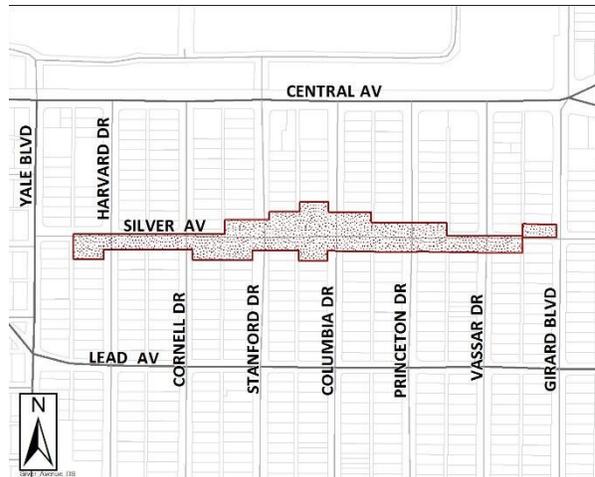


PLAN SNAPSHOT REPORT (DHOWVR-2026-00006)

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	02/25/2026	Scheduled	DHO Waiver

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		02/11/2026 11:16	02/11/2026 13:22
Associate Project Number v.1	Generic Action		02/11/2026 11:16
Screen for Completeness v.1	Generic Action		02/11/2026 11:41
Verify Payment v.1	Generic Action		02/11/2026 13:22
Application Review v.1		02/11/2026 13:22	
DHO Hearing v.1	Hold Hearing	02/11/2026 13:22	02/11/2026 13:23
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			



5-3(C)(4) Pedestrian Circulation

Development shall comply with the pedestrian circulation standards in Subsection 14-16-5-3(D) (Pedestrian Circulation) and the DPM.

5-3(C)(5) Bicycle Circulation

5-3(C)(5)(a) New development involving more than 1 lot or sites over 5 acres in size adjacent to existing bikeways shall provide at least 1 access point to the bikeways to allow residents and users of the development to easily and safely access those bikeways. Access location and design shall be coordinated with City Parks and Recreation Department.

5-3(C)(5)(b) Development shall comply with the bicycle circulation standards in Section 14-16-5-3(E)(4) (Bicycle Facilities) and the DPM.

5-3(D) PEDESTRIAN CIRCULATION

5-3(D)(1) Sidewalks in Residential Development

5-3(D)(1)(a) Perimeter sidewalks shall be provided in accordance with the DPM, except as noted in Subsection (b) below.

5-3(D)(1)(b) In the Los Duranes – CPO-6, a sidewalk at least 4 feet wide shall be provided on at least 1 side of new public residential subdivision streets or on residential private ways that have been dedicated as public right-of-way. A sidewalk on such a street that serves 10 or fewer dwelling units may be accommodated within the minimum required roadway width.

5-3(D)(2) Sidewalks in Mixed-use and Non-residential Development

5-3(D)(2)(a) Applicability

These standards apply to the following mixed-use and non-residential development, except in the NR-SU and NR-PO zone districts unless specified otherwise in this IDO:

1. Construction of a new building.
2. Expansion of an existing building that increases the existing square footage by 25 percent.

5-3(D)(2)(b) **Sidewalks**

Sidewalks meeting the standards of the DPM shall be provided along the entire frontage of each lot.

5-3(D)(3) On-site Pedestrian Connections

All multi-family residential, mixed-use, and non-residential development shall comply with all of the following standards.

5-3(D)(3)(a) **General**

1. For the purposes of this Subsection 14-16-5-3(D)(3), the building's overall footprint will be considered the area for calculation of sidewalk width. A collection of smaller buildings linked by common walls will be considered as 1 building.
2. Where primary pedestrian entrances are located adjacent to a public sidewalk, the width of the public sidewalk may be included in the calculation.
3. Shade trees along required pedestrian walkways are required pursuant to Subsection 14-16-5-6(C)(4)(i) (Required Plant Materials and Site Amenities).

