



OFFICIAL NOTICE OF DECISION

June 10, 2026

Sandia Area Federal Credit Union
PO Box 18044
Albuquerque, NM 87185-0044

Project #: PR-2026-000013
Application #
DHOWVR-2026-00009 DHO WAIVER

LEGAL DESCRIPTION:

For all or a portion of:

**TR C-1 SUBDIVISION PLAT OF TRACTS C-1, C-2 AND C-3
THE NEWHOLIDAY PARK (BEING A RE-PLAT OF TRACT
"C" THE HOLIDAY PARK) CONT 1.3814 AC zoned MX-L,**
located at **11311 MONTGOMERY BLVD NE** containing
approximately acre(s). **(F-22)**

On June 10, 2026, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced application and approved the request, based on the following Findings:

1. This is a request to the DHO for a waiver for a 5- foot sidewalk that is required from the IDO 5-3(D)(3) On-site Pedestrian Connections, which states; '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 § 14-16-5-3(D)(3), the building's overall footprint will be considered the area for calculation of sidewalk width.
2. This development is currently under an administrative Site Plan Review under SP-2026-00047, a new Self-Storage facility located at 11311 Montgomery Blvd NE.
3. The site is approximately 1.3814 acres total, consisting of one parcel, in the MX-L zone district; within MT-Major Transit, and in an Area of Change. It is within the El Dorado Village Activity Center, and is abutting a residential zone district to the North. Across Cairo Street to the east of the site is R-T zoning.
4. A conditional use for self-storage in an MX-L zone was approved April 1, 2026 (CU-2026-00001).
5. Public notice requirements of IDO Section 6, Table 6-1-1 were completed prior to submitting the application file.

6. Planning is amenable to the 5-foot sidewalk along the southern edge of the subject site in lieu of the required 10-foot sidewalk.
7. 6-6(P)(3)(a) General - An application for a Waiver – DHO shall be approved if it complies with all of the following criteria.

The DHO determined the following criteria were met for the approval of a 5-foot sidewalk, with sufficient evidential support provided within the application and in the record.

1. Any of the following criteria apply:

- 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 archaeological, and/or architectural significance by the City, State, or federal government, and a Waiver is needed and appropriate to maintain such historical, archaeological, 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.

CONDITIONS

- a. The Date of the DHO approval and waiver application number must be added to the Site Plan.
- b. Revise the Justification letter to reflect a waiver of 5 feet and attach to the Site Plan Administrative.
- c. Adjust TCL to depict the 5' sidewalk.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **JUNE 29, 2026**. The date of the DHO's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section § 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted electronically to [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). A Non-Refundable filing fee will be calculated by staff in the Development Review Services Division of the City of Albuquerque Planning Department and will be payable online at [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). The appeal fee must be paid in full no later than 48 hours after the appeal deadline, or the appeal will be rejected as untimely.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,

Brennon Williams

Brennon Williams

Development Hearing Officer

BW/am/jr

Consensus Planning, 302 8th St. NW, Albuquerque, NM 87102

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.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaaszil 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.

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.

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。






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Final Audit Report

2026-06-23

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By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
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"PR-2026-000013_June_10_2026_Notice_of_Decision_DHO" Hi story

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2026-06-23 - 5:54:58 PM GMT
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