



PLAN SNAPSHOT REPORT DHOWVR-2025-00014 FOR CITY OF ALBUQUERQUE

Plan Type: DHO Waiver **Project:** PR-2024-010933 (PR-2024-010933) **App Date:** 05/01/2025
Work Class: DHO Waiver **District:** City of Albuquerque **Exp Date:** NOT AVAILABLE
Status: In Review **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval**
Description: Waiver to DPM Section 7.2(D) and Specifically Table 7.2.29. **Expire Date:**

Parcel: 101305822015930910	Address: 1776 Central Ave Sw Albuquerque, NM 87104	Zone:
101305821512830914	1766 Central Ave Sw Albuquerque, NM 87104	
101305822215230909 Main	1736 Central Ave Sw Main Albuquerque, NM 87104	

Owner
Vicki Garcia Golden
Mobile: (505) 306-2354

Applicant
Dave Aube
2101 Mountain Rd SW Suite B
Albuquerque, NM 87106
Business: (505) 463-4503
Mobile: (505) 463-4503

Plan Custom Fields

Existing Project NumberN/A (If none, type "N/A")		IDO/DPM Requirement IDO 5-5: Parking & Loading Waiver Request		Detailed Feature Waiver Request	This is a request for Waiver to Table 7.2.29 that requires a 1'-25' Frontage Zone, 10'-12' wide Sidewalk and 6'-8' Landscaping buffer. The current sidewalk is only 6'-8" wide currently and runs between the back of curb and the face of the building.
Do you request an interpreter for the hearing?	No	Lot and/or Tract Number	132, 1, 2	Block Number	0000
Subdivision Name and/or Unit Number	MRGCD MAP 38, GARCIA PROPERTIES DEVELOPMENT, GARCIA PROPERTIES DEVELOPMENT	Legal Description	LT 1 PLAT OF LTS 1 & 2 GARCIA PROPERTIES DEVELOPMENT(FORMERLY KNOWN AS MRGCD TR 131 PROPERTY MAP NO28) CONT .8676 AC, LT 2 PLAT OF LTS 1 & 2 GARCIA PROPERTIES DEVELOPMENT(FORMERLY KNOWN AS MRGCD TR 131 PROPERTY MAP NO28) CONT 1.3486 AC, MAP 38 TR 132	Existing Zone District	MX-M
Zone Atlas Page(s)	J-13	Acreage	0.8676, 1.3486, 0.202	Calculated Acreage	0.86574868, 1.33713128, 0.16979374
Metropolitan Redevelopment Area(s)	Historic Central	Council District	2	Community Planning Area(s)	Central ABQ
Corridor Type	Main Street (MS) Area, Major Transit (MT) Area, Major Transit (MT) Area	Development Area(s)	Change	Current Land Use(s)	06 Industrial, 03 Commercial Retail, 03 Commercial Retail
Public Property Entity	CITY OF ALBUQUERQUE	IDO Use Specific	Huning Castle Raynolds	Standards Name	Addition Small Area

PLAN SNAPSHOT REPORT (DHOWVR-2025-00014)

IDO Use Specific Standards Subsection	Paid Parking Lot or Parking Structure (Prohibitions) (4-3(D))	IDO Use Development Standards Name	Central Avenue, Valley Drainage Area	IDO Use Development Standards Subsection	On-premises Signs (Neon Signs along Central Avenue) (5-12), Site Design and Sensitive Lands (5-2)
IDO Administration & Enforcement Name	Central Avenue	IDO Administration & Enforcement Subsection	Demolition Outside of an HPO (Neon Signs along Central Avenue) (6-6)	Pre-IDO Zoning District	SU-2
Pre-IDO Zoning Description	CLD, SU-1 CLD AND FOOD PRODUCTION & ASSOCIATED WAREHOUSING	Major Street Functional Classification	2 - urban principal arterial	FEMA Flood Zone	X

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Dave_Aube_5/1/2025.jpg	05/01/2025 16:35	Aube, Dave		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00021526	DHO Waiver Application Fee	\$275.00	\$275.00
	Facilitated Meeting Fee for Planning Applications	\$50.00	\$50.00
	Technology Fee	\$22.75	\$22.75
Total for Invoice INV-00021526		\$347.75	\$347.75
Grand Total for Plan		\$347.75	\$347.75

