

From: [Sergio Lozoya](#)
To: pcandelaria@gmail.com
Subject: FW: Public Notice for Development Hearing Officer - Waiver Application - Tierra West LLC
Date: Monday, December 8, 2025 3:57:29 PM
Attachments: [image001.png](#)
[10-Trans 2019-002639 Sketch 10-22-2025.pdf](#)
[200 Lomas Public Notice Form - DHO Waiver.pdf](#)
[200 Lomas Blvd NW Public Notice Inquiry Sheet Submission.pdf](#)
[2025015 Sidewalk Update 12.2.25.pdf](#)

Dear Albuquerque Core Neighborhood Association,

On behalf of 200 Lomas LLC, Tierra West would like to notify you that we are pursuing three (3) individual Development Hearing Officer (DHO) – Waivers for the property located at 200 Lomas Blvd NW, 87102.

As required by IDO Subsection 6-6(P), the waiver applications will be submitted to City Staff and will be decided by the Development Hearing Officer (DHO) at a public hearing.

The hearing dates for 2026 have not been posted by the City of Albuquerque. Once we know what date this will be heard, we will update you accordingly.

These waivers pertain to the standards outlined in Integrated Development Ordinance (IDO) Subsection 5-3 Access and Connectivity. This section of the IDO requires that sidewalks per DPM standard be installed.

The **Development Process Manual (DPM)** requires sidewalks along the property frontages to be a minimum width of **10 feet**. Existing sidewalk widths and requested waivers are as follows:

- **Lomas Blvd** – Existing width: **7'-0"** → **Requested waiver: 3'-0"**
- **2nd Street** – Existing width: **7'-0"** → **Requested waiver: 3'-0"**
- **3rd Street** – Existing width: **7'-0"** → **Requested waiver: 3'-0"**

These waivers are being requested to address existing site constraints and to align with the development needs for the property.

Attached you will find the following:

1. Emailed Notice Form
2. Office of Neighborhood Association Inquiry and Response
3. Comments from Staff on Sidewalk Width Requirements
4. Sidewalk exhibit showing all three requests

Please feel free to reach out with any questions or if additional information is needed.

Sincerely,

Sergio Lozoya

Senior Planner



5571 Midway Park Pl., NE

Albuquerque, NM 87109

Office: (505)858-3100

email: slozoya@tierrawestllc.com

From: [Sergio Lozoya](#)
To: ["ken@cbm-wellness.com"; "pacandelaria@gmail.com"](#)
Cc: [Katie Niblett](#)
Subject: Public Notice for Development Hearing Officer - Waiver Application - Tierra West LLC
Date: Monday, December 8, 2025 3:56:18 PM
Attachments: [image001.png](#)
[10-Trans 2019-002639 Sketch 10-22-2025.pdf](#)
[200 Lomas Public Notice Form - DHO Waiver.pdf](#)
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Senior Planner



5571 Midway Park Pl., NE
Albuquerque, NM 87109

Office: (505)858-3100

email: slozoya@tierrawestllc.com

From: [Sergio Lozoya](#)
To: president@abqdna.org; vicepresident@abqdna.org
Cc: [Katie Niblett](#)
Subject: FW: [#2025015] Public Notice for Development Hearing Officer - Waiver Application - Tierra West LLC
Date: Monday, December 8, 2025 4:04:38 PM
Attachments: [image001.png](#)
[10-Trans 2019-002639 Sketch 10-22-2025.pdf](#)
[200 Lomas Public Notice Form - DHO Waiver.pdf](#)
[200 Lomas Blvd NW Public Notice Inquiry Sheet Submission.pdf](#)
[2025015 Sidewalk Update 12.2.25.pdf](#)

Dear Downtown Neighborhoods Association,

On behalf of 200 Lomas LLC, Tierra West would like to notify you that we are pursuing three (3) individual Development Hearing Officer (DHO) – Waivers for the property located at 200 Lomas Blvd NW, 87102.

As required by IDO Subsection 6-6(P), the waiver applications will be submitted to City Staff and will be decided by the Development Hearing Officer (DHO) at a public hearing.

