



## PLAN SNAPSHOT REPORT DHOWVR-2026-00001 FOR CITY OF ALBUQUERQUE

**Plan Type:** DHO Waiver **Project:** PR-2026-000001 (PR-2026-000001) **App Date:** 01/04/2026  
**Work Class:** DHO Waiver **District:** City of Albuquerque **Exp Date:** NOT AVAILABLE  
**Status:** Fees Due **Square Feet:** 0.00 **Completed:** NOT COMPLETED  
**Valuation:** \$0.00 **Assigned To:** **Approval**  
**Expire Date:**

**Description:** Waive the requirement for a sidewalk. The sidewalk would not connect to anything and it would be out of character for the neighborhood.

<b>Parcel:</b> 102305509138120332 Main	<b>Address:</b> 908 Four Hills Rd Se Main Albuquerque, NM 87123	<b>Zone:</b>
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Applicant	Owner
RJ Chess	RJ Chess
1907 Buena Vista Dr SE OFC	Home: (505) 362-6184
100	
Albuquerque, NM 87106	
Business: (505) 362-6184	

### Plan Custom Fields

Existing Project NumberN/A  
(If none, type "N/A")

IDO/DPM Requirement IDO 5-3: Access &  
Waiver Request Connectivity

Detailed Feature  
Waiver Request

I am requesting a waiver for the sidewalk requirement for a new construction house that I am building. The following are the justifications that I have come up with for the waiver in relation to Section 6-6(P)(3) of the IDO.

1. (c) The neighborhood character of Four Hills would be adversely effected with the addition of a sidewalk. There are no sidewalks on this street and sidewalks are out of character for the neighborhood. All the other houses have landscaping that goes to the curb.
2. This waiver will not be materially contrary to the public safety, health, or welfare. The streets are plenty wide for pedestrians and cars to share the road and cars tend to drive carefully as the lot is adjacent to the gold course.
3. The waiver would not cause significant material adverse impacts on surrounding properties. None of the other houses have sidewalks.
4. The waiver will not hinder future planning,

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<p>public right-of-way acquisition, or the financing or building of public infrastructure improvements.</p> <p>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.</p> <p>6. The waiver will not allow, encourage, or make possible undesired development in the 100-year Floodplain.</p> <p>7. The waiver will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.</p> <p>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 is within Subsection 14-16-6-4(N) (Deviations) and is granted by the DHO.</p> <p>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).</p> <p>10. This lot is low intensity and the sidewalk requirement is only on one side of the property. There are no sidewalks that would connect to it.</p>		Do you request an interpreter for the hearing?	No	Lot and/or Tract Number	1
Block Number	9	Subdivision Name and/or Unit Number	FOUR HILLS VILLAGE FIRST INSTALLMENT	Legal Description	* 001 009FOUR HILLS VILLAGE FIRST INSTALLMENT
Existing Zone District	R-1D	Zone Atlas Page(s)	M-23	Acreage	0.7231
Calculated Acreage	0.73979	Council District	9	Community Planning Area(s)	East Gateway
Development Area(s)	Consistency	Current Land Use(s)	01   Low-density Residential	IDO Administration & Enforcement Name	Kirtland AFB Military Influence Area
IDO Administration & Enforcement Subsection	Referrals to Commenting Agencies (6-4)	Pre-IDO Zoning District	R-1	Pre-IDO Zoning Description	
FEMA Flood Zone	X, AO				

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Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_RJ_Chess_1/5/2026.jpg	01/04/2026 17:54	Chess, RJ		Uploaded via CSS

Note	Created By	Date and Time Created
1. Revisions required	Renee Zamora	01/05/2026 12:08
2. Submittal has been reviewed and is ready to be processed	Renee Zamora	01/07/2026 12:53

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00068841	DHO Waiver Application Fee	\$275.00	\$0.00
	Facilitated Meeting Fee for Planning Applications	\$50.00	\$0.00
	Technology Fee	\$22.75	\$0.00
Total for Invoice INV-00068841		\$347.75	\$0.00
Grand Total for Plan		\$347.75	\$0.00

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	01/21/2026	Scheduled	DHO Waiver

Workflow Step / Action Name	Action Type	Start Date	End Date
<b>Application Screening v.1</b>		01/06/2026 12:08	01/07/2026 13:08
Associate Project Number v.1	Generic Action		01/06/2026 12:08
Screen for Completeness v.1	Generic Action		01/07/2026 12:52
Verify Payment v.1	Generic Action		01/07/2026 13:07
<b>Application Review v.1</b>		01/07/2026 13:08	
DHO Hearing v.1	Hold Hearing	01/07/2026 13:08	01/07/2026 13:08
DHO Waiver Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
<b>Notice of Decision v.1</b>			
Print Notice of Decision v.1	Create Report		
<b>Linked Project Plans v.1</b>			