



PLAN SNAPSHOT REPORT DHOWVR-2025-00030 FOR CITY OF ALBUQUERQUE

Plan Type: DHO Waiver	Project:	App Date: 11/10/2025
Work Class: DHO Waiver	District: City of Albuquerque	Exp Date: NOT AVAILABLE
Status: Submitted - Online	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval
Description: El Rancho Grande Unit 18 - Waiver Request - IDO - 5-4 rear lot line adjacent to collector / arterial street		Expire Date:

Parcel: 100805428548510104	Main	Address: 99999 Gibson Blvd Sw Albuquerque, NM 87121	Main	Zone:
Owner Bo Johnson Home: (505) 450-4616 Business: (505) 450-4616 Mobile: (505) 450-4616	Applicant Renee Regal 9384 Valley View Drive NW Suite 100 Suite 100 Albuquerque, NM 87114 Business: (505) 366-4187 Mobile: (717) 443-3717	Engineer John Stapleton 9384 Valley View Dr NW Albuquerque, NM 87114 Business: (505) 545-9607		

Plan Custom Fields

Existing Project NumberPR-2021-005862 / (If none, type "N/A")	MAJOR_PLT-2025-00014	IDO/DPM Requirement IDO 5-4: Subdivision of Waiver Request	Land	Detailed Feature Waiver Request	IDO -- 5-4(F)(2)(b) Residential lots shall avoid layouts where the rear lot line is adjacent to a collector or arterial street. Local frontage roads may be used within a subdivision to avoid locating residential rear yard. The shape of Lots 1–3 in Block 6 is constrained by the existing Bowie Rd SW alignment from the prior subdivision phase. All existing lots on that block back up to Gibson Blvd. Our waiver justification is that the Bowie Rd alignment is a “pre-existing obstruction that cannot be easily or economically relocated” (IDO §6-6(P)(3) (a)1a).Adding a buffer would shorten these lots and create inconsistency with the existing subdivision layout.
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Do you request an interpreter for the hearing?	No	Lot and/or Tract Number	16D2	Block Number	0000
Subdivision Name and/or Unit Number	EL RANCHO GRANDE UNIT 16	Legal Description	TR 16-D-2 PLAT FOR EL RANCHO GRANDE UNIT 16 CONT 16.4559 AC	Existing Zone District	R-1A
Zone Atlas Page(s)	M-08, N-08	Acreage	16.4559	Calculated Acreage	16.3412
Council District	3	Community Planning Area(s)	Southwest Mesa	Development Area(s)	Consistency
Current Land Use(s)	15 Vacant	Public Property Entity	AMAFCA	Pre-IDO Zoning District	R-D

PLAN SNAPSHOT REPORT (DHOWVR-2025-00030)

Pre-IDO Zoning Description	Major Street Functional 4 - urban major collector Classification	FEMA Flood Zone	X
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Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Renee_Regal_11/10/2025.jpg	11/10/2025 16:31	Regal, Renee		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	Technology Fee	\$22.75	\$0.00
	Facilitated Meeting Fee for Planning Applications	\$50.00	\$0.00
	DHO Waiver Application Fee	\$275.00	\$0.00
Total for Invoice NOT INVOICED		\$347.75	\$0.00
Grand Total for Plan		\$347.75	\$0.00

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1			
Associate Project Number v.1	Generic Action		
Screen for Completeness v.1	Generic Action		
Verify Payment v.1	Generic Action		
Application Review v.1			
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			

5-4 SUBDIVISION OF LAND

5-4(A) PURPOSE

This Section 14-16-5-4 is intended to promote the public health, safety, and general welfare of the current and future inhabitants of the City by ensuring that development sites:

- 5-4(A)(1) Are consistent with the land use planning objectives of the adopted ABC Comp Plan, as amended, and other plans, policies, and ordinances adopted by the City Council.
- 5-4(A)(2) Are appropriately sized and shaped to meet the intended use of land consistent with the zoning provisions and Development Standards in this IDO.
- 5-4(A)(3) Accurately document the boundaries of each lot in the subdivision.
- 5-4(A)(4) Avoid development of sensitive lands.
- 5-4(A)(5) Are adequately served by a safe street and trail network that is consistent with the City's adopted transportation plans, with convenient access for motor vehicles, bicycles, and pedestrians.
- 5-4(A)(6) Require the timely installation and dedication of public improvements and utilities necessary to serve the development, while providing economy for governmental purposes and efficiency in governmental operations.

5-4(B) APPLICABILITY

- 5-4(B)(1) The standards in this Section 14-16-5-4 apply to all subdivisions of land into 2 or more lots, building sites, or tracts, or when 2 or more platted lots are consolidated into a larger lot for development or redevelopment, unless expressly exempted elsewhere in this IDO, in a development agreement, an approved Site Plan within the NR-SU or PD zone districts, an approved Framework Plan within the PC zone district, or an approved annexation plan.
- 5-4(B)(2) The subdivision standards apply to all areas within the city unless specifically exempted.
- 5-4(B)(3) Land shall be subdivided only in accordance with the subdivision approval procedures in Subsections 14-16-6-6(K) (Subdivision of Land – Minor) and 14-16-6-6(L) (Subdivision of Land – Major).

5-4(C) COMPLIANCE WITH ZONING REQUIREMENTS

- 5-4(C)(1) All lots created by a subdivision shall comply with applicable standards in Part 14-16-3 (Overlay Zones); Section 14-16-5-1 (Dimensional Standards), particularly Subsection 14-16-5-1(C)(2) (Contextual Residential Development in Areas of Consistency); Section 14-16-5-3 (Access and Connectivity); and this Section 14-16-5-4.
 - 5-4(C)(1)(a) The City shall take into consideration prior zoning actions and determinations of land use as decided by the appropriate zoning authority.

- 5-4(C)(1)(b) Nonconforming lots may be replatted without requiring Variance to lot size if the replat meaningfully decreases the degree of already existing nonconformity.
- 5-4(C)(2) No land shall be subdivided that is found to be unsuitable for subdividing by reason of flooding, ponding, poor drainage, adverse soil conditions, adverse geological formations, unsatisfactory topography, limitations of water quantity, and/or quality, lack of access or restrictions on accessibility, or other conditions likely to be harmful to the public health, safety, or general welfare, unless such unsuitable conditions are corrected or mitigated to the satisfaction of the City. The Development Hearing Officer (DHO) is responsible for making determinations regarding unsuitability of land for subdivision.
- 5-4(C)(3) The availability of adequate access, fire protection, police protection, refuse service, public schools, public parks and recreation facilities, other elements of public infrastructure or private facilities, and privately provided utilities shall all be weighed in considering proposed subdivisions. They are not all necessarily required.
- 5-4(C)(4) Each subdivision shall comply with the provisions of Subsection 14-16-5-2(C) (Site Design to Avoid Sensitive Lands) unless encroachment into those sensitive lands is corrected or mitigated to the satisfaction of the City.
- 5-4(C)(5) The general layout of lots, roads, driveways, drive aisles, utilities, drainage facilities, and other services within proposed subdivisions shall be designed to avoid making compliance with the standards of the applicable zone district difficult or infeasible.
- 5-4(C)(6) In the PD and NR-SU zone districts, and for development in any zone district on a site 5 acres or greater adjacent to Major Public Open Space, an approved Site Plan – EPC is required prior to any platting action. In the PC zone district, an approved Framework Plan is required prior to any platting action. Subsequent platting must conform to the approved plans.
- 5-4(C)(7) In the NR-BP zone district, a Master Development Plan is required for lots 20 acres or more prior to platting action. For lots less than 20 acres zoned NR-BP, a Site Plan is required prior to development, but the property may be subdivided before or after a Site Plan is approved. Once a Master Development Plan or Site Plan is approved, subsequent platting must conform to the approved plan.

5-4(D) EXISTING AGREEMENTS AND COVENANTS

Subdivision regulations do not repeal, annul, or in any way interfere with existing private agreements or restrictive covenants applicable to a property. However, subdivision approvals are not required to be consistent with those private agreements or restrictive covenants. Where the standards in this Section 14-16-5-4 impose a different standard than those imposed by a private agreement or restrictive covenants, the standards in this Section 14-16-5-4 shall apply for purposes of City development approval and enforcement. Enforcement of any private agreements or restrictive covenants applicable to a property is the responsibility of the parties to that agreement, and not the City. See Section 14-16-1-9 (Relationship to Private Agreements and Covenants).

5-4(E) BLOCK DESIGN AND LAYOUT**5-4(E)(1) Connectivity, Streets, and Alleys**

- 5-4(E)(1)(a) Street connectivity patterns shall comply with the provisions of Section 14-16-5-3 (Access and Connectivity).
- 5-4(E)(1)(b) Medians and pedestrian refuges shall be designed to the specifications in the DPM. Medians and pedestrian refuges shall be designed to integrate stormwater infiltration areas to the maximum extent practicable.
- 5-4(E)(1)(c) In Areas of Consistency, alleys shall be included in subdivision design in those areas of the city where surrounding areas are platted with alleys and shall continue the alignments of those alleys.
- 5-4(E)(1)(d) Construction of all streets and alleys shall comply with all applicable standards in the DPM.

