PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTICE OF DECISION

November 4, 2026

Dodd Mark A & Julie A
1409 Quimera Trl. SE
Albuquerque, NM 87123-4420

Project# PR-2026-000170
Application#
DHOWVR-2026-00018 DHO WAIVER

LEGAL DESCRIPTION:
For all or a portion of: **Lot/Tract: 4, Block 37, FOUR HILLS VILLAGE TWELTH INSTALLMENT** zoned **R-1** located at **1409 QUIMERA TRL SE** containing approximately **0.5556** acres. **(M-23)**

On November 4, 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 for a waiver of the public sidewalk construction requirement, citing existing community trails and walking paths and the neighborhood's design standards. Supporting documentation includes the site plan, City comments, and an HOA support letter.

2. The subject property is located within the East Gateway Community Planning Area (CPA). Camino Cerrito SE and Quimera Trail SE are both classified as local streets in the Long-Range Roadway System (LRRS).

3. The subject property is zoned R-1 (Residential – Low-Density Zone District), is not located within a Major Center or Major Transit Corridor, and is designated as an Area of Consistency. Additionally, the property is located within the boundaries of the Four Hills Village Association.

4. The applicant requests this waiver in accordance with IDO Section 5-3(D)(1)(a)(1)(a) and (b). Additionally, the subject property is not located within a Character Protection Overlay (CPO) zone district.

5. The subject property is located at 1409 Quimera Trail SE and currently developed, approximately 0.5556 acres in size and is identified as Lot 4, Block 7 of the Four Hills Village Twelfth Installment Subdivision.

6. This request was previously reviewed as a Sketch Plat per PR-2026-000170/PA-2026-00331 on September 23, 2026.

7. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.

8. Per Table 6-4-3 of the IDO, a Sidewalk Waiver expires within 1-year if not platted and expires with associated Site Plan if approved by the DHO.

9. Once the Development Hearing Officer (DHO) approves the sidewalk waiver, the approval documentation must be attached to the Site Plan/Plat or Building Permit sheet at the time it is submitted for review.

10. Transportation finds the applicant has adequately justified the DHO sidewalk waiver request based on the applicable criteria except for 10b, but also finds the overriding condition of the general slopes of the area would make any sidewalks not ADA compliant, and therefore recommends approval.

11. The Applicant justified the Waiver per 6-6(P)(3) of the IDO per the following:
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.

            N/A

        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.

            N/A

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 HOA has submitted a letter, included with submittal packet, clarifying the existing architectural code and how the sidewalk at this location does not conform with historical design of the neighborhood.

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.

Existing design matches existing subdivision.

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

The Waiver is not contrary to public safety, health, or welfare as conditions will not worsen.

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

The Waiver would allow for lot to match existing surrounding properties.

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

All future developments nearby will be in the HOA which sets neighborhood design.

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.

The Waiver does not conflict with any adopted plan, and it supports the areas character and culture.

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

A Drainage Plan has been prepared in conjunction with this Waiver.

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

   This waiver does not undermine any intent or purpose of the IDO, zoning or overlays and it supports the stability and consistency of the area.

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 are within the thresholds established by Subsection 14-16-6-4(P) (Deviations) and is granted by the DHO as part of this approval.

   This Waiver does not allow such development.

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).

   This Waiver complies.

10. Any request for a Waiver to IDO sidewalk requirements shall comply with all of the following requirements.

    a. 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 low intensity use and there are no existing sidewalks in the vicinity, the master-planned development provides full pedestrian amenities. The creation of a sidewalk will create a gap in the sidewalk system on both sides of the subject property.

    b. The City's right-of-way is insufficient in width to allow the construction of a sidewalk of standard dimension and placement, but there is sufficient right-of-way to meet minimum ADA or PROWAG guidance.

       Placement will not be able to match existing with no existing on adjacent properties.

c. The adjoining sidewalks are non-standard as to width and/or location, and the Waiver would enable the new and existing sidewalks to match in width and/or location, or could create a smooth transition between areas of different width and/or character.

There are no adjoining sidewalks, as such the property would match adjacent properties.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **NOVEMBER 23, 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,

Robert L. Lucero, Jr.
Robert L. Lucero, Jr. (Nov 11, 2026 13:01:57 MST)
Robert L. Lucero Jr.
Development Hearing Officer

RLL/mi/jr

Rio Grande Engineering, David Soule., P.O Box 93924 Albuquerque, NM 87199

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'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.

Thông báo v? cách Ti?p c?n Ngôn ng?. Chúng tôi cung c?p các d?ch v? thông d?ch mi?n phí d? giúp quý v? giao ti?p v?i chúng tôi. N?u quý v? c?n giúp d?, quý v? có th? yêu c?u thông d?ch t?i b?t c? qu?y d?ch v? nào trong S? c?a chúng tôi, t?a l?c t?i tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

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PR-2026-000170_November_04_2026_Notice_of_Decision_DHO_WVR_Quimera

Final Audit Report 2026-11-11

Created:	2026-11-11
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Document emailed to Robert Lucero (robert@lucerolawpc.com) for signature
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Signer Robert Lucero (robert@lucerolawpc.com) entered name at signing as Robert L. Lucero, Jr.
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Document e-signed by Robert L. Lucero, Jr. (robert@lucerolawpc.com)
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