

[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.

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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.