5-4(E)(2) General Block Layout

- 5-4(E)(2)(a) Blocks shall generally be square or rectangular but may vary in shape to protect natural features or respond to site constraints.
- 5-4(E)(2)(b) To the maximum extent practicable, streets and access lanes shall be oriented to create block and lot configurations with their longest dimension along an east-west access to facilitate solar access.

5-4(E)(3) Block Dimensions

- 5-4(E)(3)(a) **Block Lengths**
Block lengths shall meet the requirements and comply with standards in the DPM associated with each Center and Corridor area and each street classification. Table 5-4-1 is provided as a summary for reference only. In the case of conflict, requirements in the DPM shall prevail.
- 5-4(E)(3)(b) **Pedestrian Crossings**
Pedestrian crossings shall be provided and designed per the requirements in the DPM, summarized in Table 5-4-1.

Table 5-4-1: Summary of Block Lengths in the DPM

Location	Block Length (ft.)	Signalized Pedestrian Crossing (ft.)	Designated Pedestrian Crossing (ft.)
Streets in Center & Corridor Areas			
Downtown	200-400	≤660	≤400
Urban Center	300-400	≤660	≤400
Main Street Area	300-400	≤660	≤400
Activity Center	400-600	≤1,320	≤600
Employment Center	≤800	≤2,640	As appropriate
Village Center	400-600	≤1,320	≤600
Streets in Other Areas			
Collector, Arterial, or Interstate Highway	Per DPM	Per DPM	Per DPM
Local Street	≤600	≤2,640	As appropriate

5-4(F) LOT DESIGN AND LAYOUT**5-4(F)(1) Avoidance of Sensitive Lands**

- 5-4(F)(1)(a) Each subdivision shall comply with the provisions of Subsection 14-16-5-2(C) (Site Design to Avoid Sensitive Lands).
- 5-4(F)(1)(b) Lots within floodplains or Special Flood Hazard Areas shall comply with Article 14-5 of ROA 1994 (Flood Hazard and Drainage Control), the DPM, and the requirements of the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA). Grading in a Special Flood Hazard Area (i.e., flood zones or FEMA's Zone A designation) requires an approved grading and drainage plan, a Floodplain Development Permit, and applicable financial guarantees for permanent public improvements, pursuant to the DPM.

5-4(F)(2) Access to Public Streets

- 5-4(F)(2)(a) All lots shall have frontage on a street unless deemed impracticable due to topography or other constraints and a Waiver – DHO for an alternative layout and access provisions is approved pursuant to Subsection 14-16-6-6(P).
- 5-4(F)(2)(b) Residential lots shall avoid layouts where the rear lot line is adjacent to a collector or arterial street. Local frontage roads may be used within a subdivision to avoid locating residential rear yard walls along collector and arterial streets.
- 5-4(F)(2)(c) In the case of cluster or cottage development or manufactured home communities in zone districts where those uses are allowed, the provisions in Subsections (a) and (b) above apply to the entire project site, not to individual lots within the project site.

5-4(F)(3) Lot Dimensions

- 5-4(F)(3)(a) Lot sizes shall comply with all applicable standards in this IDO, including but not limited to Section 14-16-5-1 (Dimensional Standards).
- 5-4(F)(3)(b) The Planning Director is authorized to make those adjustments to required lot dimensions shown in Subsection 14-16-5-2(C) (Site Design to Avoid Sensitive Lands).
- 5-4(F)(3)(c) Cluster developments shall be subdivided pursuant to the standards in Section 14-16-5-1 (Dimensional Standards) and Subsection 14-16-4-3(B)(2) (Dwelling, Cluster Development) and the approval procedures in Subsections 14-16-6-6(K) (Subdivision of Land – Minor) and 14-16-6-6(L) (Subdivision of Land – Major), as applicable.
- 5-4(F)(3)(d) Tracts for open space, drainage, landscaping, or other communal purposes shall have their use, beneficiaries, and maintenance responsibilities clearly noted on the subdivision plat.

5-4(F)(4) Remainder Lots Prohibited

No subdivision shall result in any remainder lot that does not meet the standards of this IDO.

5-4(G) WATER AND SANITARY SEWER SYSTEMS

- 5-4(G)(1) The applicant shall install, at his/her own expense, necessary infrastructure to connect all lots within a proposed subdivision to the Albuquerque Bernalillo County Water Utility Authority's (ABCWUA's) water supply and sanitary sewer systems.
- 5-4(G)(2) Public water and sanitary sewer systems shall meet the standards of the DPM and conform to any adopted facility plans and Section 7 of the ABCWUA Legislation and Ordinances (Water and Wastewater System Expansion).
- 5-4(G)(3) The ABCWUA determines whether water and sanitary sewer infrastructure improvements are to be publicly or privately owned and maintained, based on considerations of system capacity and public health, safety, and welfare.

5-4(H) STORMWATER MANAGEMENT

- 5-4(H)(1) The applicant shall install, at his/her own expense, all site features and infrastructure necessary to retain, detain, and/or infiltrate stormwater to ensure that the new subdivision does not result in surface flooding or unnecessary burden on the City's infrastructure. Stormwater management for all subdivisions shall comply with all of the following:
 - 5-4(H)(1)(a) Applicable standards in the DPM.
 - 5-4(H)(1)(b) Applicable standards in Article 14-5 of ROA 1994 (Flood Hazard and Drainage Control).
 - 5-4(H)(1)(c) The requirements of AMAFCA.

- 5-4(H)(2) The developer shall incorporate best management practices for low-impact development stormwater management to minimize stormwater runoff and increase on-site infiltration as described in the DPM.

5-4(I) ELECTRICAL AND COMMUNICATION LINES

5-4(I)(1) Distribution Lines 12 Kilovolts or Less

New communications lines, new single-phase electrical distribution lines carrying 12 kilovolts (kV) or less, and all other lower voltage electrical lines shall be installed underground within subdivisions approved under this IDO.

5-4(I)(2) Distribution Lines between 12 Kilovolts and 40 Kilovolts

New electrical 3-phase distribution lines carrying above 12 kV, but less than 40 kV, shall be installed underground.

5-4(I)(3) Distribution Lines Over 40 Kilovolts

Electrical lines that carry 40 kV or more are not regulated by this IDO. See the Facility Plan for Electric System Transmission and Generation, as amended.

5-4(I)(4) Safety Clearances from Buildings and Other Structures

Safety clearances are required by the National Electric Safety Code (NESC) to ensure utility worker and public safety. Greater setbacks and/or reduced heights may be required for compliance with the National Electrical Safety Code (NESC) along lot lines that abut, are adjacent to, or within properties that contain overhead power lines and/or electric utility easements. Electric service provision from the Public Service Company of New Mexico (PNM) will also depend on adequate structure clearance requirements as outlined in the PNM Electric Service Guide.

5-4(J) GRADING AND EROSION CONTROL

5-4(J)(1) General

- 5-4(J)(1)(a) Grading and erosion control practices shall comply with the DPM.
- 5-4(J)(1)(b) New subdivisions shall blend development into the adjacent environment with a minimum of grade change. Extensive fill that raises the grade for proposed lots at the edge of a proposed subdivision above the grade of nearby property shall be avoided. Significant cuts near the edges of a proposed subdivision to lower the grade within the development shall be avoided.

5-4(J)(2) Slope Criteria

All final slopes shall comply with all applicable standards in the DPM.

5-4(J)(3) Grading near the Property Line

Particular care shall be taken to ensure that existing foundations, retaining walls, stable slopes, or other structures are not compromised and that the adjacent property is not damaged or its use constrained due to grading at or near the property line.

5-4(J)(4) Grading in Floodplains

Grading in a Special Flood Hazard Area without an approved drainage report and financial guarantees for the permanent improvements is prohibited.

5-4(K) DEDICATION OF LAND FOR PUBLIC PURPOSES**5-4(K)(1) General**

Dedication of land for the following public uses may be required in accordance with any of the following City policies or regulations:

- 5-4(K)(1)(a) Streets and other access pursuant to the Metropolitan Transportation Plan and DPM.
- 5-4(K)(1)(b) Drainage facilities pursuant to the IDO, the DPM, or AMAFCA standards.
- 5-4(K)(1)(c) Other public facilities required in accordance with the DPM.

5-4(K)(2) Dedication of Public Areas Designated in Adopted Plans

If a proposed public area shown on an adopted City or County plan is located in whole or in part in the area being subdivided, an appropriate tract shall be shown as reserved, deed restricted, or dedicated for public use on the plat unless, after a written request from the subdivider, the appropriate governmental body notifies the subdivider that it does not intend to either acquire or accept the lot within 3 years from the date of the inquiry.

5-4(K)(3) Acceptance of Dedications

The procedure for accepting dedications of public lands and improvements is specified in Section 14-16-6-6(K) (Subdivision of Land – Minor) or Section 14-16-6-6(L) (Subdivision of Land – Major).