5-3(D)(3)(b) **Network of Pedestrian Walkways**

1. On-site pedestrian walkways that meet the minimum width required by the DPM shall be provided between the pedestrian entrances of each primary building on the site.
2. A 4-foot wide clear path shall be maintained along the pedestrian walkway at all times. Site amenities, other uses of the sidewalk, the overhang of parked cars, and landscaping may not encroach upon the 4-foot wide clear path.
3. On-site pedestrian walkways shall connect to all of the following:
 - a. A sidewalk meeting the standards of the DPM along at least one lot frontage.
 - b. Any abutting City park or trail, Major Public Open Space, or other Civic or Institutional uses, as long as such access is coordinated with and approved by the Parks and Recreation Department or the property owner of the civic or institutional use.
 - c. Any abutting public transit facility.
4. Pedestrian walkways shall be installed along any street-facing façade with a pedestrian entrance of a building containing any of the following development:
 - a. Mixed-use or non-residential development in any Mixed-use zone district.
 - b. Development of uses in the Civic and Institutional or Commercial categories in Table 4-2-1 in any Non-residential zone district.

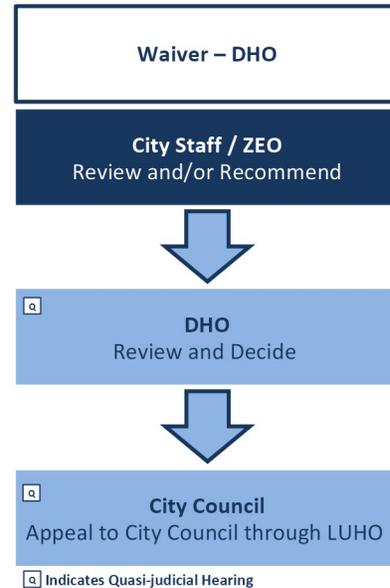
6-6(P) WAIVER – DHO

All applicable provisions of Section 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this Subsection 14-16-6-6(P).

6-6(P)(1) Applicability

This Subsection 14-16-6-6(P) applies to any application for a deviation from standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), or 14-16-5-5 (Parking and Loading) beyond the thresholds established by Table 6-4-1, except the following:

- 6-6(P)(1)(a) Standards in Subsection 14-16-5-5(F)(2)(a)3, which require a Permit – Carport for carports in any front or side setback pursuant to Subsection 14-16-6-6(G).
- 6-6(P)(1)(b) Standards related to front yard parking in Subsection 14-16-5-5(F)(1)(a)6, Subsection 14-16-5-5(F)(2)(a)2, or Table 5-5-6, which require a Variance – ZHE pursuant to Subsection 14-16-6-6(O).



6-6(P)(2) Procedure

- 6-6(P)(2)(a) City staff and commenting agencies pursuant to Subsection 14-16-6-4(I) shall review the application and forward any comments and a recommendation to the DHO.
- 6-6(P)(2)(b) The DHO shall conduct a public hearing and make a decision on the application.
- 6-6(P)(2)(c) A Waiver – DHO may not be granted until after any necessary Conditional Use Approvals are obtained pursuant to Subsection 14-16-6-6(A).
- 6-6(P)(2)(d) Any Waivers granted that are associated with a subdivision shall be placed on the final plat and on a separately recorded document.
- 6-6(P)(2)(e) Any Waivers granted that are associated with a Site Plan shall be noted on the approved Site Plan.

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.

- 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.
2. The Waiver will not be materially contrary to the public safety, health, or welfare.
 3. The Waiver does not cause significant material adverse impacts on surrounding properties.
 4. The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.
 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.
 6. The Waiver will not allow, encourage, or make possible undesired development in 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.
 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.
 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).
 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.

We are writing this letter to justify our request for a waiver to the sidewalk requirement stated in the Albuquerque Sidewalk Ordinance (6-5-5-3 PEDESTRIAN SIDEWALK, DRIVE PAD, AND CURB AND GUTTER REQUIRED). As per conversations with the principal engineer in transportation and as written in IDO 6-6(P)(3)(a), If the 10 criteria listed in the IDO are met, then the waiver shall be approved. According to our assessments at 2216 Ana Ct NW, Albuquerque, NM 87120, the site fulfills the requirements for a waiver. Following are the 10 Criteria as listed in the IDO and how we meet them.

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.

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

- Since there are no other sidewalks on the side of the block where said lot is, the Waiver will not be materially contrary to the public safety, health, or welfare.

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

- The surrounding lots do not have sidewalks, so therefore, the Waiver does not cause significant material adverse impacts on surrounding properties.

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

- The area where sidewalks would go will remain vacant and landscaped so the current waiver request will not restrict any future desires of the city to create sidewalks in 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.

- This Waiver impacts a single family infill lot and will not prevent any goals or provisions of any of these agencies.