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	05/21/2025	Scheduled	DHO

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		05/13/2025 11:27	
Associate Project Number v.1	Generic Action		05/13/2025 11:27
Screen for Completeness v.1	Generic Action		05/14/2025 8:49
Verify Payment v.1	Generic Action		05/14/2025 9:35
Application Review v.1		05/14/2025 9:57	
DHO Hearing v.1	Hold Hearing	05/14/2025 9:57	05/14/2025 9:58
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			

Part 14-16-5: Development Standards

5-1: Dimensional Standards

Table 5-1-2: Mixed-use Zone District Dimensional Standards

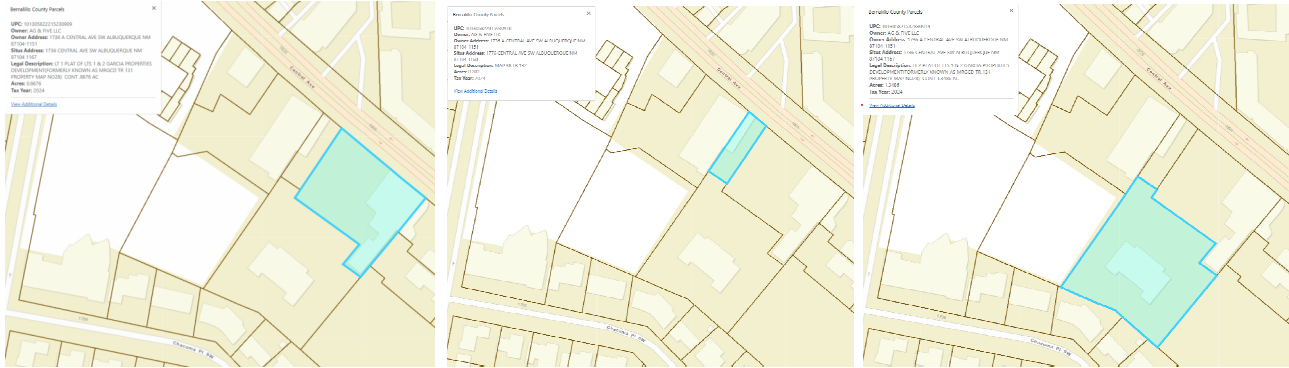
UC-MS-PT = Urban Centers, Main Streets, and Premium Transit areas as identified in the ABC Comp Plan
BR = bedroom DU = dwelling units.

Note: Any different dimensional standards in Part 14-16-3 (Overlay Zones) and Section 14-16-5-9 (Neighborhood Edges) applicable to the property shall supersede the standards in this table.

Zone District	MX-T ^[1]	MX-L	MX-M	MX-H
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.				
[7] In UC-MS-PT areas, all development must meet the standards in Subsection 14-16-5-1(D)(2).				

5-1(D)(2) Urban Center, Main Street, and Premium Transit Areas

- 5-1(D)(2)(a) Where sidewalks are less than 10 feet wide, the minimum front setback shall be 10 feet.
- 5-1(D)(2)(b) A minimum of 50 percent of front property line width must be occupied by the primary building, outdoor seating and gathering area, or outdoor dining area constructed within 15 ft. of the property line.
 - 1. On a corner lot, the required minimum of 50 percent must begin at the corner.
 - 2. A 3-foot wall and trees spaced 20 feet on center shall be required between any outdoor seating and gathering area or outdoor dining area and a parking or loading area.
- 5-1(D)(2)(c) For lots where there are 2 or more street side lot lines, the maximum side setback applies only to one side.



We are in the process of consolidating the three subject properties into a single parcel. One of the items that was identified at Sketch Plat was the requirement to obtain a Variance to the Integrated Development Ordinance (IDO) Section 5-1(D)(2) and a Waiver for Table 7.2.29 of the Development Process Manual (DPM) to allow the existing non-conforming 6'-8" wide sidewalk and zero setback along Central Avenue to remain.

We have filed for a Variance to the Zoning Hearing Examiner for the 6' to 8' minimum front setback to the IDO Section 5-1(D)(2) for our Main Street sidewalk that is less than 10' in width.