5-4(K)(4) Drainage, Flood Control, or Erosion Control Facilities

- 5-4(K)(4)(a) Whenever no beneficial use can be derived by an owner from continued retention of land necessary for permanent drainage, flood control, or erosion control facilities or when the facilities involve a major arroyo, the land required for the operation and maintenance of the facilities must be dedicated to AMAFCA or the City.
- 5-4(K)(4)(b) Unless subject to Subsection (a) above, easements for drainage, flood control, and erosion control facilities are acceptable as long as a written agreement between the owner and the City exists that specifies uses allowed on the lands covered by the easement, and as long as no permanent facilities are constructed on those lands (including masonry fences and retaining walls but excluding pavement).
- 5-4(K)(4)(c) Rights-of-way and easements required for drainage, flood control, and erosion control shall conform to the standards in the DPM.

5-4(K)(5) Limits on Dedication

The City shall not require the dedication of land or payment of fees-in-lieu of dedication of land in an amount beyond that necessary to serve the needs of the proposed development or in an amount that is not roughly proportionate to the impacts of that development on those public facilities listed in Subsection 14-16-5-4(K)(1) above.

5-4(L) EASEMENTS OR RIGHTS-OF-WAY

- 5-4(L)(1) The DHO may require easements public rights-of-way for public infrastructure or private facilities. Public rights-of-way and easements shall conform to the standards in the DPM.
- 5-4(L)(2) Easements or public rights-of-way for public infrastructure shall be granted or dedicated, respectively, in accordance with the minimum standards and requirements set forth in the DPM.
- 5-4(L)(2)(a) All easements or rights-of-way designated for public infrastructure shall be granted or dedicated, respectively, for a specific purpose.
- 5-4(L)(2)(b) ABCWUA easements shall exclude other underground utilities, unless specifically allowed and approved on a case-by-case basis by the ABCWUA.
- 5-4(L)(3) Utility easements may be required along any lot line, with some exceptions for water and sanitary sewer easements, or as specified in the DPM.
- 5-4(L)(4) Development adjacent to electric utility easements and/or distribution facilities must comply with safety clearance requirements in Section 14-16-5-4(I)(4) (Safety Clearances from Buildings and Other Structures).
- 5-4(L)(5) Easements may be jointly used for private facilities with approval from the DHO as specified in the DPM and in Subsection 14-16-6-6(K) (Subdivision of Land – Minor) or Subsection 14-16-6-6(L) (Subdivision of Land – Major).

5-4(M) MONUMENTATION

All subdivisions shall provide monumentation of survey points as required by the DPM.

5-4(N) IMPROVEMENTS REQUIRED

- 5-4(N)(1) The subdivider shall install and construct all improvements required by this Subsection 14-16-5-4(N), Subsection 14-16-1-7(B)(2), and the DPM. Required improvements shall be installed and constructed as shown on the approved preliminary plat and/or as specified in an Infrastructure Improvements Agreement (IIA) between the subdivider and the City. The City may accept commitments to provide improvements or services by the County and/or by franchised and/or private utility systems where the City Engineer determines that acceptance of such commitments will result in timely provisions of required improvements or services needed to serve the subdivision imposing burdens on surrounding properties or the city as a whole and will adequately protect the public health, safety, and welfare.
- 5-4(N)(2) The City Engineer determines the timing of construction of some or all infrastructure for Bulk Land Subdivisions, where further subdivision or Site Plan approval is required or expected and the required infrastructure will be provided at that time.

5-4(O) INFRASTRUCTURE IMPROVEMENTS AGREEMENT

Upon approval of a plat and/or Site Plan and prior to recording, the subdivider shall execute an Infrastructure Improvements Agreement (IIA) to guarantee completion of required improvements. The timing, format, and required contents of the IIA shall comply with

Subsection 14-16-6-4(P), Subsection 14-16-6-6(K) (Subdivision of Land – Minor), and Subsection 14-16-6-6(L) (Subdivision of Land – Major), as applicable, and the DPM.

5-4(P) ADDITIONAL DESIGN CRITERIA AND CONSTRUCTION STANDARDS

In addition to the standards set forth in this Section 14-16-5-4, the City shall maintain technical standards for infrastructure improvements in the DPM, pursuant to Subsection 14-16-1-7(A)(4). Such technical standards for infrastructure improvements shall contain the minimum acceptable design criteria and specifications for the construction of such improvements. Such technical standards may be updated periodically and may vary for improvements based on the classification of streets or other improvements and the extent and characteristics of the area to be served by the improvements. All subdivisions shall comply with additional design criteria and construction standards applicable to the proposed development.

Community Design Solutions

November 10, 2025

Development Hearing Officer
City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102

RE: Justification Letter – Waiver to IDO §5-4(F)(2)(b) for PR-2021-005862 El Rancho Grande Unit 18

Dear Development Hearing Officer,

1. Background and Request

This letter is submitted in support of a Waiver to IDO §5-4(F)(2)(b), which states:

“Residential lots shall avoid layouts where the rear lot line is adjacent to a collector or arterial street. Local frontage roads may be used within a subdivision to avoid locating residential rear yard walls along collector and arterial streets.”

The proposed subdivision includes Lots 1–3 of Block 6, whose rear lot lines abut Gibson Blvd SW, a designated arterial street. A local frontage road is not feasible due to the existing alignment of Bowie Rd SW, which was established in a prior subdivision phase and defines the lot depth and configuration for this block. This waiver request allows these lots to maintain a layout consistent with the established subdivision pattern while meeting all other applicable IDO standards.

In order for a Waiver – DHO to be approved, the application must satisfy all ten review and decision criteria set forth in IDO §6-6(P)(3). The criteria are quoted in full below, followed by the applicant’s response to each.

2. Justification per IDO §6-6(P)(3)

(1) Any of the following criteria applies:

(a) There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, water courses, natural topographic features, man-made obstructions, or utility lines.

(b) The area or site has been recognized as having historical, archeological, and/or architectural significance by the City, State, or federal government, and a Waiver is needed and appropriate to maintain such historical, archeological, and/or architectural significance.

(c) The established neighborhood character or 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.

(d) Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning.

Applicant Response: *The existing alignment of Bowie Rd SW, established in a previous subdivision phase, constrains the configuration and depth of Lots 1–3 of Block 6. Relocating Bowie Rd would require*

extensive reconfiguration of existing lots, utilities, and infrastructure, making such a modification economically and technically impractical. This represents a pre-existing man-made obstruction that cannot be easily or economically relocated, consistent with Criterion 1(a). In addition, the requested waiver maintains the existing neighborhood pattern where residential lots back onto Gibson Blvd, preserving consistency with the surrounding subdivision layout as described in Criterion 1(c). The applicant has submitted a revised plat that begins curving the new extension of Bowie Rd SW to provide an open-space buffer behind lots 1-2 of block 1. However, lots 1-3 of block 6 are too close to the existing portion of Bowie Rd to provide a buffer while maintaining lot sizes consistent with the existing subdivision.

(2) The Waiver will not be materially contrary to the public safety, health, or welfare.

Applicant Response: *The waiver will not adversely affect public safety, health, or welfare. Rear yard walls and setbacks along Gibson Blvd will provide appropriate separation and buffering from arterial traffic, consistent with other residential lots in the vicinity that back onto Gibson Blvd.*

(3) The Waiver does not cause significant material adverse impacts on surrounding properties.

Applicant Response: *The waiver maintains the established pattern of residential lots backing onto Gibson Blvd and will not introduce any new visual, noise, or access impacts. The proposed configuration ensures uniformity and compatibility with adjacent development.*

(4) The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

Applicant Response: *The proposed lot layout preserves adequate right-of-way and utility easements. The waiver will not impede future infrastructure planning or right-of-way improvements along Gibson Blvd.*

(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.

Applicant Response: *The waiver supports Comprehensive Plan goals that encourage context-sensitive infill development and efficient subdivision design. The layout maintains consistency with the existing neighborhood design and does not conflict with adopted City or AMAFCA policies.*

(6) The Waiver will not allow, encourage, or make possible undesired development in the 100-year Floodplain.

Applicant Response: *The subject property is not located within the 100-year floodplain; therefore, this criterion is satisfied.*

(7) The Waiver will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.

Applicant Response: *The waiver upholds the intent of the IDO, and the applicant has sought to minimize the extent of the waiver required.*

(8) The Waiver does 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, unless a deviation to such standards is within the thresholds established by Subsection 14-16-6-4(N) (Deviations) and is granted by the DHO as part of this approval.

Applicant Response: *All lots comply with the R-1A development standards, including minimum lot area, setbacks, and coverage. No deviations beyond this waiver are requested or required.*

(9) The Waiver approved is the minimum necessary to provide redress without being inconsistent with the provisions of this Subsection 14-16-6-6(P).

Applicant Response: *This waiver represents the minimum relief necessary to address the existing Bowie Rd alignment, which cannot be feasibly altered. No additional modifications to IDO standards are proposed.*

(10) If the request is for a Waiver to IDO sidewalk requirements, the 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 one or more sides of the subject property.

