

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