This request is waiver for all three dimensional standards for the Main Street Pedestrian Realm as identified in Table 7.2.29. We are seeking relief from the Frontage Zone and Landscaping Buffer Zone as well as a waiver to reduce the Sidewalk Width from 10' minimum to allow the existing 6'-8" concrete sidewalk to remain.

Below is the comment from the PR-2024-010933 Sketch Plat (application number was PS-20204-00160) for easy reference.

- ***Demonstrate compliance with section 7 of the DPM Table 7.2.29 regarding the 5-ft. Sidewalk width and 4-6 ft. landscape buffer width requirements.**
Verification of DPM standards per Transportation
 Central is a Main Street and requires 10' to 12' sidewalk with a 6' to 8' landscape buffer.
 Please provide documentation showing that you are meeting this requirement.

To start with, it should be noted that Central Avenue has been reconstructed a couple of time in the last 20 years. The first was when Councilor Ike Benton suggested that Central Avenue between the roundabout at 8th Street, to Lomas Boulevard was put on a lane diet. This lane diet reduced the traffic lanes from two lanes in each direction to a single lane each direction. While this seems counter to better traffic flow, the reduction in lanes has not caused any real concerns. As a resident of this area from 2008 to 2020 the lane reduction was a good thing. It slowed traffic and increase the walkability of the neighborhood (thank you Councilor Benton). To our recollection, none of the curb lines were moved inward as part of the lane diet project. Bulbouts were added in a few locations to better identify parallel parking locations.

The second rework was for the Albuquerque Rapid Transit (ART) project, that dedicated in center lane to the high capacity transit system. No adjustments to the southern curb lines were included in the ART reconfiguration project along the Garcia's Kitchen frontage.

The review comment related to the Main Street was introduced with the adoption of the Integrated Development Ordinance and rework of the Development Process Manual. According to a recent survey, the existing sidewalk is approximately 6'-8" wide. The attached survey shows obstructions such as light poles, and power poles that reduce the sidewalk width. The DPM does allow for narrower sidewalks, provided that a 10' minimum front setback is in place or provided. The sidewalks are in existing conditions. The current (or prior) buildings were constructed with a zero front setback.

The adjacent parcels also have the 6'-8" wide sidewalk and a zero front setback.

Please note that the last power pole on the east end has a minimum sidewalk with at slightly below the required 4' minimum per the Public Right of Way Accessibility Guidelines (PROWAG). Please also note that the restriction is located about 1' east of the Garcia's Kitchen parcel frontage, and is the responsibility of the adjacent property owner (and PNM). The other obstructions along the parcel frontage currently maintain a path that exceeds the 4'-0" minimum per PROWAG.

Lastly, a majority of the project frontage was developed prior to 1959. The main restaurant and small manufacturing building on the western side of the site have been in place for over 65 years.



1959 Aerial from COA Advanced Map Viewer.





Street view Image from Northeast.

Thank you for your consideration. We look forward to hearing from you.
Please do not hesitate to contact me on my cell (505) 463-4503 if you have any questions or require additional information.

Sincerely,

David A Aube

Digitally signed by David A Aube
DN: C=US,
E=daube@studioswarch.com,
O=Studio Southwest Architects,
OU=Civil Department, CN=David A
Aube
Date: 2025.05.01 15:14:23-06'00'

David Aube

CC: P:\2426 Garcia's Kitchen\20-Admin & Correspondence\Permit Comments\DHO Sidewalk Waiver\Justification Letter Garcias Sidewalk Wavier DHO 5-1-25.doc



AG and Five LLC
1736 Central Ave SW Bldg. A
Albuquerque NM 87104

April 6, 2025

Attention: Planning Department

Re: AG and 5 LLC
Consolidation Plat, Sidewalk Variance, and Site Plan Admin. – DFT.

Dear Planning Department:

Please accept the following as the authorization letter for our planning agent, David Aube with Studio Southwest Architects, to act on our behalf in the processing of the following:

- Consolidation Plat,
- Sidewalk Variance, and
- Site Plan – DFT

The approvals are necessary for the development of Garcia's Kitchen campus located on the south side of Central Avenue SE.