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Sincerely,

Sergio Lozoya

Senior Planner



5571 Midway Park Pl., NE

Albuquerque, NM 87109

Office: (505)858-3100

email: slozoya@tierrawestllc.com

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

Project Number: 2019-002639

AGENDA ITEM NO: 10

200 Lomas NW

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. Lomas, 2nd, and 3rd are Principal arterial require 10' sidewalks and 6'-8' landscaping buffer. Existing widths are 7' along 2nd and 3rd, 8' along Lomas, require to be widened to 10'.
2. Roma is local road requires 5' sidewalk and 4'-6' landscaping buffer, the existing 7' sidewalk is in compliance.
3. Any future development will require an approved TCL prior to site plan or building permit. Also, a Traffic Scoping Form would need to be submitted to determine if a TIS would be required.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Sertil Kanbar, PE
Transportation Development
505-924-3909 or skanbar@cabq.gov

DATE: October 22, 2025

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

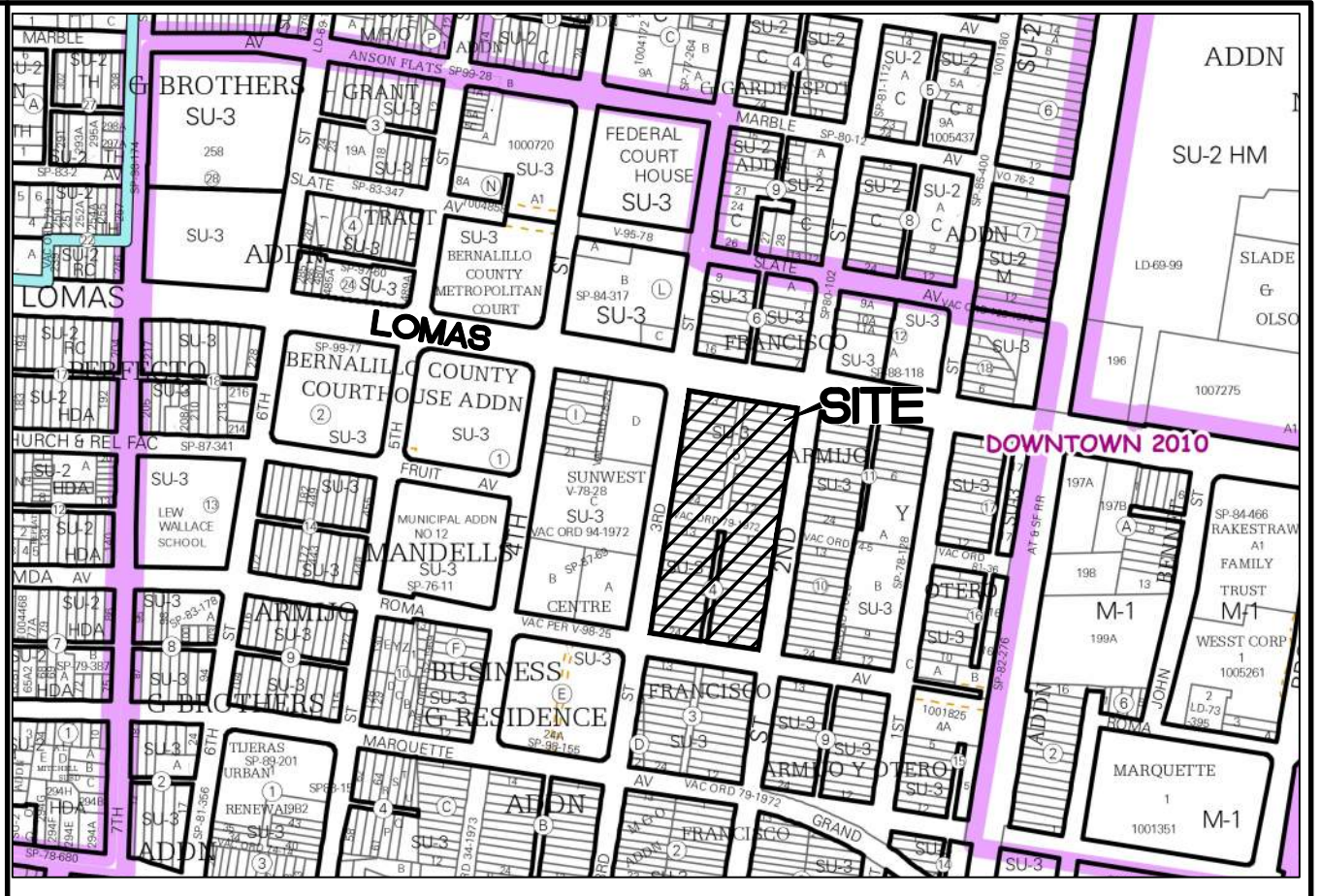
DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