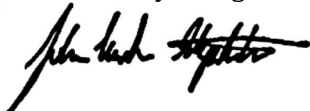
Applicant Response: *Not applicable.*

3. Conclusion

The proposed waiver satisfies all review and decision criteria in IDO §6-6(P)(3). The existing Bowie Rd SW alignment constitutes a pre-existing obstruction that cannot be economically or technically modified, and the requested waiver maintains consistency with the existing subdivision design and does not result in any adverse impacts or policy conflicts.

For these reasons, the applicant respectfully requests approval of the Waiver to IDO §5-4(F)(2)(b) for Lots 1–3 of Block 6.

Sincerely,
Community Design Solutions, LLC



John Stapleton P.E.
CDS | Project Manager
505-545-9607

Renee Regal

From: Renee Regal
Sent: Monday, November 10, 2025 4:23 PM
To: 'westgate9901@gmail.com'; 'wescona0@gmail.com'; 'jgallegoswccdg@gmail.com'; 'housealbchrome@gmail.com'; 'mattearchuleta1@hotmail.com'; 'gering.mark@yahoo.com'; 'aboard111@gmail.com'; 'jane.baechle@gmail.com'
Subject: Public Notice of a Waiver Request Application - City of Albuquerque Planning
Attachments: Property Owners Emailed Public Notice Package.pdf
Importance: High

To Whom it May concern:

This is to notify you of a Waiver Request Application being submitted to the City of Albuquerque Development Hearing Officer.

We are requesting for the approval of a waiver for the IDO 5-4(f)(2)(b) requirement of “residential lots shall avoid layouts where the rear lot line is adjacent to a collector or arterial street” as described in the letter provided attached to this email.

This will be heard at the November 19, 2025, DHO Public Hearing.

The attached information is for your records and to adhere to the notification requirements set by the City of Albuquerque in IDO Section 6-4(J)(2) and as stated in IDO Table 6-1-1.

Kind regards,

Renee Regal

Project Coordinator/ Senior Administrative

Community Design Solutions, LLC

9384 Valley View Drive NW, Suite 100

Albuquerque, NM 87114

www.cdsnm.com

renee.regal@cdsnm.com

717.443.3717

Renee Regal

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@cdsnm.com>
To: westgate9901@gmail.com; wescona0@gmail.com; jgallegoswccdg@gmail.com;
housealbchrome@gmail.com; aboard111@gmail.com; jane.baechle@gmail.com
Sent: Monday, November 10, 2025 4:24 PM
Subject: Relayed: Public Notice of a Waiver Request Application - City of Albuquerque Planning

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

westgate9901@gmail.com (westgate9901@gmail.com)

wescona0@gmail.com (wescona0@gmail.com)

jgallegoswccdg@gmail.com (jgallegoswccdg@gmail.com)

housealbchrome@gmail.com (housealbchrome@gmail.com)

aboard111@gmail.com (aboard111@gmail.com)

jane.baechle@gmail.com (jane.baechle@gmail.com)

Subject: Public Notice of a Waiver Request Application - City of Albuquerque Planning

Renee Regal

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@cdsnm.com>
To: gering.mark@yahoo.com
Sent: Monday, November 10, 2025 4:24 PM
Subject: Relayed: Public Notice of a Waiver Request Application - City of Albuquerque Planning

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

gering.mark@yahoo.com (gering.mark@yahoo.com)

Subject: Public Notice of a Waiver Request Application - City of Albuquerque Planning

Renee Regal

From: postmaster@outlook.com
To: mattearchuleta1@hotmail.com
Sent: Monday, November 10, 2025 4:24 PM
Subject: Delivered: Public Notice of a Waiver Request Application - City of Albuquerque Planning

Your message has been delivered to the following recipients:

mattearchuleta1@hotmail.com (mattearchuleta1@hotmail.com)

Subject: Public Notice of a Waiver Request Application - City of Albuquerque Planning

Renee Regal

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Tuesday, October 7, 2025 3:59 PM
To: Renee Regal
Subject: 99999 Gibson Boulevard SW_Public Notice Inquiry Sheet Submission
Attachments: IDOZoneAtlasMaps rev.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	Association Email	First Name	Last Name	Email
South West Alliance of Neighborhoods (SWAN Coalition)		Jerry	Gallegos	jgallegoswco
South West Alliance of Neighborhoods (SWAN Coalition)		Lorenzo	Otero	housealbchr
Westgate Heights NA	westgate9901@gmail.com	Matthew	Archuleta	mattearchul
Westgate Heights NA	westgate9901@gmail.com	Mark	Gering	gering.mark
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Rene	Horvath	aboard111@
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Jane	Baechle	jane.baechle

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: Tuesday, October 7, 2025 12:07 PM

To: Office of Neighborhood Coordination <renee.regal@cdsnm.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

Renee Regal

Telephone Number

7174433717

Email Address

renee.regal@cdsnm.com

Company Name

Community Design Solutions

Company Address

9384 Valley View Drive NW

City

Albuquerque

State

NM

ZIP

87114

Subject Site Information

Legal description of the subject site for this project:

TR 16-D-2 PLAT FOR EL RANCHO GRANDE UNIT 16 CONT 16.4559 AC

Physical address of subject site:

99999 Gibson Boulevard SW, Albuquerque, NM 87109

Subject site cross streets:

Gibson Boulevard SW and Delgado Road SW

Other subject site identifiers:

This site is located on the following zone atlas page:

M-08-Z, N-08-Z

Link for map

Captcha

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
South West Alliance of Neighborhoods (SWAN Coalition)		Jerry	Gallegos	jgallegoswccd@gmail.com	6301 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
South West Alliance of Neighborhoods (SWAN Coalition)		Lorenzo	Otero	housealbchrome@gmail.com	1413 Hilda Ct NW	Albuquerque	NM	87105		5053851251
Westgate Heights NA	westgate9901@gmail.com	Matthew	Archuleta	mattearchuleta1@hotmail.com	1628 Summerfield Place SW	Albuquerque	NM	87121	5054016849	
Westgate Heights NA	westgate9901@gmail.com	Mark	Gering	gering.mark@yahoo.com	9309 Rhonda ST SW	Albuquerque	NM	87121		5052089502
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	5059852391	5058982114
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Jane	Baechle	jane.baechle@gmail.com	7021 Lamar Avenue NW	Albuquerque	NM	87120		5054006516

Community Design Solutions

November 10, 2025

Dear Property Owner:

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Development Hearing Officer (DHO) will hold a Public Hearing on **Wednesday, November 19, 2025, at 9:00 AM** for the request below. The DHO hearing will be held via Zoom. To access the hearing online use the following link and select the November 12th hearing date:

<https://www.cabq.gov/planning/boards-commissions/development-hearing-officer/development-hearing-officer-agendas-archives>

REQUEST

Community Design Solutions, LLC (CDS), Agents for Tulane Properties, Inc. and D.R. Horton, Inc., is submitting an application for a waiver request for rear lot lines adjacent to a collector or arterial street for a single-family residential development. The property is known as the El Rancho Grande Unit 18 tract, TR 16-D-2 PLAT FOR EL RANCHO GRANDE UNIT 16 and consists of 16.4559 acres. It is located at the northwest corner of Gibson Boulevard SW and Delgado Road SW, Albuquerque, NM (see enclosed Zone Atlas pages M-08-Z and N-08-Z). Included in this mailing is an exhibit showing lots affected and included in this request.

If you have any questions or would like more information, contact John Stapleton at (505) 545-9607 or email at john.stapleton@cdsnm.com. You can also check the Development Hearing Officer website for information <https://www.cabq.gov/planning/boards-commissions/development-hearing-officer>.

Sincerely,



John Stapleton P.E.

CDS | Project Manager

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Waiver Request

Decision-making Body: Development Hearing Officer (DHO)

Pre-Application meeting required: ☐ Yes ☒ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☐ Yes ☒ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: 99999 Gibson Boulevard SW, Albuquerque, NM 87109

Name of property owner: TULANE PROPERTIES INC

Name of applicant: Community Design Solutions, LLC / John Stapleton

Date, time, and place of public meeting or hearing, if applicable:

Wednesday, November 19, 2025 @ 9:00 am / City of Albuquerque / DHO Public Hearing

Address, phone number, or website for additional information:

Please contact John Stapleton at (505) 545-9607 or john.stapleton@cdsnm.com

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT:

**PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [IDO §14-16-6-4\(K\)](#).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.



(Applicant signature)

11/10/25

(Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO §14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- ☐ 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.

[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*: 11/10/25

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* 99999 Gibson Boulevard SW, Albuquerque, NM 87109
Location Description TR 16-D-2 PLAT FOR EL RANCHO GRANDE UNIT 16 CONT 16.4559 AC
2. Property Owner* TULANE PROPERTIES INC
3. Agent/Applicant* [if applicable] Community Design Solutions LLC / John Stapleton (Agent)
4. Application Type(s)²* per IDO Table 6-1-1

- ☐ Site Plan – EPC
- ☐ Subdivision Major (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*:

Waiver of IDO -- 5-4(F)(2)(b) Residential lots shall avoid layouts where the rear lot line is adjacent to a collector

or arterial street.