The current addresses for the campus are 1736, 1766, and 1776 Central Avenue SW, Albuquerque, NM 87103. The legal descriptions of the parcels are, LT 1 PLAT OF LTS 1 & 2 GARCIA PROPERTIES DEVELOPMENT (FORMERLY KNOWN AS MRGCD TR 131 PROPERTY MAP NO28) CONT .8676 AC, LT 2 PLAT OF LTS 1 & 2 GARCIA PROPERTIES DEVELOPMENT (FORMERLY KNOWN AS MRGCD TR 131 PROPERTY MAP NO28) CONT 1.3486 AC, and 1776 CENTRAL AVE SW ALBUQUERQUE NM 87104 1160 respectively.

If you have any questions, please feel free to contact me at 505-306-2354.

Thank you,


Vicki Garcia-Golden, Member

AG and 5 LLC

FIGURE 7.2.41 Street Element Dimensions Along Major Roads

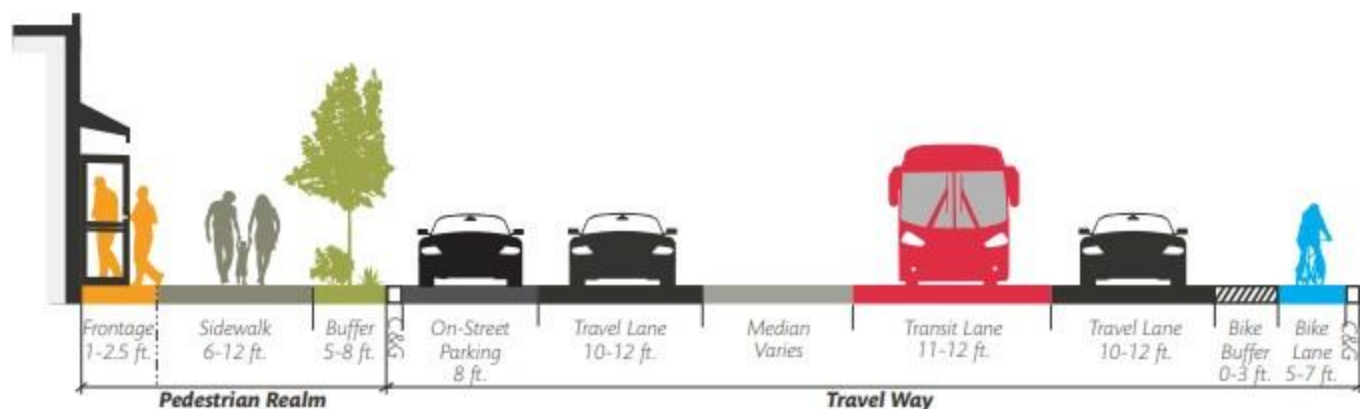


TABLE 7.2.29 Street Element Dimensions

Corridor Type / Classification	Location	Design Speed (MPH)	Pedestrian Realm			Travel Way		
			Frontage Zone (ft.)	Sidewalk Width (ft.)	Landscape / Buffer Zone (ft.)	Bike Lane Width (ft.)*	Bike Buffer (ft.)	Travel Lane Width (ft.)***
Premium Transit	Inside Center	30-35	1-2.5	10-12	6-8	6-6.5	0-3	10-12
	Outside Center	35-40	1-2.5	8-10	6-8	6-7	1.5-3	10-12
Major Transit	Inside Center	30-35	1-2.5	10-12	6-8	5-6.5	0-3	10-12
	Outside Center	35-40	N/A	6-10	6-8	6-7	1.5-3	10-12
Multi-modal	Inside Center	30-35	1-2.5	10-12	6-8	5-6.5	0-3	10-11
	Outside Center	35-40	N/A	6-10	6-8	6-7	1.5-3	10-11
Commuter	Inside Center	30-35	1-2.5	10	6-8	5-6.5	1.5-3	10-12
	Outside Center	40-50	N/A	6	6-8	6-7	3-5	10-12
Main Street	Main Street	25-30	1-2.5	10-12	6-8	5-6.5	0-3	10-11
Other Arterial	Inside Center	30-35	1-2.5	10	6-8	5-6.5	0-3	10-11
	Outside Center	35-40	N/A	6	5-6	6-7	1.5-3	10-11
Minor Arterial	Inside Center	30-35	1-2.5	10	6-8	5-6.5	0-3	10-11
	Outside Center	35-40	N/A	6	5-6	6-6.5	1.5-3	10-11
Major Collector	Inside Center	25-30	1-2.5	10	5-6	5	0-3	10-11
	Outside Center	30-35	N/A	6	5-6	5-6	0-3	10-11
Minor Collector	Inside Center	25-30	1-2.5	10	5-6	5	0-3	10-11
	Outside Center	30-35	N/A	6	5-6	5-6	0-3	10-11
Major Local	Inside / Outside Center	18-30	1-2.5 / N/A	5	5-6	Shared Lane**		See Part 7-4(J) Local Streets
Other Locals	Inside / Outside Center	15-25	1-2.5 / N/A	5	4-6	N/A	N/A	