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

- This property does not lie within any 100 year flood plain, and all hydrology requirements are being met with an approved grading and drainage plan. Therefore, this Waiver will not allow, encourage, or make possible undesired development in 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 IDO and its overlay zones are interested in maintaining the character of neighborhoods. This waiver does not alter the character. None of the surrounding properties have sidewalks, and the property does not lie within any overlay. So, the Waiver will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.

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.

- This waiver is not asking for an exception to the type of development in the zone district where it is located.

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).

- We are only requesting a sidewalk waiver and nothing more.

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 1 or more sides of the subject property.

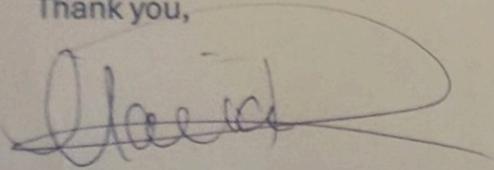
- This sidewalk waiver is requested in a neighborhood of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to 1 or more sides of the subject property. As stated many times in the above replies, there are no sidewalks on the surrounding properties.

To whom it may concern:

February 8, 2026

I Maria Ronquillo, property owner of 2216 Ana CT NW Albuquerque, NM 87120 give Nicholas Nuccio from SCATTERFARM authorization to act as my agent and represent me regarding the DHO waiver. Nicholas Nuccio is authorized to represent my interests in regards with the above-mentioned property.

Thank you,

A handwritten signature in black ink, appearing to read 'Maria Ronquillo', with a large, sweeping flourish extending to the right.

Maria Ronquillo

[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*: 02/09/2026

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [§14-16-6-4\(J\) 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\(J\)\(1\)\(a\)](#)

1. Subject Property Address* 2216 Ana Ct NW
Location Description 8 SUMMARY PLAT MURPHY ADDN, east of Vista Grande NW, North of I40
2. Property Owner* Maria Ronquillo
3. Agent/Applicant* [if applicable] Nicholas Nuccio, SCATTERFARM
4. Application Type(s)²* see IDO [Table 6-1-1](#)

- Site Plan – EPC
- Subdivision _____ (Minor, 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*:

We are requesting a sidewalk waiver. We are building a single family home on a vacant lot in an area where there are not sidewalks around the property.

5. This application will be heard 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*: Feb. 25, 2026 - 9AM

Location*⁴: ZOOM

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.

6. Where more information about the project can be found*:

Preferred project contact information:

Name: Nicholas Nuccio

Email: nick@scatterfarm.com

Phone: 505 803 4939

Website or project page: _____

Attachments:

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

Other: _____

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(J\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ H-11-Z

2. Project Illustrations, as relevant*⁶

Architectural drawings

Elevations of the proposed building(s)

Other relevant illustrations

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*:

we are requesting a waiver to Albuquerque Ordinance 6-5-5-1, Sidewalk, Drive Pad, Curb and Gutter

Ordinance based on the 10 points in IDO 14-16-6-6(P)(3).

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. Was a Pre-submittal Neighborhood Meeting held? Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

[Note: If a meeting was held, the meeting report is required to be provided in the application materials.]

5. **For Site Plan Applications only***, attach the 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 [acres] 0.26
- 2. IDO Zone District R-1C Select
- 3. Overlay Zone(s) [if applicable] none Select Select Select Select
- 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to [IDO §14-16-6-4\(K\)](#), 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 hearing date. Requests for a facilitated meeting must be submitted through ABQ-Plan: <https://www.cabq.gov/planning/abq-plan>

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.



Ni Nu <nick@scatterfarm.com>

2216 Ana Ct NW_Public Notice Inquiry Sheet Submission

1 message

Flores, Suzanna A. <Suzannaflores@cabq.gov>
To: "nick@scatterfarm.com" <nick@scatterfarm.com>

Fri, Feb 6, 2026 at 9:48 AM

Dear Applicant:

As of February 6, 2026 there are **NO** neighborhood associations to notify. You will need to attach a copy of this e-mail from the Office of Neighborhood Coordination (ONC) to your application when you submit it to the Planning Department.

Please note that 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, pre-construction meetings, 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.

