



PLAN SNAPSHOT REPORT DHOWVR-2025-00035 FOR CITY OF ALBUQUERQUE

Plan Type: DHO Waiver	Project: PR-2019-002639 (PR-2019-002639)	App Date: 12/08/2025
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: DHO - Waiver Request from provisions found in IDO 5-3 Access and Connectivity.		

Parcel: 101405825610332508	Main	Address: 200 Lomas Blvd Nw 200 Lomas Blvd Nw Albuquerque, NM 87102	Zone:
		200 Lomas Blvd Nw Albuquerque, NM 87102	Main

Agent Sergio Lozoya 5571 Midway Park PI NE Albuquerque, NM 87109 Business: (505) 278-7088	Owner Adam Silverman Home: (951) 966-8816 Mobile: (951) 966-8816	Applicant Tierra West 5571 Midway Park PI NE Albuquerque NM, 8710 Albuquerque NM, 8710 Albuquerque, NM 87109 Home: (505) 858-3100 Business: (505) 858-3100 Mobile: (505) 858-3100	Engineer TIERRA WEST, LLC J NISKI 5571 Midway Park PI NE Albuquerque, NM 87109 Business: (505) 858-3100
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Plan Custom Fields			
Existing Project Number (If none, type "N/A")	PR-2019-002639 PA-2025-00327	IDO/DPM Requirement Waiver Request	IDO 5-3: Access & Connectivity
Do you request an interpreter for the hearing?	No	Detailed Feature Waiver Request	IDO / DPM Requirement for a 10'-0" sidewalk. Requesting that the existing 7'-0" sidewalk remain with a waiver of 3'-0" from the 10'-0" standard. 2nd Street is the East frontage of the subject site. This is where we are requesting the waiver. This is two of three.
Subdivision Name and/or Unit Number	ARMijo--FRANCISCO Y OTERO	Lot and/or Tract Number	10, 15, 23, 24, 18, 1, VAC ORD 79-1972, 6, 12, 9, 2, 20, 3, 5, 21, 17, 8, 14, 4, 16, 7, 19, 13, 22, 11
Zone Atlas Page(s)	J-14	Legal Description	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 +-
Metropolitan Redevelopment Area(s)	Downtown	Acreage	2.47
Corridor Type	Main Street (MS) Area, Major Transit (MT) Area, Major Transit (MT) Area, Major Transit (MT) Area	Council District	2
		Center Type	Downtown
		Development Area(s)	Change
Calculated Acreage		2.42692	
Community Planning Area(s)		Central ABQ	

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Current Land Use(s)	05 Office	IDO Use Specific Standards Name	Downtown Small Area, Downtown Small Area, Railroad and Spur Small Area, Railroad and Spur Small Area	IDO Use Specific Standards Subsection	Paid Parking Lot or Parking Structure (Prohibitions) (4-3(D)), Drive-through or Drive-up Facility (Prohibitions) (4-3(F)), Commercial Uses (various) (4-3(D)), Industrial Uses (various) (4-3(E))
IDO Use Development Standards Name	Downtown Small Area, Downtown Small Area, Railroad and Spur Small Area, Valley Drainage Area, Downtown Small Area, Downtown Center	IDO Use Development Standards Subsection	Historic Building Façades (5-11), Off-premises Signs (Prohibitions) (5-12), Cumulative Impacts (5-2), Site Design and Sensitive Lands (5-2), On-premises Signs (5-12), Parking and Loading (Exemptions and Reductions) (5-5)	IDO Administration & Enforcement Name	Downtown Small Area, Railroad and Spur Small Area, Railroad and Spur Small Area
IDO Administration & Enforcement Subsection	Demolition Outside of an HPO (6-6), Cumulative Impacts Analysis Requirements (6-4), Site Plan – EPC (6-6)	Pre-IDO Zoning District	SU-3	Pre-IDO Zoning Description	GOVERNMENT/FINANCIAL/HOSPITALITY FOCUS
Major Street Functional Classification	2 - urban principal arterial	FEMA Flood Zone	X		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Tierra_West_12/8/2025.jpg	12/08/2025 16:25	West, Tierra		Uploaded via CSS
Note				
1. Revisions required				

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00065584	Technology Fee	\$22.75	\$22.75
	DHO Waiver Application Fee	\$275.00	\$275.00
	Facilitated Meeting Fee for Planning Applications	\$50.00	\$50.00
	Total for Invoice INV-00065584	\$347.75	\$347.75
	Grand Total for Plan	\$347.75	\$347.75

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	01/07/2026	Scheduled	DHO Waiver

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1			
Associate Project Number v.1	Generic Action	12/12/2025 15:40	12/15/2025 11:51
Screen for Completeness v.1	Generic Action	12/15/2025 11:17	
Verify Payment v.1	Generic Action	12/15/2025 11:51	

Application Review v.1	12/15/2025 11:51
DHO Hearing v.1	Hold Hearing
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
Linked Project Plans v.1	