* Not including the gutter pan.

** Dedicated bicycle infrastructure may be appropriate along some major local roads. In these circumstances, use the design characteristics of a minor collector (inside Center). See [Part 7-4\(J\) Local Streets](#) for more information.*** See [Part 7-4\(G\) Public Transit](#) for additional guidance on travel lane widths for roads with transit service.

Dave Aube

From: Dave Aube
Sent: Wednesday, April 9, 2025 10:09 AM
To: Flores, Suzanna A.
Subject: RE: 1736,1766, and 1776 Central Avenue

Suzie

Thanks for the NA information. We will get the letters out today.

Can you please let me know how I can get the property owners names and addresses for the parcels within 100' of the project site?

Dave Aube, PE | Civil Engineer

Studio Southwest Architects
505-463-4503 c

2024 Navajo Prep School Housing – Award of Excellence Education – NAIOP NM
2024 Santa Fe County RECC – Award of Excellence Civic/Public Small – NAIOP NM
2023 Firm of the Year – American Subcontractors Association of NM
2023 Dziłth-Na-O-Dith-Hle School - Best Building (over \$20M) – AGC NM
2023 Explora X-Studio - Award of Excellence Community – NAIOP NM

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Wednesday, April 9, 2025 10:04 AM
To: Dave Aube <daube@studioswarch.com>
Subject: 1736,1766, and 1776 Central Avenue

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
Downtown Neighborhoods Association		Sylvia	Holguin	sylvia4quality@gmail.com
Downtown Neighborhoods Association		Danny	Senn	1senn@sbcglobal.net
Historic Old Town Association	zoning@albuquerqueoldtown.com	J.J.	Mancini	president@albuquerqueoldtown.com
Historic Old Town Association	zoning@albuquerqueoldtown.com	David	Gage	secretary@albuquerqueoldtown.com
Huning Castle NA	hcnaalert@gmail.com	Brenda	Marks	brenda.marks648@gmail.com
Huning Castle NA	hcnaalert@gmail.com	Rudy	Garcia	rmgconsults@msn.com
West Park NA	westparkna@gmail.com	Kelly	White	cealleach1@gmail.com
West Park NA	westparkna@gmail.com	Melvin	Andrews	melvin.andrewsrn@gmail.com