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: Thursday, February 5, 2026 3:04 PM
To: Office of Neighborhood Coordination <nick@scatterfarm.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

Nicholas Nuccio

Telephone Number

5058034939

Email Address

nick@scatterfarm.com

Company Name

scatterfarm

Company Address

[829 ponderosa ave nw](#)

City

Albuquerque

State

NM

ZIP

87107

Subject Site Information

Legal description of the subject site for this project:

8 SUMMARY PLAT MURPHY ADDN

Physical address of subject site:

[2216 Ana Ct NW](#), Albuquerque, nm 87120

Subject site cross streets:

Vista Grande dr NW and Ana Ct NW

Other subject site identifiers:

Property is the vacant lot east of Vista Grande Dr NW on the south side of Ana Ct NW

This site is located on the following zone atlas page:

H-11-Z

[Link for map](#)

Captcha



Zone Atlas Page H-11-Z.pdf

414K



Ct NW

Ana Ct NW

2224

2220

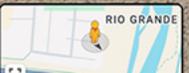
2216 Ana Ct NW



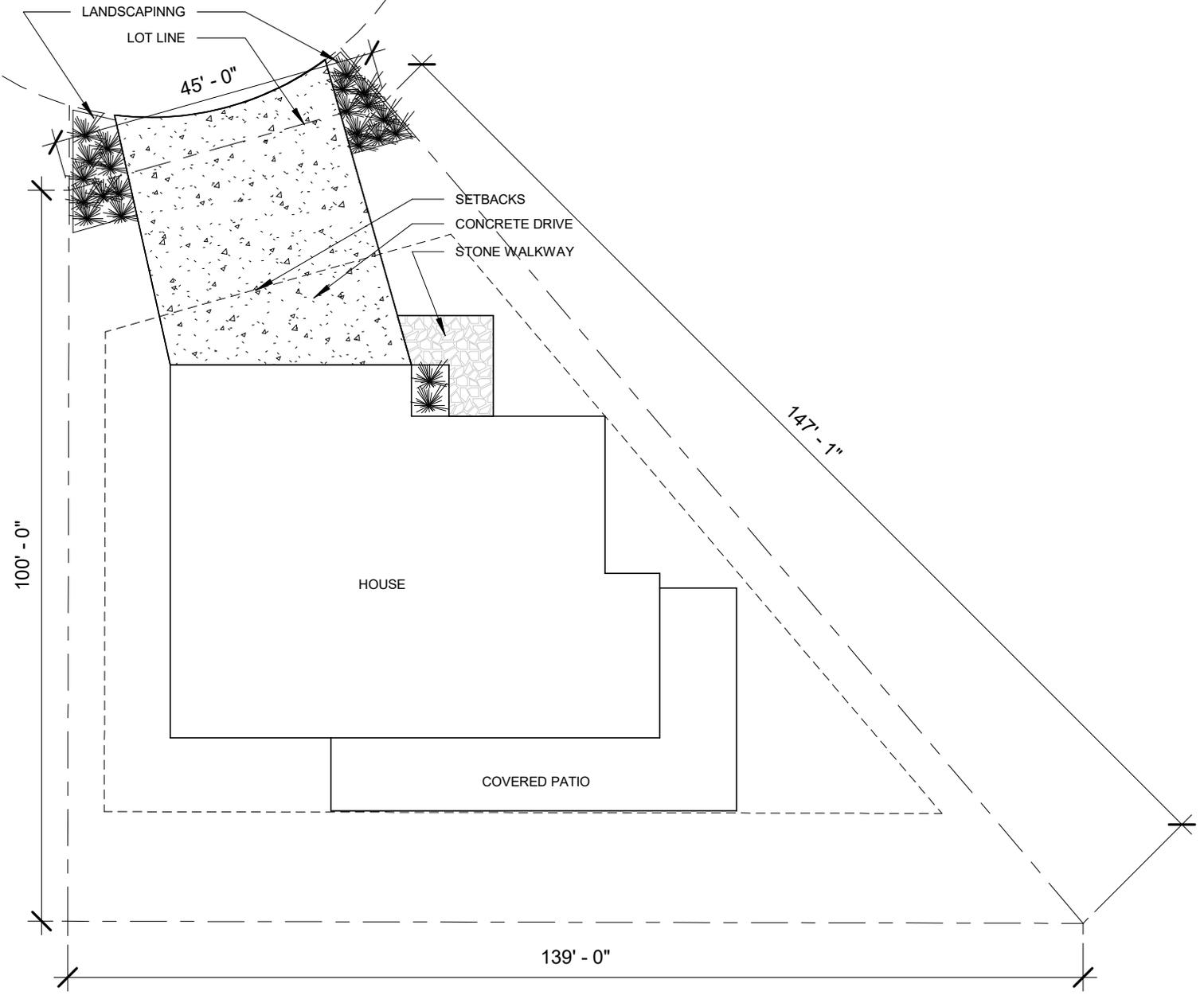
← 2299 Ana Ct NW
Albuquerque, New Mexico
Google Street View
Feb 2025 See more dates

