewalk requirement.

As part of my sidewalk waiver application, this email serves as notice to the affected neighborhood associations identified by the City's Office of Neighborhood Coordination.

Please find a notice of my waiver request attached, along with a site plan that shows where the City wants us to build an isolated sidewalk.

Many thanks,
Adrian Oglesby

about:blank



2103 Los Luceros Rd NW_Public Notice Inquiry Sheet Subm.....

Flores, Suzanna A. <SuzannaFlores@cabo.gov>
To: @ adrian lawoftheriver.com

Reply Reply all Forward Wed 10/15/2025 11:49 AM

revised Zone Atlas Map.pdf
365 KB

PLEASE NOTE:
The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Los Duranes NA	losduranesneighborhood@gmail.com	William	Herring	billherring@comcast.net	3104 Coto Road NW	Albuquerque	NM	87104		5053281553
Los Duranes NA	losduranesneighborhood@gmail.com	Lee	Gamerky	lee@gigam.com	3230 Camillo Lane NW	Albuquerque	NM	87104		5053624113
North Valley Coalition	ncabco@gmail.com	James	Salazar	jsalazarnm@gmail.com	5025 Guadalupe Trail NW	Albuquerque	NM	87107	5054895040	
North Valley Coalition	ncabco@gmail.com	Peggy	Norton	peggynorton@yahoo.com	3810 11th Street NW	Albuquerque	NM	87107		5053459567
Rio Grande Boulevard NA	riograndebdvd@gmail.com	David	Michalski	chowickib@gmail.com	2533 Luke Circle NW	Albuquerque	NM	87107	5054807675	
Rio Grande Boulevard NA	riograndebdvd@gmail.com	Carmen	Marrone	carmenmarrone@aol.com	3541 Luke Circle NW	Albuquerque	NM	87107		5052270346
Thomas Village NA		Joan	Wierzb	jeieriba@comcast.net	2412 Calle De Panza NW	Albuquerque	NM	87104		5054335012
Thomas Village NA		Daniela	Stromberg	daniawmmy@gmail.com	2312 Calle de Panza NW	Albuquerque	NM	87104		5053064763

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, 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@cabo.gov, or visit: <https://www.cabo.gov/planning/online-planing-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application: <https://www.cabo.gov/planning/urban-design-development/public-notice>
- The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabo.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabo.gov/planning/online-forms/public-notice/Emails-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://do.abc-zone.com/integrated-development-ordinance-1a/outline-name-6-1520Procedures%20Summary%20table>

Thank you,

Suzanne



November 6, 2025

Adrian Oglesby
2103 Los Luceros Rd NW
Albuquerque, NM 87104
adrian@lawoftheriver.com
505-280-7958

City of Albuquerque
Planning Department
Development Hearing Officer
600 2nd Street NW
Albuquerque, NM 87102

Re: 2103 Los Luceros Rd NW
Sidewalk Ordinance Waiver

Dear Hearing Officer,

Please accept this application for a waiver from the Sidewalk Ordinance for my residential property located at 2103 Los Luceros Rd NW. We are in the process of applying for a Grading and Drainage Permit and the Hydrology Section has informed us that we are required to comply with section 6-5-5-3 of the Sidewalk Ordinance.

There are no existing sidewalks on either of the roads that abut our property and sidewalks are generally not found in our historic neighborhood of Los Duranes.

As justification for this waiver I confirm the that this application complies with the following criteria set forth in IDO Subsection 14-6-6-6(P):

1. Addressing IDO Subsection 14-6-6-6(P)(3)(a)(1)(b)

The area has been recognized as having historical significance and architectural significance by the City and County and a waiver is needed and appropriate to maintain the historical significance.

The subject property is located within the Los Duranes neighborhood. The Los Duranes Sector Plan, adopted by both the City Council and County Commission in 2012 explicitly recognizes the unique historic and architectural significance of the area and the subject property itself. When adopting the Plan, the City Council and County Commission stated,

“The Los Duranes Sector Neighborhood Plan...seeks to preserve and enhance the unique features of the Los Duranes community that have existed since the late 1700s, including rural characteristics such as agricultural land, acequias, and narrow streets...”