Lomas Blvd. NW

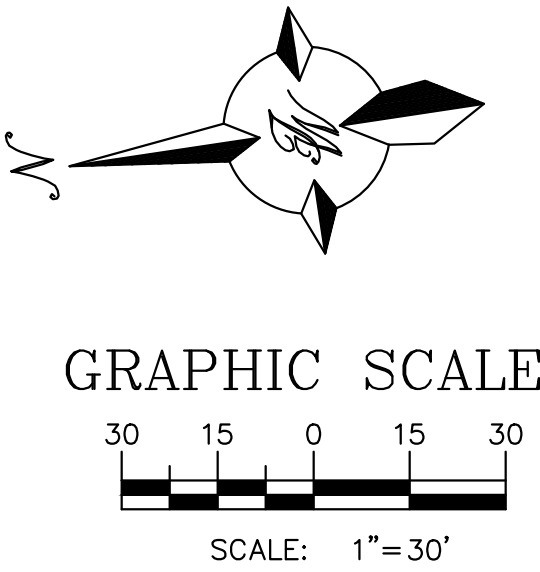
7' - Sidewalk existing
10' sidewalk and 6'-8' landscape
buffer required.

2nd St NW

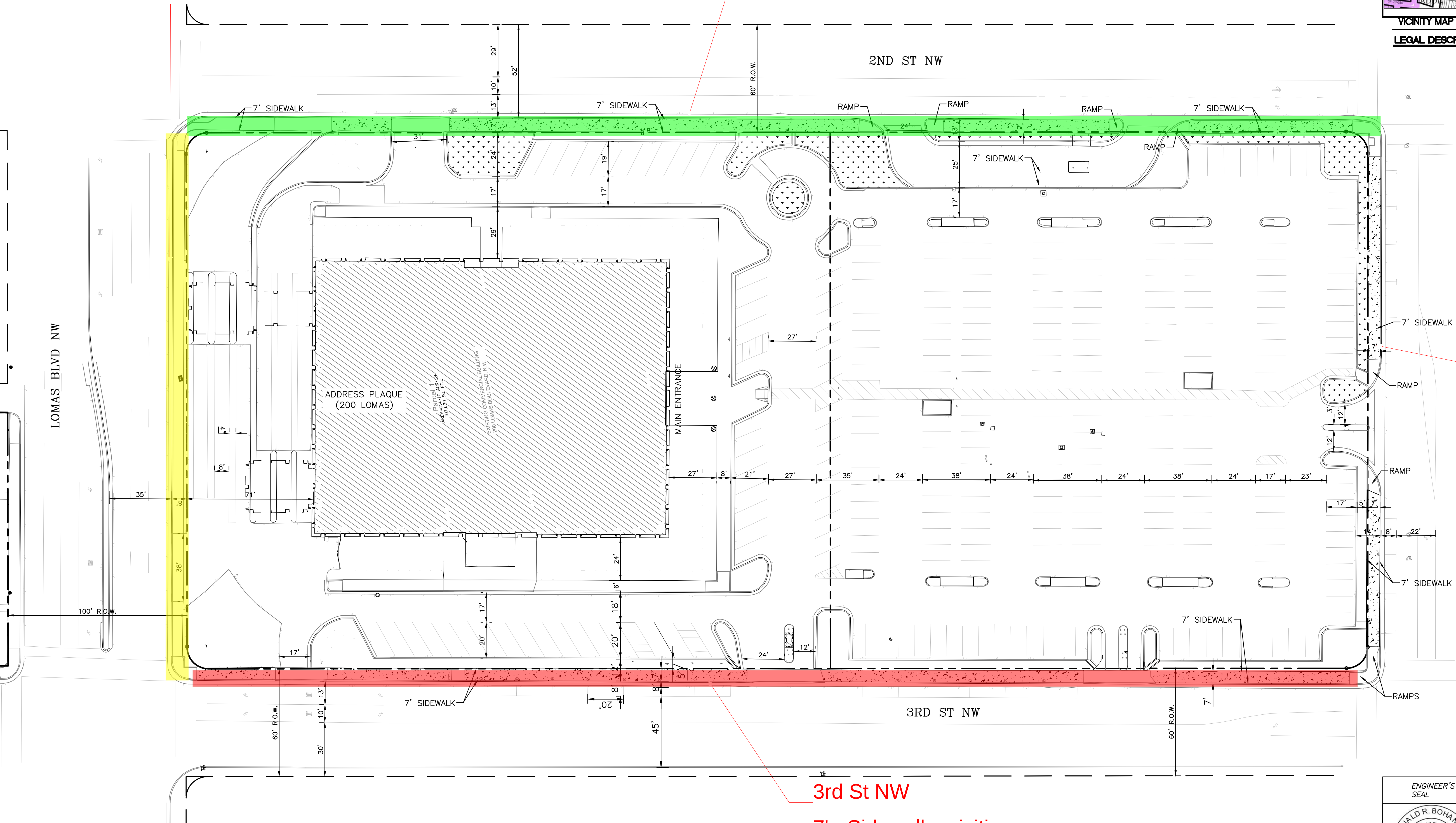
7' - Sidewalk existing
10' sidewalk and 6'-8' landscape
buffer required.