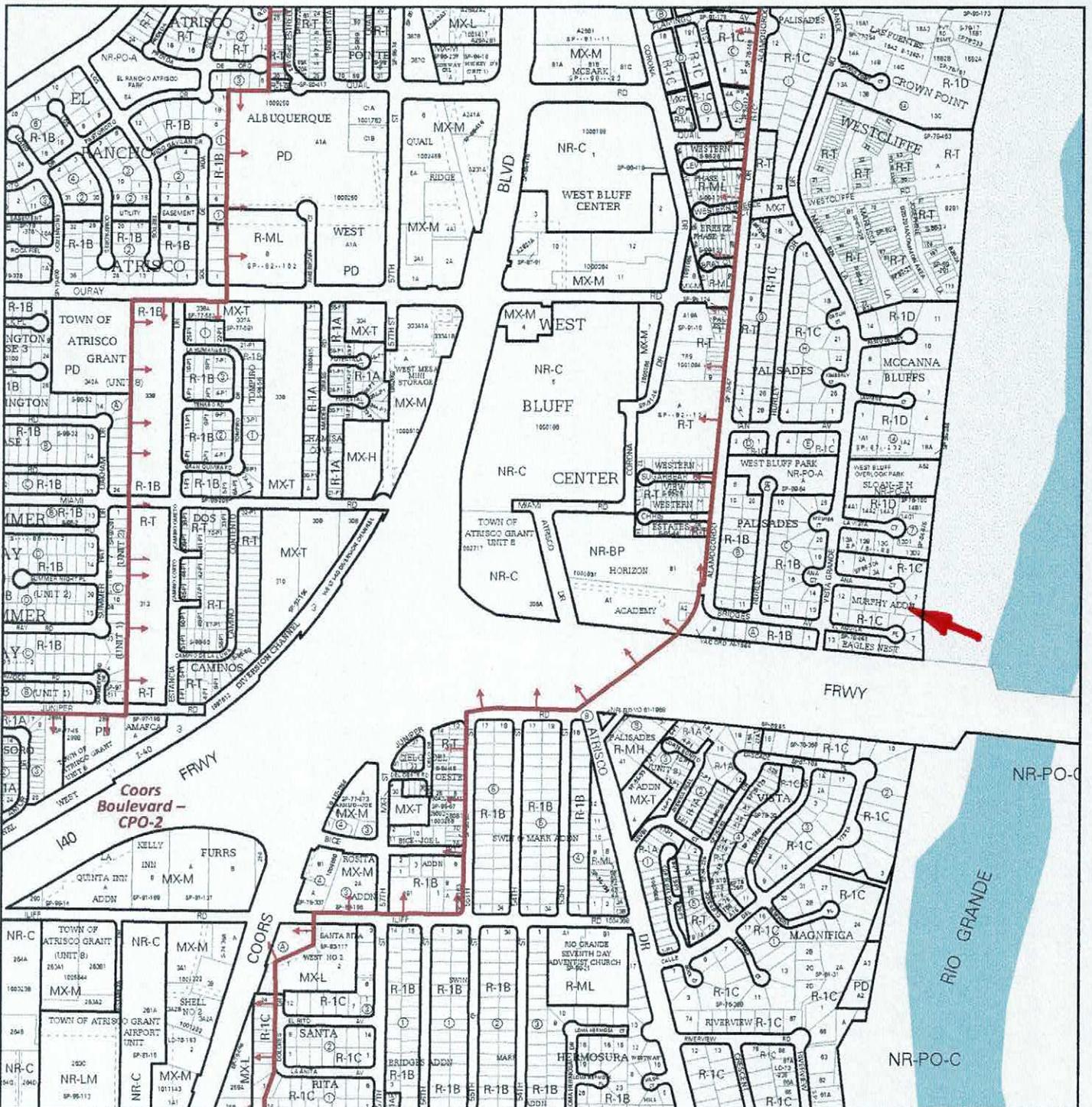


2216 Ana Ct NW



2216 ANA CT NW





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

Albuquerque Geographic Information System

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-11-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

Gray Shading
Represents Area Outside
of the City Limits

0 250 500 1,000
Feet