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

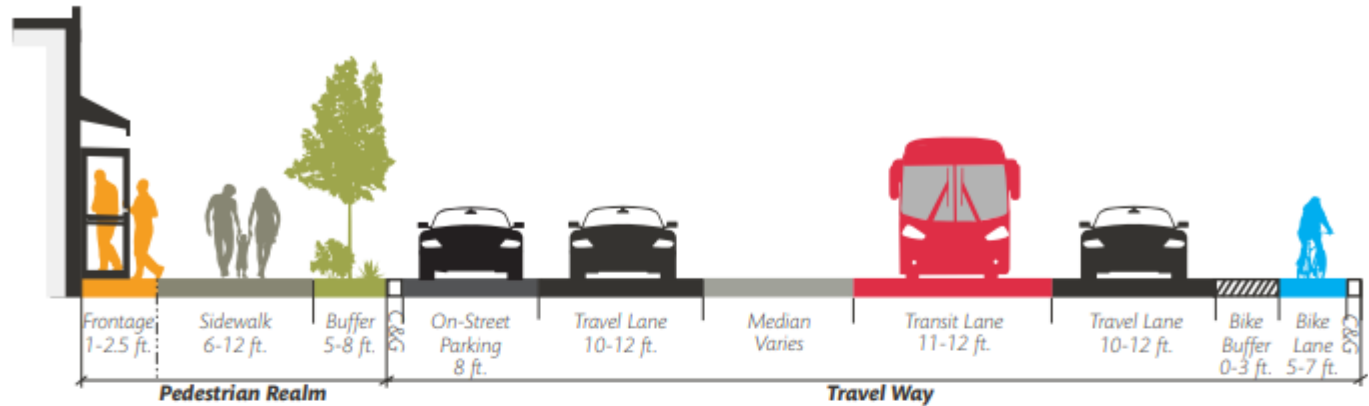
Website: www.cabq.gov/neighborhoods

Dave Aube

From: Dave Aube
Sent: Thursday, May 1, 2025 4:24 PM
To: zoning@albuquerqueoldtown.com; hcnaalert@gmail.com; westparkna@gmail.com
Cc: sylvia4quality@gmail.com; 1senn@sbcglobal.net; president@albuquerqueoldtown.com; secretary@albuquerqueoldtown.com; brenda.marks648@gmail.com; rmgconsults@msn.com; cealleach1@gmail.com; melvin.andrewsrn@gmail.com
Subject: FW: Garcia's Kitchen Sidewalk Variance Request.
Attachments: Neighborhood Association Notice Letter Garcias Sidewalk 5-1-25.pdf

Good afternoon.

This is an additional request for Garcia's Kitchen. After discussions with the City Zoning Hearing Examiner, we have determined that the prior Variance request you received on April 9th is still required. In addition, we also need to file for a Waiver to requirements in the Development Process Manual (DPM) as Central Avenue is considered a Main Street. Table 7.2.29 of the DPM has some dimensional standards for the Pedestrian Realm of a Main Street. Under that designation there are requirements for new developments that require a Frontage Zone, Sidewalk and Landscaping Buffer. As most of you are aware, Central Avenue is only 80' of Right of way, with about 6'-8" between the back of curb and face of building on the Garcia's Kitchen side.

FIGURE 7.2.41 Street Element Dimensions Along Major Roads

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*** See [Part 7-4\(G\) Public Transit](#) for additional guidance on travel lane widths for roads with transit service.

This Waiver request is to allow the existing sidewalk to remain as 6'-8" wide without the need to include the Frontage Zone, and Landscaping Buffer.

Attached you will find a letter that details the request.

Please feel free to give me a ring (or send me an email) if you have any concerns or questions.

Thanks

Dave

Dave Aube, PE | Civil Engineer



2101 Mountain Rd NW Ste B | Albuquerque, NM 87104

daube@studioswarch.com

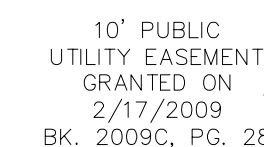
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2024 Navajo Prep School Housing – Award of Excellence Education – NAIOP NM
2024 Santa Fe County RECC – Award of Excellence Civic/Public Small – NAIOP NM
2023 Firm of the Year – American Subcontractors Association of NM
2023 Dziłth-Na-O-Dith-Hle School - Best Building (over \$20M) – AGC NM
2023 Explora X-Studio - Award of Excellence Community – NAIOP NM