The Los Duranes Sector Plan specifically highlighted the historic nature of the subject property (p.30):

“This Folk Victorian house circa 1900 is still easily identified by its cross-gabled, or gable and wing plan, a common house type in Albuquerque at the turn of the twentieth century. Wood shingles remain in the gable end; however, the open porch that once faced the street, no doubt finished with spindles and posts, has been filled in for additional living space and the windows have been altered”

Addressing IDO Subsection 14-6-6-6(P)(3)(a)(1)(c)

The established neighborhood character and 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.

The roses that would have to be removed to construct a new sidewalk are Castilian roses, the variety known from the story of Our Lady of Guadalupe. The story recounts that the Virgin Mary appeared to a Mexican peasant named Juan Diego and instructed him to gather these roses, which were blooming miraculously in December on a barren hillside, and place them in his cloak as a sign for the local bishop that a shrine should be built for the Virgin Mary. When Juan Diego opened his cloak, an image of the Virgin was miraculously imprinted on the fabric, and the flowers spilled out.

The subject property is located directly across from the San Jose de los Duranes Mission and congregants at the church has regularly made note of the importance of these roses to them.

2. Addressing IDO Subsection 14-6-6-6(P)(3)(a)(2)

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

The subject property has been developed since at least the early 1900s, without a sidewalk. The nearest sidewalk is 0.3 miles away, so there is no adjacent sidewalk to tie into. If anything, having one small stretch of sidewalk may prove confusing to pedestrians.

The Los Duranes Sector Plan recognized,

“The narrow streets and acequias of Los Duranes are an essential part of our neighborhood character, which have been preserved and maintained in new developments. *We have a connected network of safe routes to schools and community facilities and provide pedestrian and biking amenities for all ages and abilities.*”

3. Addressing IDO Subsection 14-6-6-6(P)(3)(a)(3)

The Waiver will not cause significant material adverse impacts on surrounding properties.

There are no sidewalks on surrounding properties. The absence of a sidewalk at the subject property has not had a materially adverse impact on any neighboring property during the past hundred plus years.

4. Addressing IDO Subsection 14-6-6-6(P)(3)(a)(4)

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

Several decades ago, the City expanded the width of streets in Los Duranes. The absence of a sidewalk at the subject property will in no way hinder any future public infrastructure improvements, indeed it may facilitate it as a sidewalk would be a physical impediment to future right-of-way acquisitions.

5. Addressing IDO Subsection 14-6-6-6(P)(3)(a)(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.

The waiver is in keeping with the express intent of the City and County to preserve the historical character of Los Duranes. It does not conflict with any other City code or ordinance.

6. Addressing IDO Subsection 14-6-6-6(P)(3)(a)(6)

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

The subject property is not within the 100-year floodplain.

7. Addressing IDO Subsection 14-6-6-6(P)(3)(a)(7)

The Waiver will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.

The waiver will not undermine the City's ability to create a streamlined, transparent, and equitable framework of zoning and subdivision regulations that implements the city's long-term Comprehensive Plan. Moreover, the waiver is in accord with the intent of protecting the character of historic neighborhoods.

8. Addressing IDO Subsection 14-6-6-6(P)(3)(a)(8)

The 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 will not alter the lot or type of development already in place at the subject property or any other property.

9. Addressing IDO Subsection 14-6-6-6(P)(3)(a)(9)

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

The waiver would allow the minimal action of maintaining the status quo at this historic property and is consistent with IDO Subsection 14-16-6-6(P).

10. Addressing IDO Subsection 14-6-6-6(P)(3)(a)(10)

This request for a waiver to IDO sidewalk requirements is in an 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.

There is no existing sidewalk system on either road adjacent to the subject property. As noted above, the Sector Plan declared that Los Duranes has existing pedestrian facilities for all ages and abilities. The addition of an isolated island of sidewalk will not contribute to the public welfare.

Please note that the improvements being made to the subject property do not constitute a new public residential subdivision, nor has any of the subject property been dedicated as a public right-of-way. Therefore, IDO Subsection 14-16-5-3(D)(1)(b) does not apply.

Thank you for your kind consideration of this waiver request. Please do not hesitate to contact me with questions or concerns.