VICINITY MAP
LEGAL DESCRIPTION

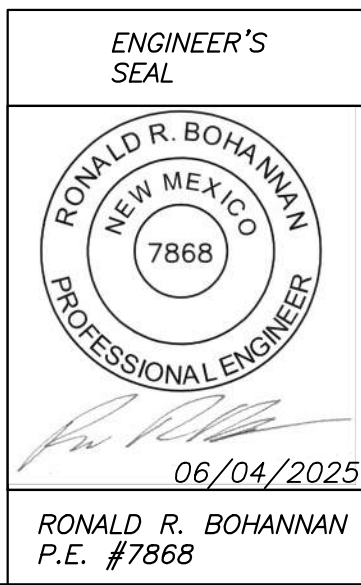
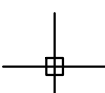


Roma AVE NW
5' sidewalk and 4'-6'
landscape buffer required.



3rd St NW

7' - Sidewalk existing
10' sidewalk and 6'-8' landscape
buffer required.

	200 LOMAS ALBUQUERQUE, NM	DRAWN BY AS
	SIDEWALK VARIANCE EXHIBIT	DATE 06-04-2025
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # EX-1
		JOB # 2025015

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 12/8/25

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 (mark as relevant):

☒ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹

☐ Property Owners within 100 feet of the Subject Property.

Information Required by IDO §14-16-6-4(K)(1)(a)

1. Subject Property Address* 200 Lomas NW
Location Description On Lomas Blvd NW between 2nd St and 3rd St
2. Property Owner* 200 Lomas LLC
3. Agent/Applicant* [if applicable] Tierra West LLC
4. Application Type(s)²* per IDO Table 6-1-1
 - ☐ Site Plan – EPC
 - ☐ Subdivision _____ (Minor or Major or Bulk Land)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance – EPC
 - ☒ Waiver DHO _____ (DHO or Wireless Telecommunication Facility)
 - ☐ Other: _____

Summary of project/request³*:

The request is for 3 DHO - Waiver to IDO Standards found in IDO 5-3 Access and connectivity. 10'-0" sidewalk required, waiver of 3'-0" for a 7'-0" sidewalk (existing)

5. This application will be decided at a public meeting or hearing by*:

- ☒ Development Hearing Officer (DHO)
- ☐ Landmarks Commission (LC)
- ☐ Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time*: TBD - Will provide January 2026 Dates when they are available

Location*: Zoom

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for "Boards, Commissions, and ZHE Signs."