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*: Wednesday, November 19, 2025 @ 9:00 am

Location*⁴: City of Albuquerque / DHO Public Hearing

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: John Stapleton

Email: john.stapleton@cdsnm.com

Phone: 505.545.9607



Attachments:



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



Others: _____



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 M-08-Z, N-08-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*:

Waiver from IDO -- 5-4(F)(2)(b) Residential lots shall avoid layouts where the rear lot line

is adjacent to a collector or arterial street.

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:

[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] 16.4559
- 2. IDO Zone District R-1
- 3. Overlay Zone(s) [if applicable] APO
- 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] 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.

Renee Regal

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Tuesday, October 7, 2025 3:59 PM
To: Renee Regal
Subject: 99999 Gibson Boulevard SW_Public Notice Inquiry Sheet Submission
Attachments: IDOZoneAtlasMaps rev.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	Association Email	First Name	Last Name	Email
South West Alliance of Neighborhoods (SWAN Coalition)		Jerry	Gallegos	jgallegoswco
South West Alliance of Neighborhoods (SWAN Coalition)		Lorenzo	Otero	housealbchr
Westgate Heights NA	westgate9901@gmail.com	Matthew	Archuleta	mattearchul
Westgate Heights NA	westgate9901@gmail.com	Mark	Gering	gering.mark
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Rene	Horvath	aboard111@
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Jane	Baechle	jane.baechle

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.

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- 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: Tuesday, October 7, 2025 12:07 PM

To: Office of Neighborhood Coordination <renee.regal@cdsnm.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

Renee Regal

Telephone Number

7174433717

Email Address

renee.regal@cdsnm.com

Company Name

Community Design Solutions

Company Address

9384 Valley View Drive NW

City

Albuquerque

State

NM

ZIP

87114

Subject Site Information

Legal description of the subject site for this project:

TR 16-D-2 PLAT FOR EL RANCHO GRANDE UNIT 16 CONT 16.4559 AC

Physical address of subject site:

99999 Gibson Boulevard SW, Albuquerque, NM 87109

Subject site cross streets:

Gibson Boulevard SW and Delgado Road SW

Other subject site identifiers:

This site is located on the following zone atlas page:

M-08-Z, N-08-Z

Link for map

Captcha

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
South West Alliance of Neighborhoods (SWAN Coalition)		Jerry	Gallegos	jgallegoswccd@gmail.com	6301 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
South West Alliance of Neighborhoods (SWAN Coalition)		Lorenzo	Otero	housealbchrome@gmail.com	1413 Hilda Ct NW	Albuquerque	NM	87105		5053851251
Westgate Heights NA	westgate9901@gmail.com	Matthew	Archuleta	mattearchuleta1@hotmail.com	1628 Summerfield Place SW	Albuquerque	NM	87121	5054016849	
Westgate Heights NA	westgate9901@gmail.com	Mark	Gering	gering.mark@yahoo.com	9309 Rhonda ST SW	Albuquerque	NM	87121		5052089502
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	5059852391	5058982114
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Jane	Baechle	jane.baechle@gmail.com	7021 Lamar Avenue NW	Albuquerque	NM	87120		5054006516

Community Design Solutions

November 10, 2025

Development Hearing Officer
City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102

RE: Justification Letter – Waiver to IDO §5-4(F)(2)(b) for PR-2021-005862 El Rancho Grande Unit 18

Dear Development Hearing Officer,

1. Background and Request

This letter is submitted in support of a Waiver to IDO §5-4(F)(2)(b), which states:

“Residential lots shall avoid layouts where the rear lot line is adjacent to a collector or arterial street. Local frontage roads may be used within a subdivision to avoid locating residential rear yard walls along collector and arterial streets.”

The proposed subdivision includes Lots 1–3 of Block 6, whose rear lot lines abut Gibson Blvd SW, a designated arterial street. A local frontage road is not feasible due to the existing alignment of Bowie Rd SW, which was established in a prior subdivision phase and defines the lot depth and configuration for this block. This waiver request allows these lots to maintain a layout consistent with the established subdivision pattern while meeting all other applicable IDO standards.

In order for a Waiver – DHO to be approved, the application must satisfy all ten review and decision criteria set forth in IDO §6-6(P)(3). The criteria are quoted in full below, followed by the applicant’s response to each.

2. Justification per IDO §6-6(P)(3)

(1) Any of the following criteria applies:

(a) There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, water courses, natural topographic features, man-made obstructions, or utility lines.

(b) The area or site has been recognized as having historical, archeological, and/or architectural significance by the City, State, or federal government, and a Waiver is needed and appropriate to maintain such historical, archeological, and/or architectural significance.

(c) The established neighborhood character or 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.

(d) Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning.

Applicant Response: *The existing alignment of Bowie Rd SW, established in a previous subdivision phase, constrains the configuration and depth of Lots 1–3 of Block 6. Relocating Bowie Rd would require*

extensive reconfiguration of existing lots, utilities, and infrastructure, making such a modification economically and technically impractical. This represents a pre-existing man-made obstruction that cannot be easily or economically relocated, consistent with Criterion 1(a). In addition, the requested waiver maintains the existing neighborhood pattern where residential lots back onto Gibson Blvd, preserving consistency with the surrounding subdivision layout as described in Criterion 1(c). The applicant has submitted a revised plat that begins curving the new extension of Bowie Rd SW to provide an open-space buffer behind lots 1-2 of block 1. However, lots 1-3 of block 6 are too close to the existing portion of Bowie Rd to provide a buffer while maintaining lot sizes consistent with the existing subdivision.

(2) The Waiver will not be materially contrary to the public safety, health, or welfare.

Applicant Response: *The waiver will not adversely affect public safety, health, or welfare. Rear yard walls and setbacks along Gibson Blvd will provide appropriate separation and buffering from arterial traffic, consistent with other residential lots in the vicinity that back onto Gibson Blvd.*

(3) The Waiver does not cause significant material adverse impacts on surrounding properties.

Applicant Response: *The waiver maintains the established pattern of residential lots backing onto Gibson Blvd and will not introduce any new visual, noise, or access impacts. The proposed configuration ensures uniformity and compatibility with adjacent development.*

(4) The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

Applicant Response: *The proposed lot layout preserves adequate right-of-way and utility easements. The waiver will not impede future infrastructure planning or right-of-way improvements along Gibson Blvd.*

(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.

Applicant Response: *The waiver supports Comprehensive Plan goals that encourage context-sensitive infill development and efficient subdivision design. The layout maintains consistency with the existing neighborhood design and does not conflict with adopted City or AMAFCA policies.*

(6) The Waiver will not allow, encourage, or make possible undesired development in the 100-year Floodplain.

Applicant Response: *The subject property is not located within the 100-year floodplain; therefore, this criterion is satisfied.*

(7) The Waiver will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.

Applicant Response: *The waiver upholds the intent of the IDO, and the applicant has sought to minimize the extent of the waiver required.*

(8) The Waiver does 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, unless a deviation to such standards is within the thresholds established by Subsection 14-16-6-4(N) (Deviations) and is granted by the DHO as part of this approval.

Applicant Response: *All lots comply with the R-1A development standards, including minimum lot area, setbacks, and coverage. No deviations beyond this waiver are requested or required.*

(9) The Waiver approved is the minimum necessary to provide redress without being inconsistent with the provisions of this Subsection 14-16-6-6(P).

Applicant Response: *This waiver represents the minimum relief necessary to address the existing Bowie Rd alignment, which cannot be feasibly altered. No additional modifications to IDO standards are proposed.*

(10) If the request is for a Waiver to IDO sidewalk requirements, the 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 one or more sides of the subject property.

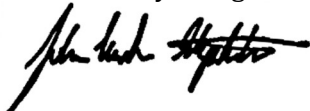
Applicant Response: *Not applicable.*

3. Conclusion

The proposed waiver satisfies all review and decision criteria in IDO §6-6(P)(3). The existing Bowie Rd SW alignment constitutes a pre-existing obstruction that cannot be economically or technically modified, and the requested waiver maintains consistency with the existing subdivision design and does not result in any adverse impacts or policy conflicts.

For these reasons, the applicant respectfully requests approval of the Waiver to IDO §5-4(F)(2)(b) for Lots 1–3 of Block 6.

Sincerely,
Community Design Solutions, LLC



John Stapleton P.E.
CDS | Project Manager
505-545-9607

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

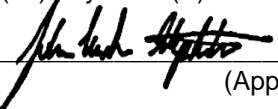
4. TIME

Signs must be posted from Monday, October 27, 2025 To Monday, November 17, 2025

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.