Sincerely,



Adrian Oglesby



My Work

MY INVOICES **MY PLANS** REQUEST INSPECTIONS

Search...						📄 Export to Excel
Display Pending ▾						
Plan Number	Project ▾	Address ▾	Plan Type ▾	Status ▾	State	
PA-2025-00332	PR-2019-002186	2103 LOS LUCEROS RD N...	Sketch Plat Application	Closed	Recent, Pending	

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque Administrative Review/Decision – Electronic Mail

Date of Notice*: 10/20/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [§14-16-6-4\(K\) Public Notice](#). This notice is being provided to the Neighborhood Representatives on the attached list from the City of Albuquerque's Office of Neighborhood Coordination.

Project Information Required by [IDO §14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 2103 Los Luceros Rd NW
Location Description single detached residence
2. Property Owner* Adrian Oglesby
3. Agent/Contractor [if other than the property owner] _____
4. Application(s) Type* per IDO [Table 6-1-1](#)

- ☐ Historic Certificate of Appropriateness – Minor
- ☐ Sign Permit
- ☐ Alternative Signage Plan
- ☐ Wall/Fence Permit
- ☐ Site Plan – Administrative

Summary of project/request*:

Sidewalk waiver for existing residential property.

5. This application will be decided by staff. Please contact devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select option for Development Review Services.
6. Where more information about the project can be found*:

Preferred project contact information:

Name: Adrian Oglesby

Email: adrian@lawoftheriver.com

Phone: 505-280-7958

[Note: Items with an asterisk (*) are required.]

- ☐ Attachments:
- ☐ Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*
- ☐ Others: _____
- ☐ Online website or project page: _____

Project Information Required for Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*¹ H-12-Z
2. Project Illustrations, as relevant*²

- ☐ Architectural drawings
- ☐ Elevations of the proposed building(s)
- ☒ Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above

3. The following exceptions to IDO standards have been requested for this project*:

- ☐ Deviation(s) ☐ Variance(s)³ ☒ Waiver(s)⁴

Explanation*: _____
We are building an addition onto our existing home and the City requires we apply for a waiver from its sidewalk requirement. There are few sidewalks within our historic neighborhood, the nearest being 0.3 miles away. We prefer to maintain the neighborhood's historic character.

4. **For Site Plan – Administrative Applications only***,

Attach the proposed site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas. *
- ☐ b. Access and circulation for vehicles and pedestrians. *
- ☐ c. Maximum height of any proposed structures, with building elevations. *
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
- ☐ Total gross floor area of proposed project.
- ☐ Gross floor area for each proposed use.

¹ Available online here: <http://data.cabq.gov/business/zoneatlas/>

² While not required, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project.

³ Separate notice is required for Variance Applications.

⁴ Separate notice is required for Waiver Applications.

[Note: Items with an asterisk (*) are required.]

Pre-submittal Neighborhood Meeting date, if it occurred: _____

Brief Meeting Summary:

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

Additional Information from IDO Zoning Map⁵:

1. Area of Property [typically in acres] 0.216
2. IDO Zone District(s) R-A
3. Overlay Zone(s) [if applicable] _____
4. Center or Corridor Area [if applicable] _____
5. Current Land Use(s) [vacant, if none] _____

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice for a Site Plan – Administrative application that proposes more than 100 multi-family dwelling units or more than 50,000 s.f. of nonresidential development. To request a facilitated meeting, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select the option for “Development Review Services”.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map:

<https://tinyurl.com/idozoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.





Notificación de Acceso Lingüístico.




Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.


語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。


Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.



Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.


   


  


 Share to Teams

 Zoom


 

 Pin / Unpin








Sidewalk Waiver Request Notice





adrian lawoftheriver.com


 To: Lee Gamelsky <lee@lganm.com>; billherring@comcast.net





 Reply

 Reply all

 Forward







Tue 9/23/2025 12:13 PM

Hi Bill & Lee,

Hope this finds you both well.


I suspect that you have noticed that we are well into our home addition project. The folks at the City's Hydrology Department have just informed us that we need to build a sidewalk along our property on both Los Luceros and Carlota.


Given the character of the neighborhood and absence of sidewalks on either of our roads, I am applying for a waiver from the sidewalk ordinance.


Please acknowledge that you have received this notice of my application for this waiver.

