



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
<b>SITE PLANS</b>	<input checked="" type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
To assure that IDO Section 5-3(C)(3)(b) does not require a 20' setback from property line to garage..		

<b>APPLICATION INFORMATION</b>		
Applicant: Clearbrook Investments, Inc.		Phone:
Address: 8801 Jefferson St. N.E., #A		Email: scotth@stillbrooke.com
City: Albuquerque	State: NM	Zip: 87113
Professional/Agent (if any): Ron Hensley / THE Group		Phone: 505-410-1622
Address: 300 Branding Iron Rd. S.E.		Email: ron@thegroup.cc
City: Rio Rancho, NM	State: NM	Zip: 87124
Proprietary Interest in Site:	List all owners:	

<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: Lots 1-30	Block:	Unit:
Subdivision/Addition: Horizon Village	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): C-17	Existing Zoning: R-ML	Proposed Zoning R-ML
# of Existing Lots: 31	# of Proposed Lots: 31	Total Area of Site (Acres): 5.91

<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: Horizon Blvd.	Between: Alameda Blvd.	and: Balloon Museum Dr.

<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>
PR-2018-001842, RZ-2018-00055, SD-2021-00085

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature: <i>Ron E. Hensley</i>	Date: 9/16/21
Printed Name: Ron E. Hensley / THE Group	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

<b>FOR OFFICIAL USE ONLY</b>					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:				Fee Total:	
Staff Signature:			Date:	Project #	

**FORM V2: Waiver- DRB**

**Please refer to the DRB case schedules for meeting dates and deadlines. Your attendance is required.**

**WAIVER – IDO**

- Interpreter Needed for Meeting? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form V2 at the front followed by the remaining documents in the order provided on this form
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(P)(3), compliance with the DPM, and all improvements to be waived, as applicable. .
- Scale drawing showing the location of the proposed variance or waiver, as applicable (7 copies, not to exceed 8.5" by 14")
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(K)
  - Office of Neighborhood Coordination neighborhood meeting inquiry response
  - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
  - If a meeting was requested/held, copy of sign-in sheet and meeting notes
- Required notices with content per IDO Section 14-16-6-4(K)
  - Office of Neighborhood Coordination Public Notice Inquiry response
  - Proof of emailed notice to affected Neighborhood Association representatives

**WAIVER – DPM (MUST BE HEARD WITH SUBDIVISION/SITE PLAN ACTION)**

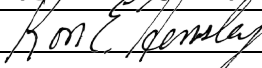

- Interpreter Needed for Meeting? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form V2 at the front followed by the remaining documents in the order provided on this form
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Justification letter describing, explaining, and justifying the request per the criteria in DPM – Chapter 2
- Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
- Required notices with content per IDO Section 14-16-6-4(K)
  - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - Proof of Neighborhood Meeting
  - Proof of emailed notice to affected Neighborhood Association representatives
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing\* **this step is not required if waiver is to be heard with minor subdivision plat**
  - Sign Posting Agreement - **this step is not required if waiver is to be heard with minor subdivision plat**

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

- Interpreter Needed for Meeting? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form V2 at the front followed by the remaining documents in the order provided on this form
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- A scale drawing showing the location of the deferred sidewalk with appropriate dimensions.
- Proof of Neighborhood Meeting

**EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

- Interpreter Needed for Meeting? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form V2 at the front followed by the remaining documents in the order provided on this form
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Letter describing, explaining, and justifying the deferral or extension
- Drawing showing the sidewalks subject to the proposed deferral or extension (7 copies, not to exceed 8.5" by 14")

<b><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i></b>	
Signature: 	Date: 9/16/21
Printed Name: Ron E. Hensley	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Case Numbers: _____	Project Number: _____
Staff Signature: _____	
Date: _____	



c/o Scott Henry  
8801 Jefferson Street NE, #A  
Albuquerque, NM 87113

Friday, April 19, 2019  
City of Albuquerque  
Planning, Engineering, and Building Departments  
One Civic Plaza NW  
Albuquerque, New Mexico 87102

Re: Letter of Authorization for Entitlement Applications

To Whom It May Concern:

Clearbrook Investments Inc, hereby authorizes The Group, Ron Hensley, and its members to obtain information, submit and process entitlements, permits and all related applications, easements vacations and similar, and act as an agent for Clearbrook Investments Inc for entitling, zoning, permitting, platting and subdividing property legally described as Tract 4, Corrected Plat for Tracts 1, 2, 3, and 4 Land of IHS Acquisition No 120 Incorporated, which will become tract 4 a and 4 b. Clearbrook Investments Inc. is the owner of this property and has full authority to allow these actions.

