



## PLAN SNAPSHOT REPORT PA-2025-00420 FOR CITY OF ALBUQUERQUE

<b>Plan Type:</b> Pre-Application Review	<b>Project:</b> PR-2025-020188 (PR-2025-020188)	<b>App Date:</b> 12/23/2025
<b>Work Class:</b> Sketch Plat	<b>District:</b> City of Albuquerque	<b>Exp Date:</b> 06/21/2026
<b>Status:</b> Submitted - Online	<b>Square Feet:</b> 0.00	<b>Completed:</b> NOT COMPLETED
<b>Valuation:</b> \$0.00	<b>Assigned To:</b>	<b>Approval Expire Date:</b>
<b>Description:</b> Sketch plat for DHO Waiver on sidewalk curb & gutter requirement		

<b>Parcel:</b> 101305941141010923	Main	<b>Address:</b> 2802 Sioux St Nw Albuquerque, NM 87107	<b>Zone:</b>
		2802 Sioux St Nw Albuquerque, NM 87107	

Applicant  
ALEXIS TRUJILLO-MOLINA  
2905 8TH ST NW  
ALBUQUERQUE, NM 87107  
Business: (505) 225-9556  
Mobile: (505) 225-9556

### Plan Custom Fields

Existing Project Number	BPR-2025-01175	Existing Zoning	R-1B - Residential - Single-Family - Medium Lot	Number of Existing Lots	1
Number of Proposed Lots	1	Total Area of Site in Acres	0.1214	Site Address/Street	2802 Sioux St NW
Site Location Located Between Streets	La Poblana & Menaul	Case History	n/a	Do you request an interpreter for the hearing?	No
Square Footage of Existing Buildings	0	Square Footage of Proposed Buildings	1601	Lot and/or Tract Number	81A3
Block Number	0000	Subdivision Name and/or Unit Number	MRGCD MAP 35	Legal Description	MAP 35 TR 81A3
Existing Zone District	R-1B	Zone Atlas Page(s)	H-13	Acreage	0.1214
Calculated Acreage	0.146747	Council District	2	Community Planning Area(s)	Near North Valley
Development Area(s)	Consistency	Current Land Use(s)	01   Low-density Residential	IDO Use Development Standards Name	Valley Drainage Area
IDO Use Development Standards Subsection	Site Design and Sensitive Lands (5-2)	Corridor Type	Major Transit (MT) Area	Pre-IDO Zoning District	R-1
Pre-IDO Zoning Description		Public Property Entity	CITY OF ALBUQUERQUE	FEMA Flood Zone	X
Total Number of Dwelling Units	1	Total Gross Square Footage2	0	Total Gross Square Footage4	0
Total Gross Square Footage	0	Total Gross Square Footage3	0		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_ALEXIS_TRUJILLO-MOLINA_12/23/2025.jpg	12/23/2025 12:10	TRUJILLO, ALEXIS		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	Sketch Plat/Plan Fee	\$50.00	\$0.00
	Technology Fee	\$3.50	\$0.00
Total for Invoice NOT INVOICED		\$53.50	\$0.00
Grand Total for Plan		\$53.50	\$0.00

## PLAN SNAPSHOT REPORT (PA-2025-00420)

Workflow Step / Action Name	Action Type	Start Date	End Date
<b>Application Screening v.1</b>		12/31/2025 12:06	
Associate Project Number v.1	Generic Action		12/31/2025 12:06
DFT Meeting v.1	Hold Meeting		
Screen for Completeness v.1	Generic Action		
Verify Payment v.1	Generic Action		
<b>Application Review v.1</b>			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		

**DHO WAIVER REQUEST**  
**JUSTIFICATION LETTER**

Alexis Trujillo  
2802 Sioux St NW  
Albuquerque, NM 87107

**Permit #: BPR-2025-01175**  
**Hydrology File: H13D126**  
**Case# HYDR-2025-00422**

**Legal Description:**

Tract 81A3, MRGCD Map 35, situate within projected Section 7, Township 10 North, Range 3 East, N.M.P.M. located at 2802 Sioux St NW

Development Hearing Officer,

This is a request for a DHO Waiver from the requirement to construct sidewalk, and curb and gutter along Sioux Street NW which is required per the IDO/DPM.