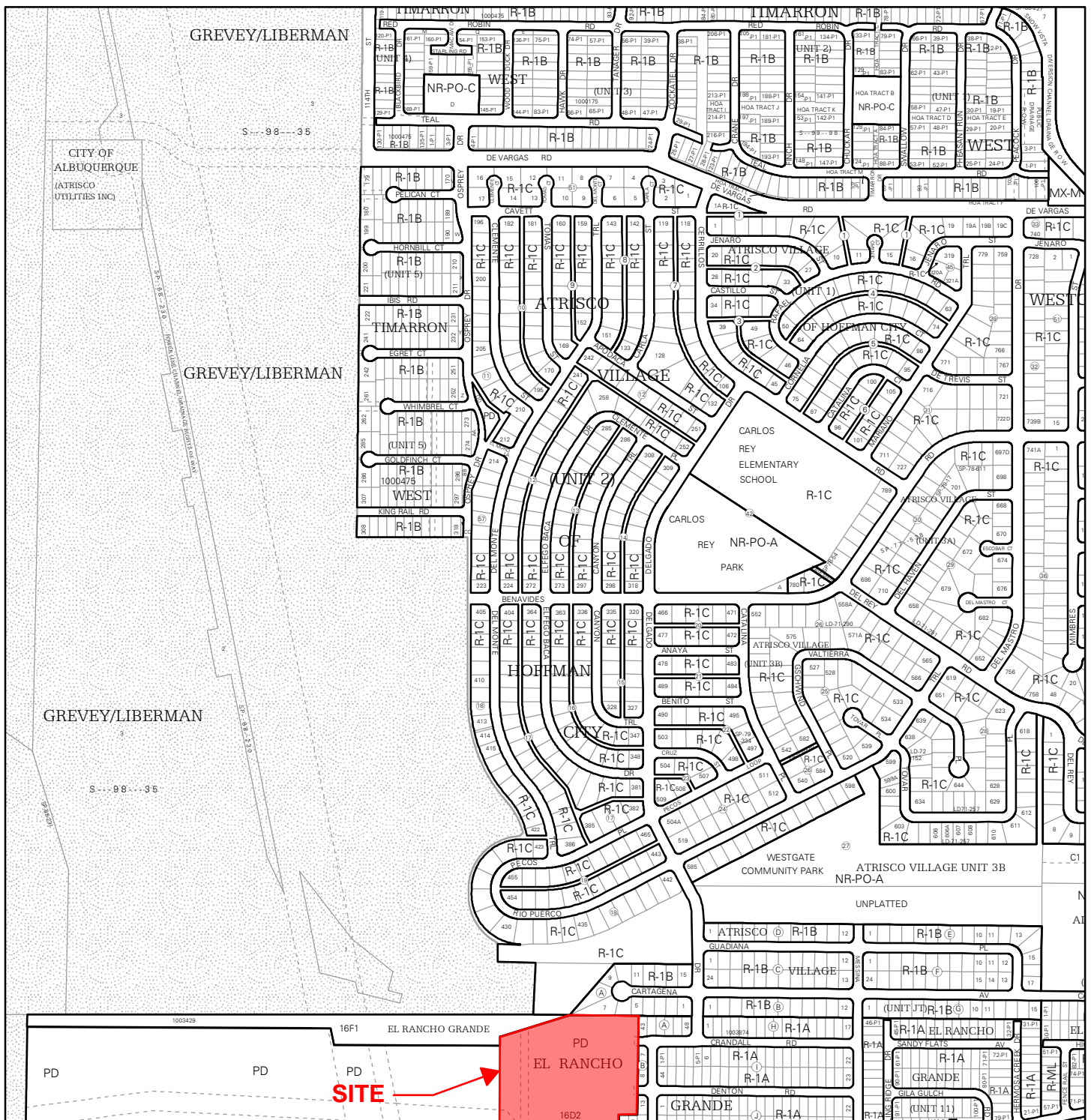
(Applicant or Agent)

October 7, 2025

(Date)

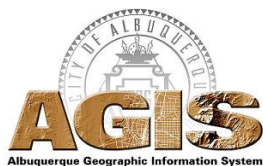
I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: _____

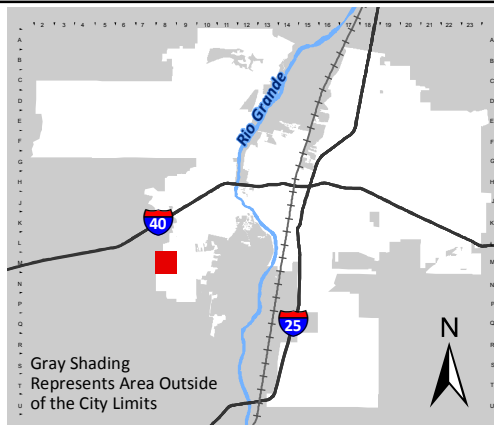


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

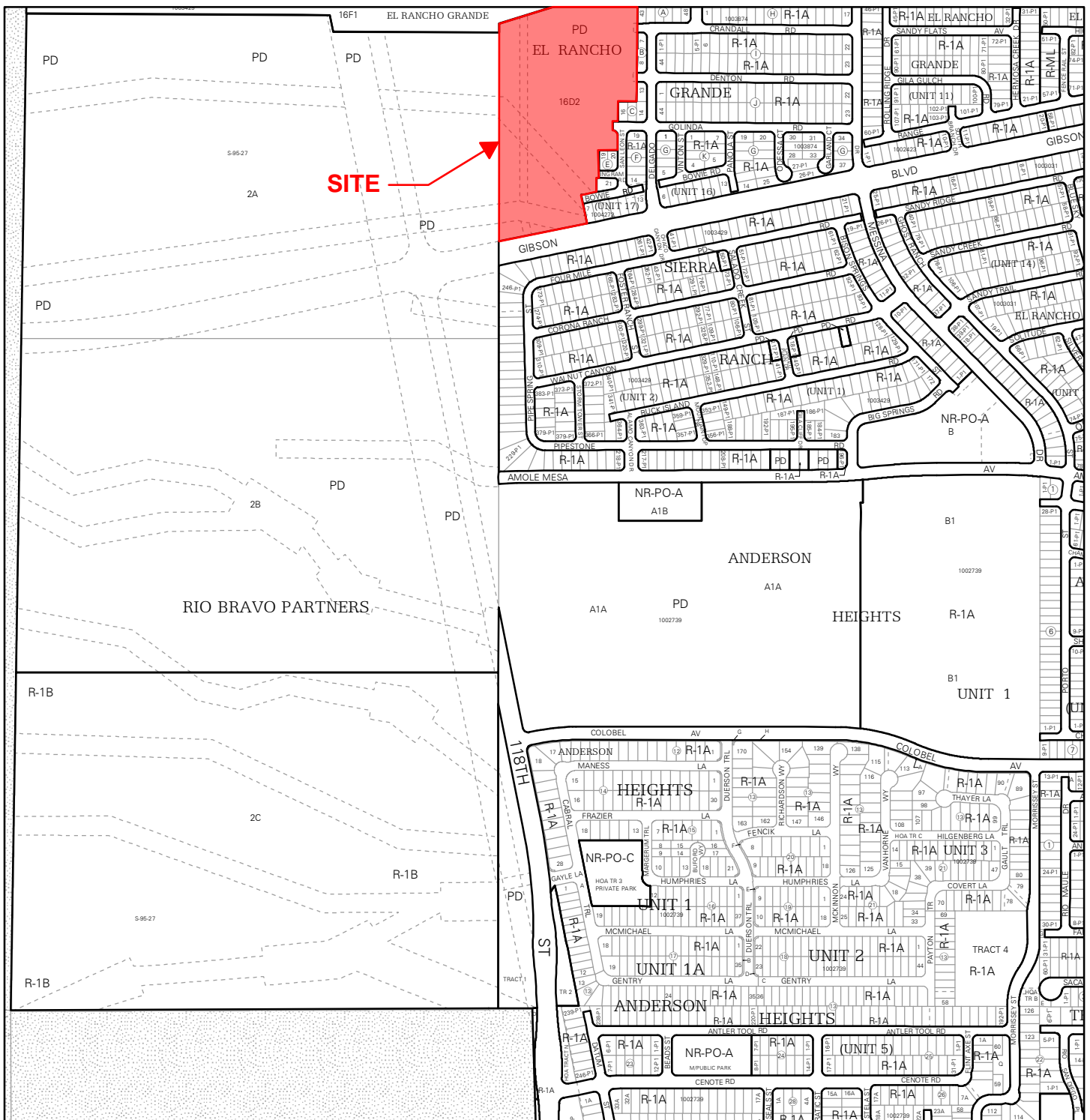


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
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Integrated Development Ordinance (IDO).