Sincerely,

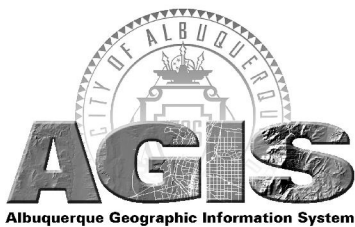
Clearbrook Investments Inc

A handwritten signature in blue ink, appearing to read "Scott Henry", is written over a faint circular stamp or seal.

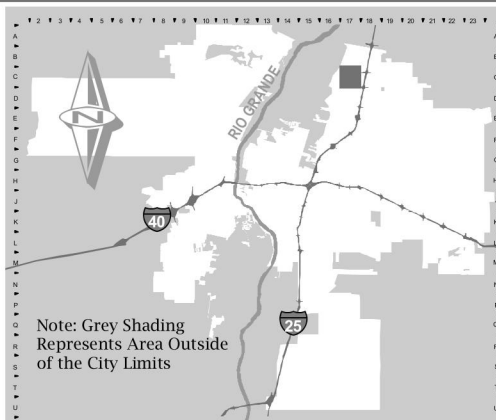
By: Scott Henry  
President.



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 6/5/2009



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

# C-17-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone





The HENSLEY ENGINEERING GROUP

September 15, 2021

DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

Re: Horizon Village Subdivision – IDO Waiver

Horizon Village is a subdivision of 30 lots and 2 tracts. Attached are the recorded Plat and approved Grading Plan and exhibits for the subdivision located within zone atlas page C-17.

Overview and Summary of Request

Horizon Village is a subdivision development that includes an effective use of open space and ingenuity in design utilizing the 15’ front setback allowed by the IDO. The housing designs specifically were conceived, designed, engineered to provide a unique infill product offering. The project has private streets, private sidewalks, a private village green and 20 additional community parking located in a use and benefit easement. The additional parking and community regulations will discourage parking on drives or roads. The front yards, village green and access roads will be community maintained, and the character and conditions of the subdivision will be maintained with a professional HOA management company. The overall character of the subdivision is to provide a pedestrian friendly close knit community concept and the 15’ front setback contributes to that character.

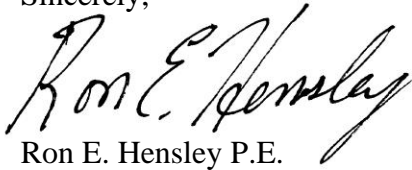
Section 5-3(C)(3)(b) of the IDO states: *For all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long. Per the IDO, a driveway is defined as: an unobstructed area with a stabilized surface leading from the street to a garage or other allowed off-street parking area in low-density residential development.*

It has been determined by the City that the section and definition dictate the requirement of a 20’ setback from the front property line to the garage. However, the setback specified in this zone district is 15’.

The waiver of the determination of the IDO requirement of a 20’ garage setback will allow the development of the subdivision too proceed as presented and approved by the DRB. In varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, and ingenuity in design of the subdivision, in accordance with accepted principles of site planning.