**6-6(P)(3) Review and Decision Criteria**

**6-6(P)(3)(a) General**

An application for a Waiver – DHO shall be approved if it complies with all of the following criteria.

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.

*There are pre-existing obstructions that cannot be easily or economically relocated, there is a utility pole and a pedestal box located on the NE Corner of Sioux St & Menaul Blvd that cannot be easily or economically relocated.*

- 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.

*The North section of Sioux Street at Menaul Blvd is a one lane road with no curb, gutter or sidewalk on either side of the street therefore no existing sidewalk to connect to. An isolated sidewalk segment would look out of place and disrupt existing neighborhood character*

## **DHO WAIVER REQUEST JUSTIFICATION LETTER**

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

***The property has existed without sidewalks since at least the mid 1900's. Installing a short, isolated sidewalk segment on this single lane road could confuse pedestrians and potentially even frustrate drivers enough to drive on the sidewalk if there is another vehicle driving the opposing way causing a major safety hazard. Drivers already drive into the vacant lot, where proposed sidewalk would be to avoid backing out.***

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

***There are no sidewalks on the surrounding properties on Sioux North of Menaul and on Menaul West of Sioux. Map and pictures will be provided for reference and clarification. The absence of a sidewalk at the subject property has not had a materially adverse impact on any neighboring property during the past several decades.***

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

***Not building the sidewalk is consistent with the neighborhood character, and no infrastructure improvements are anticipated throughout the neighborhood.***

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.

***There is no known goal or provision with which this waiver would conflict. The character of this neighborhood is not conducive to adding sidewalks.***

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

***The site is not within the 100-year Floodplain.***

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

***The Waiver does not materially undermine the intent and purpose of this IDO, the applicable zone district or any applicable Overlay Zone. The neighborhood as a whole does not have sidewalks, curb, gutter or landscape buffers and maintains a rural character. Certain low-density neighborhoods with low traffic and pedestrianism should maintain a rural character with no sidewalks.***

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(P) (Deviations) and is granted by the DHO as part of this approval.

**DHO WAIVER REQUEST**  
**JUSTIFICATION LETTER**

*The Waiver will not allow a lot or type of development that does not meet the applicable Development Standards for this zone district.*

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).

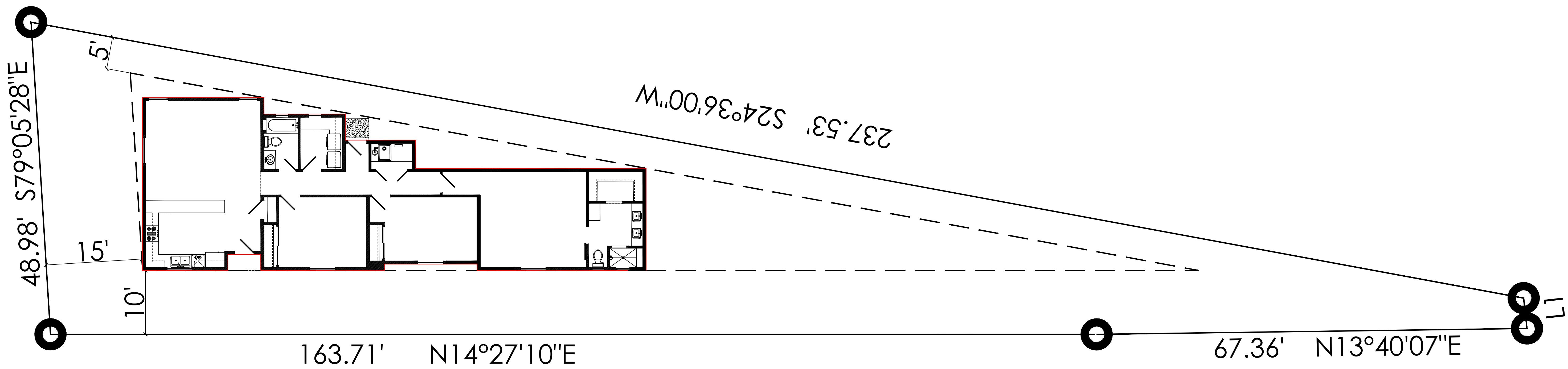
*The waiver is the minimum necessary to allow myself, the property owner, relief of this requirement. My responses demonstrate compliance of Subsection 14-16-6-6(P).*