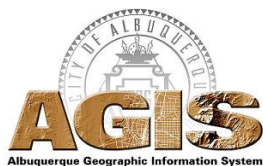
Zone Atlas Page:
M-08-Z

- Easement
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 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- 0 250 500 1,000 Feet

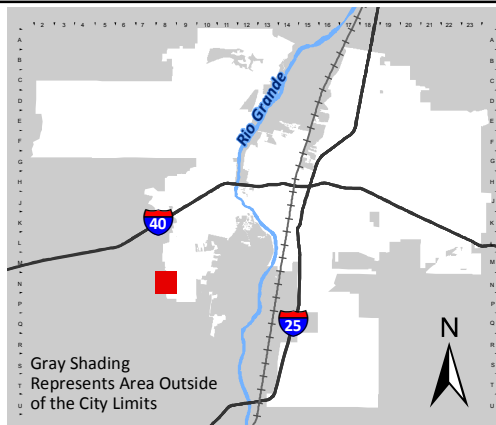


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IDO Zone Atlas May 2018



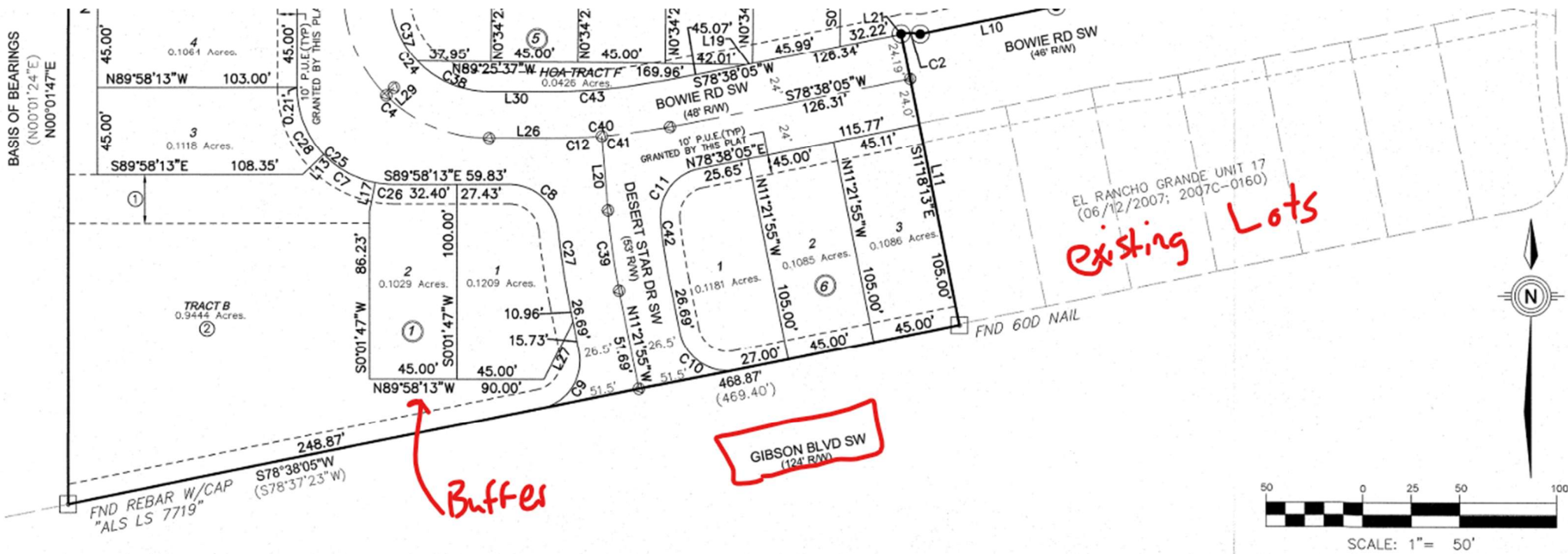
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0 250 500 1,000 Feet



El Rancho Grande Unit 18 Project – Waiver Request

EXHIBIT

PRELIMINARY PLAT
El Rancho Grande Subdivision
Unit 18

BEING A REPLAT OF TRACT 16-D-2, EL RANCHO
GRANDE UNIT 16

SITUATE WITHIN
PROJECTED SECTION 05, T.9N, R.2E, N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2025

CITY OF ABQ MONUMENT "10_M9"
DATA SHEET
NAD83 NMSP Central Zone
N=1471730.928 USFT
E=1496215.383 USFT
ELEVATION=5082.551
Mapping Angle=-0.16_35.92
Combined Factor=0.999684639

EASEMENT VACATION TABLE:

- (A) EXISTING PUBLIC 46'x20' SANITARY SEWER AND WATERLINE EASEMENT (07-01-05; A99-5029; DOC #2005095322) EASEMENT VACATED BY THIS PLAT
- (B) NOT USED
- (C) NOT USED
- (D) EXISTING 20'x20' PUBLIC SANITARY SEWER EASEMENT GRANTED TO ABCWUA. THIS EASEMENT SHALL BE TERMINATED UPON DEDICATION OF PUBLIC RIGHT-OF-WAY BY FUTURE PLAT ACTION. (09/29/2005; 2005C-319) EASEMENT VACATED BY THIS PLAT
- (E) TEMPORARY PUBLIC ROADWAY EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE AND SANITARY SEWER GRANTED TO ABCWUA. (09/29/2005; 2005C-319) EASEMENT VACATED BY THIS PLAT
- (F) EXISTING PERMANENT DRAINAGE EASEMENT (07/18/2005; A100-2468) AGREEMENTS & COVENANTS FILED (07/18/05; A100-2464) EASEMENT VACATED BY THIS PLAT
- (G) EXISTING 40' TEMPORARY ACCES EASEMENT GRANTED TO AMAFCA. THIS EASEMENT SHALL BE TERMINATED UPON DEDICATION OF PUBLIC RIGHT-OF-WAY BY FUTURE PLAT ACTION. (09/29/2005; 2005C-319) EASEMENT VACATED BY THIS PLAT
- (H) NOT USED
- (I) NOT USED
- (J) PERMANENT EASEMENT/ TEMPORARY RETENTION POND (07/18/2005; A100-2468) AGREEMENTS & COVENANTS FILED (07/18/05; A100-2464) EASEMENT VACATED BY THIS PLAT
- (K) EXISTING 20'x46' PUBLIC WATERLINE & SANITARY SEWER EASEMENT GRANTED TO ABCWUA. THIS EASEMENT SHALL BE TERMINATED UPON DEDICATION OF PUBLIC RIGHT-OF-WAY BY FUTURE PLAT ACTION. (09/29/2005; 2005C-319) EASEMENT VACATED BY THIS PLAT

LINE TABLE

NUM	BEARING	DISTANCE
L1	N89°26'44"W	95.00'
	(N89°26'02"W)	(95.00')
L2	S00°33'16"W	105.00'
	(S00°33'58"W)	(105.00')
L3	N89°26'44"W	26.15'
	(N89°26'02"W)	(26.15')
L4	S00°20'13"W	46.00'
	(S00°33'58"W)	(46.00')
L5	S00°01'40"W	80.16'
	(S00°01'24"W)	(80.24')
L6	N89°26'44"W	97.52'
	(N89°26'02"W)	(97.52')
L7	S00°29'11"W	143.00'
	(S00°33'58"W)	(143.00')
L8	N89°26'44"W	11.30'
	(N89°26'02"W)	(11.13')
L9	S00°00'41"W	73.41'
	(S00°01'24"W)	(73.40')
L10	S78°38'17"W	71.47'
	(S78°37'23"W)	(71.47')
L11	S11°18'13"E	153.19'
	(S11°22'37"E)	(153.02')

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	89°22'07"	38.99'	25.00'	S44°43'50"E	35.16'
	(89°27'26")	(39.03')	(25.00')	(N44°42'19"W)	(35.19')
C2	22°49'00"	9.96'	25.00'	N89°34'16"W	9.89'
	(23°11'18")	(10.12')	(25.00')	(N89°46'58"W)	(10.05')

Monument Legend

- Found Monument as noted.
- Found 5/8" Rebar w/Green Plastic Cap Stamped MEDINA PS12649 or PK Nail/Mag Nail/60D Nail w/ Shiner Stamped MEDINA PS12649 (PK nail/shiners at top of wall except the intersection of L8 and L9 is located at the footing of wall) Front lot corners will be a 10' RP scribed "X" on curb.
- Control Station
- Centerline Monument

PRELIMINARY PLAT
EL RANCHO GRANDE SUBDIVISION
UNIT 18

DWG PATH: 9/9/2025 J:\N510-05 El Rancho Grande 18\Subdivision Plat 2025\EL RANCHO GRANDE U18 (PRELIM PLAT 2025).dwg

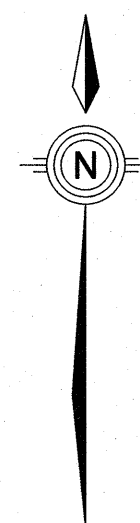
DATE: 08/12/2025
SCALE: 1"=100'
CITY: PRIMO 06/2025
CREW: LRC/DCA/AHM
BROWN: AHM
REVIEW: ASM
JOB NO.: N510-05-600