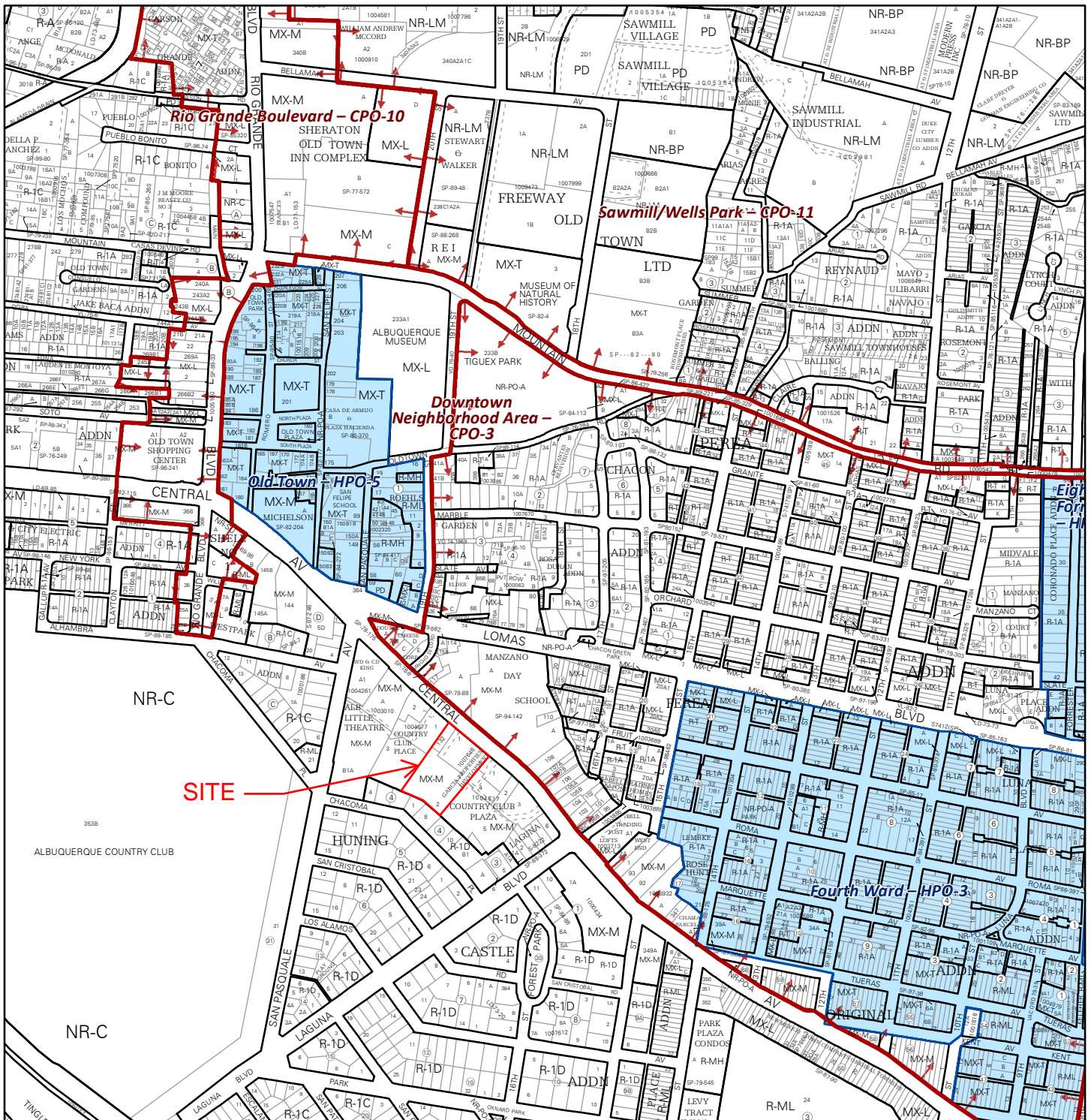
Town of Albuquerque Grant
Projected Section 18, Township 10 North, Range 3 East
N.M.P.M., Bernalillo County, New Mexico.
September 2024

Rear, minimum : street or alley: 0 ft.



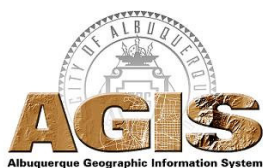
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SU - 102

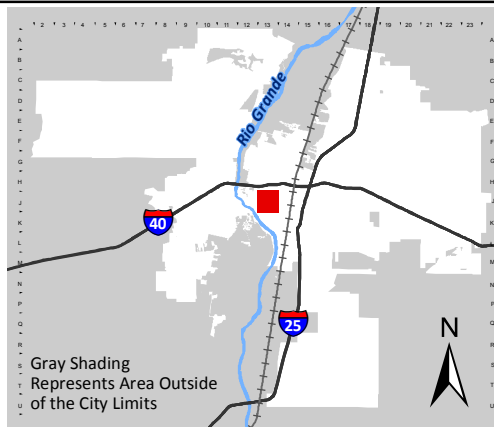


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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



Zone Atlas Page:
J-13-Z

- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- 0 250 500 1,000 Feet