10. If the request is a 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 1 or more sides of the subject property.

*This area is located within a low intensity land use and the installation of sidewalk will not contribute to the public welfare since the neighborhood does not have sidewalks, curb, gutter or landscape buffers. The installation of these features for this lot will not connect to an existing sidewalk system as the other residential lots do not have sidewalks.*

Regards,  
Alexis Trujillo

# Minimum 10' Between Buildings



Legal Description
Lot
Block
Subdivision
County

RM Design Incorporated

8724 ALAMEDA PARK NE SUITE G ALBUQUERQUE, NEW MEXICO 87113  
Phone: (505) 823-6474 Email: Rmont27143@aol.com Fax (505)823-6487

Site Plan

SCALE: 1/8" = 1'-0"

Trujillo Alexis Custom Homes  
2802 Sioux St  
Albuquerque, New Mexico

Date: 7/28/2025  
Revision:  
Rev. No. By: Date:  
Sheet:

C-1

## Boundary Survey Plat for

Brendan T. O'Sullivan

*Tract 81A3*

**Middle Rio Grande Conservancy  
District Map No. 35**

— 1940 Map No. 55  
**Bernalillo County, New Mexico**

September 2010

### Legend

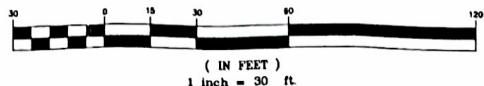
LINE TABLE		
LINE	LENGTH	BEARING
L1	4.78'	N81°48'00" W

(N 80°00'00" E) RECORD INFO SIERRA VISTA ADDITION  
 (10/04/38, C-84)  
 N 80°00'00" E MEASURED BEARING AND DISTANCES  
 ① FOUND AND USED MONUMENT  
 AS INDICATED  
 O SET BATHEY MARKER "LS 14271"  
 -ON- OVERHEAD UTILITY LINES  
 • UTILITY POLE  
 - - - CHAINLINK FENCE  
 ↴ GUY WIRE

Edge of Pavement  
is into subject  
property by ±2.5'