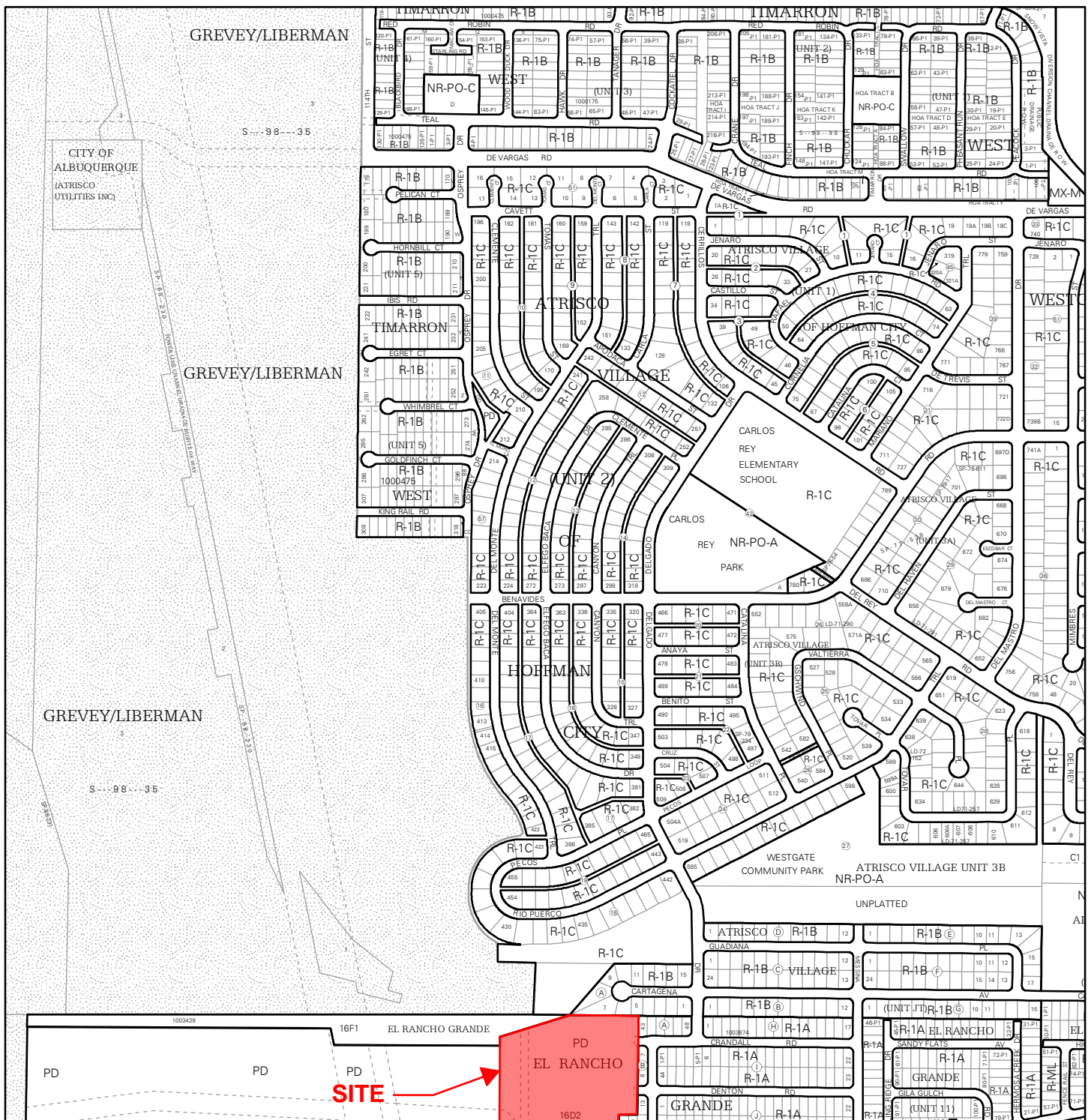
Community
Sciences
Corporation
Land Surveying
(505) 897.0000

2
of
5

CITY OF ABQ MONUMENT "1_N8"
DATA SHEET
NAD83 NMSP Central Zone
N=1470741.879 USFT
E=1488701.820 USFT
ELEVATION=5307.250
Mapping Angle=-0.17_27.70
Combined Factor=0.999676466

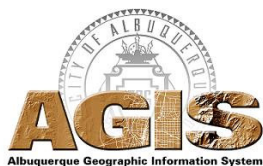
BASIS OF BEARINGS
(N00°01'24"E)
N00°01'47"E



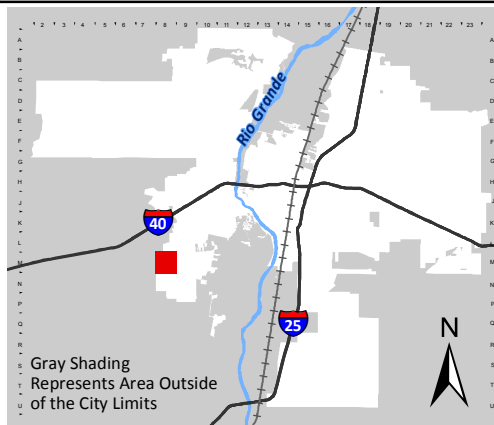


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IDO Zone Atlas May 2018

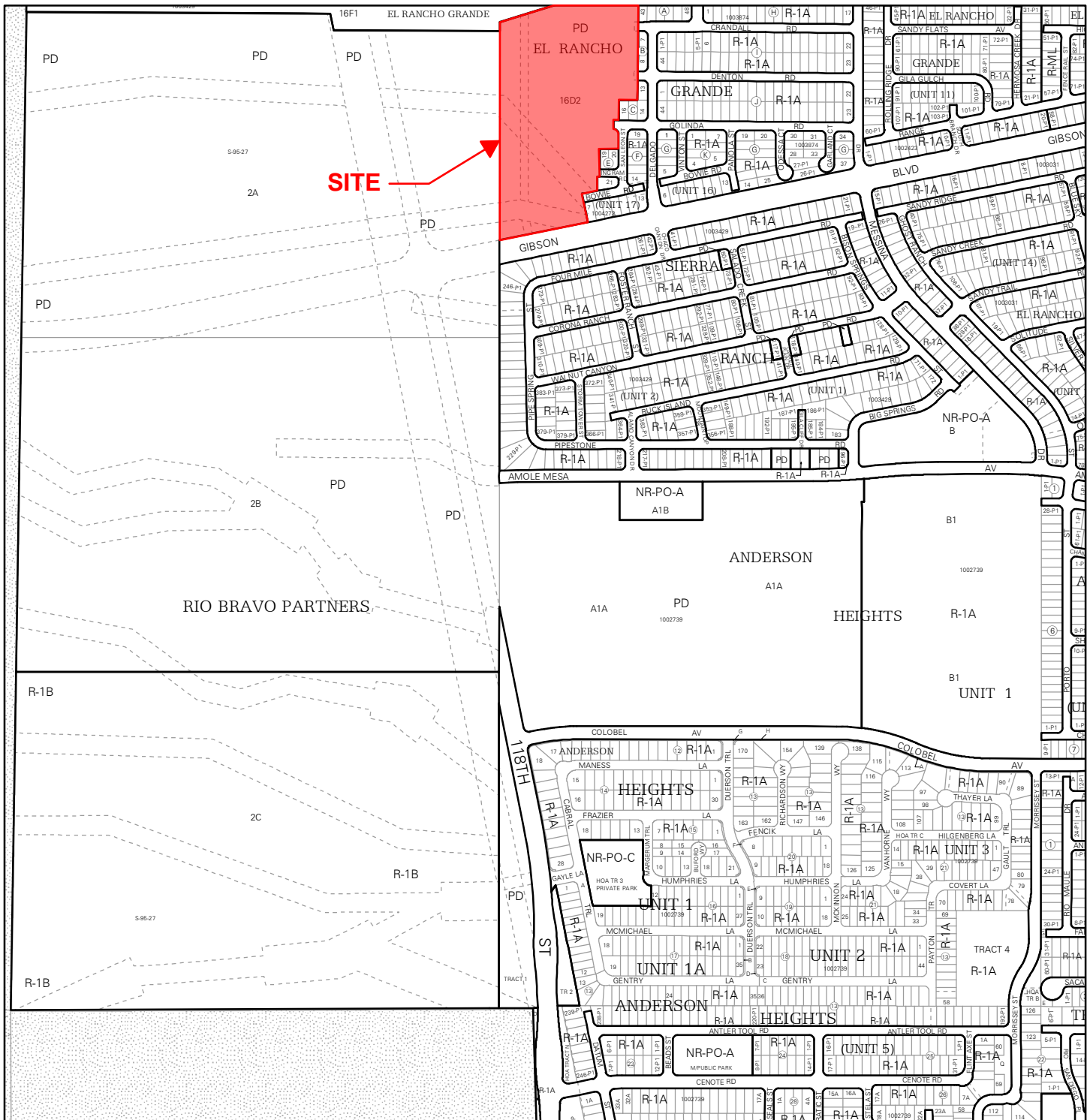


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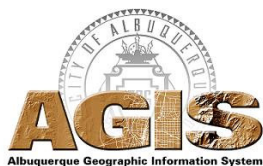
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- Gray Shading
Represents Area Outside of the City Limits
- 0 250 500 1,000 Feet

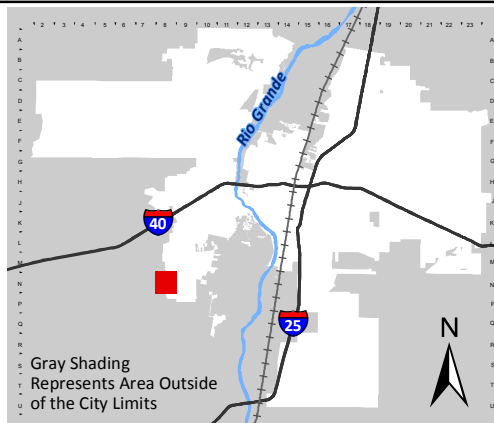


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