6. Where more information about the project can be found*:

Preferred project contact information:

Name: Sergio Lozoya

Email: slozoya@tierrawestllc.com

Phone: (505)858-3100



Attachments:



Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*



Others: Waiver Exhibit



Online website or project page: _____

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

1. Zone Atlas Page(s)*⁵ J-14-Z

2. Project Illustrations, as relevant*⁶



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)



Waiver(s)

Explanation*:

(3)Waiver for sidewalk on Lomas/2nd st/3rd St at 200 Lomas from IDO subsection 5-3(D) referring to the DPM requiring sidewalk to be 10'-0"; sidewalk is currently 7'-0". Asking for a waiver of 3'-0".

⁴ Physical address or Zoom link

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas>

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

N/A

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

5. **For Site Plan Applications only***, attach 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.

Additional Information from IDO Zoning Map⁷:

- 1. Area of Property [typically in acres] 2.47 Acres
- 2. IDO Zone District MX-FB
- 3. Overlay Zone(s) [if applicable] CPO-2
- 4. Center or Corridor Area [if applicable] Downtown, Lomas, 2nd Street
- Current Land Use(s) [vacant, if none] Office, Vacant

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. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ 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.

From: Flores, Suzanna A.
To: Sergio Lozoya
Subject: 200 Lomas Blvd NW _ Public Notice Inquiry Sheet Submission
Date: Monday, December 8, 2025 2:33:16 PM
Attachments: image001.png
IDOZoneAtlasPage_J-14-Z.pdf

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	First Name	Last Name	Email	Address Line 1	City	State	Zip	Phone
ABQCore Neighborhood Association	Ken	Sears	ken@cbrm-wellness.com	400 Gold Ave SW, Ste 130	Albuquerque	NM	87102	5056606670
ABQCore Neighborhood Association	Pam	Candelaria	pcandelaria@gmail.com	873 Silver Avenue SW	Albuquerque	NM	87102	2678089164
Downtown Neighborhoods Association	Sylvia	Holguin	President@abqdna.org	1503 Marble Ave NW	Albuquerque	NM	87104	5168496883
Downtown Neighborhoods Association	Eric	Carson	vicepresident@abqdna.org	820 Kent Ave NW	Albuquerque	NM	87102	2069488238

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@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-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.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.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.cabq.gov/planning/online-forms/PublicNotice/Emailed-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://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

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

Website: www.cabq.gov/neighborhoods

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

Sent: Monday, December 8, 2025 7:59 AM

To: Office of Neighborhood Coordination <slozoya@tierrawestllc.com>

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

Subject: Public Notice Inquiry Sheet Submission

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:

Applicant Information

Contact Name

Sergio Lozoya

Telephone Number

5052787088

Email Address

slozoya@tierrawestllc.com

Company Name

Tierra West LLC

Company Address

5571 Midway Park Place NE

City

Albuquerque

State

NM

ZIP

87109

Subject Site Information

Legal description of the subject site for this project:

ALL OF BLK 5 FRANCISCO ARMIJO Y OTERO ADDN & VAC PORT OF FRUIT AVE NW LYING BETWEEN 2ND & 3RD ST'S & A VAC ALLEY IN BLKCONT 2.4700 AC +- OR 107,593 SQ FT +- and ALL OF BLK 4 FRANCISCO ARMIJO Y ORTEO ADDN & A VAC ALLEY INBLK CONT 2.0620 AC +- OR 89,821 SQ FT +-

Physical address of subject site:

200 Lomas Blvd NW

Subject site cross streets:

Lomas and 3rd

Other subject site identifiers:

On Lomas between 2nd and 3rd

This site is located on the following zone atlas page:

J-14-Z

Link for map

Captcha