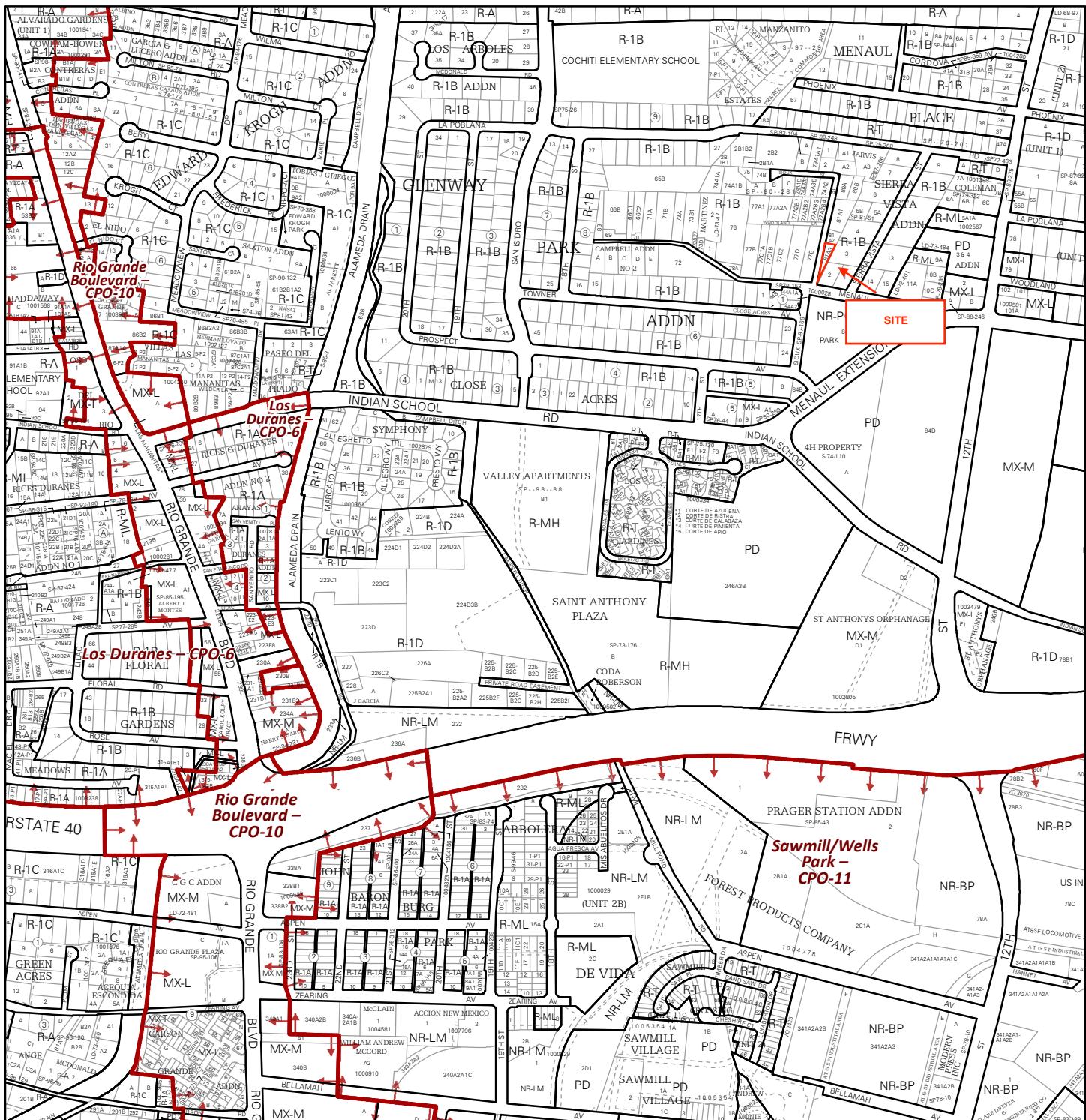
EDGE OF PAVEMENT  
MENAU BOULEVARD, N.W.

### GRAPHIC SCALE



## CARTESIAN SURVEYS

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505)891-0244



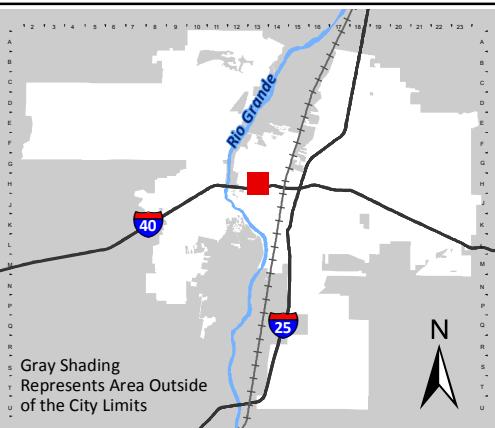
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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:

**H-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