

From: [Sergio Lozoya](#)
To: pcandelaria@gmail.com; ken@cbm-wellness.com
Cc: [Katie Niblett](#)
Subject: RE: [#2025015] Public Notice for Development Hearing Officer - Waiver Application - Tierra West LLC
Date: Friday, December 19, 2025 12:34:40 PM
Attachments: [image001.png](#)

Greetings,

I am following up on the notification sent below regarding three (3) sidewalk waiver applications to the City of Albuquerque.

The application has been accepted by the City of Albuquerque, and this matter has been scheduled to be heard by the Development Hearing Officer. The hearing will be held on Zoom on January 7th, 2026

Information regarding the DHO and the agenda for the January 7th meeting can be found here:
<https://www.cabq.gov/planning/boards-commissions/development-hearing-officer>

Please reach out with any questions about the request.

Thanks,

Sergio Lozoya
Senior Planner



5571 Midway Park Pl., NE
Albuquerque, NM 87109
Office: (505)858-3100
email: slozoya@tierrawestllc.com

From: Sergio Lozoya
Sent: Monday, December 8, 2025 3:58 PM
To: pcandelaria@gmail.com
Subject: FW: Public Notice for Development Hearing Officer - Waiver Application - Tierra West LLC

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: president@abqdna.org; vicepresident@abqdna.org
Cc: [Katie Niblett](#)
Subject: RE: [#2025015] Public Notice for Development Hearing Officer - Waiver Application - Tierra West LLC
Date: Friday, December 19, 2025 12:34:29 PM
Attachments: [image001.png](#)

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Office: (505)858-3100
email: slozoya@tierrawestllc.com

From: Sergio Lozoya
Sent: Monday, December 8, 2025 4:05 PM
To: president@abqdna.org; vicepresident@abqdna.org
Cc: Katie Niblett <Katie@tierrawestllc.com>
Subject: FW: [#2025015] Public Notice for Development Hearing Officer - Waiver Application - Tierra West LLC

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.

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