Many thanks,
Adrian

Adrian Oglesby
2103 Los Luceros Rd NW

 Reply

 Reply all

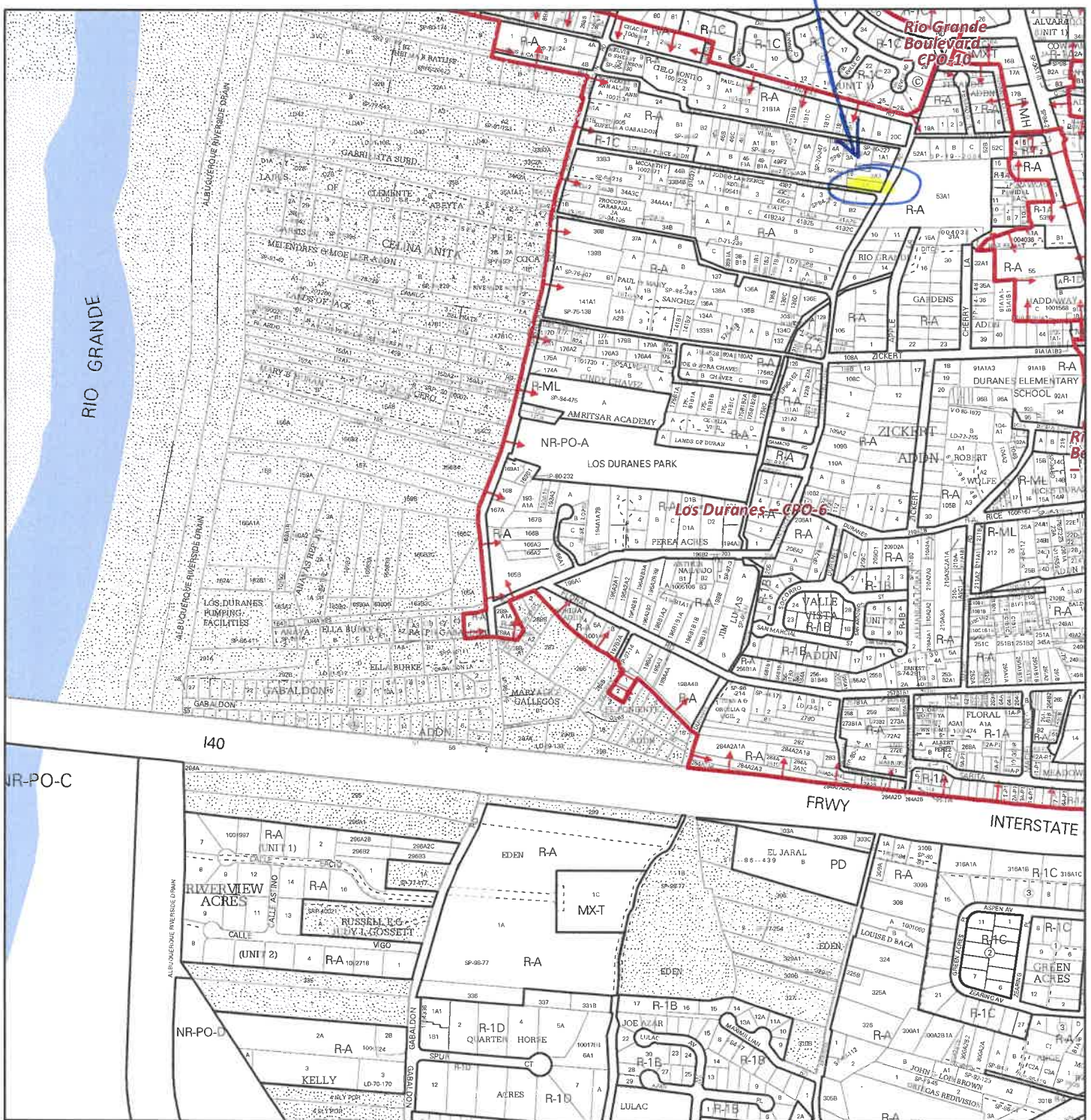
 Forward

Carlota Road - no sidewalks



Los Luceros Rd – no sidewalks





For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018

**IDO Zoning information as of May 17, 2018**

**The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).**