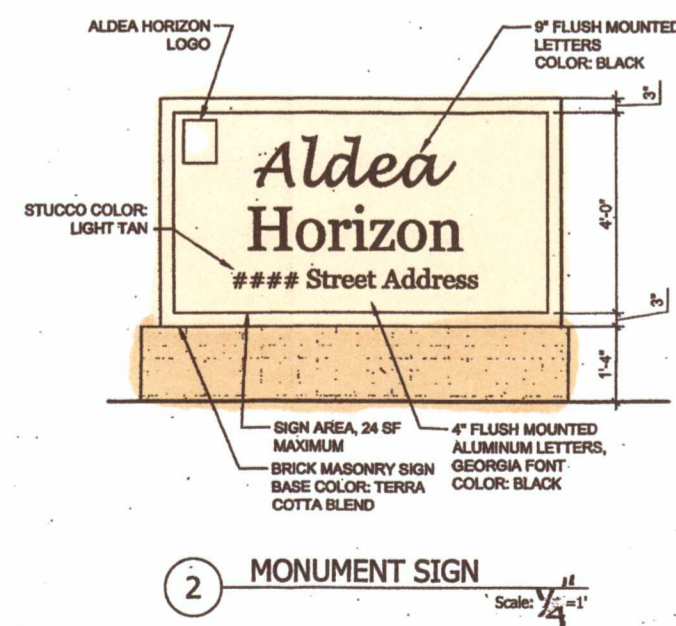
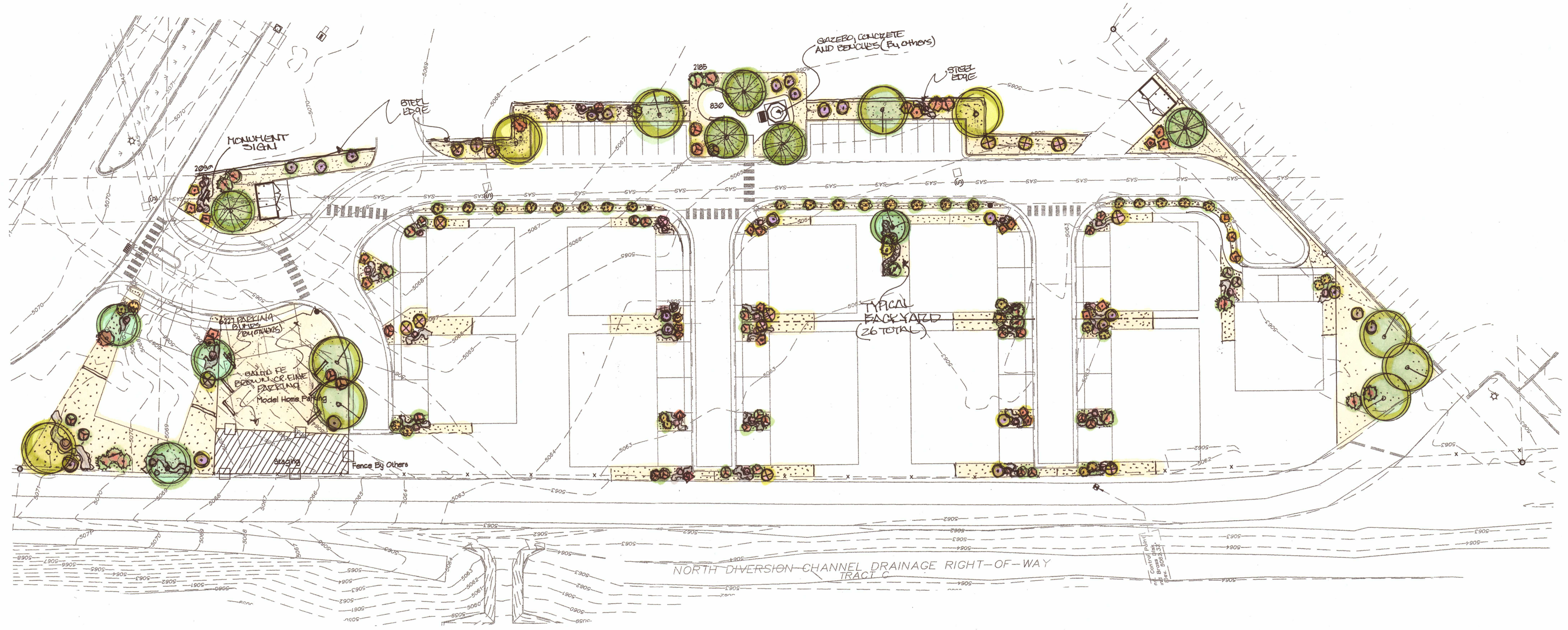
As agent for the owners, we are requesting a waiver in accordance with Section 6-6(P)(3)4 of any requirements of Section 5-3(C)(3)(b) that would require a 20' setback to the garage. Please contact me at 505-410-1622 or via email if you have any questions or comments.

Sincerely,

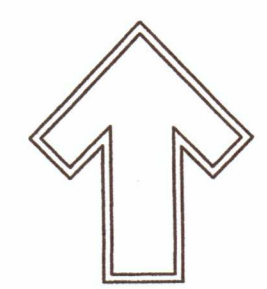
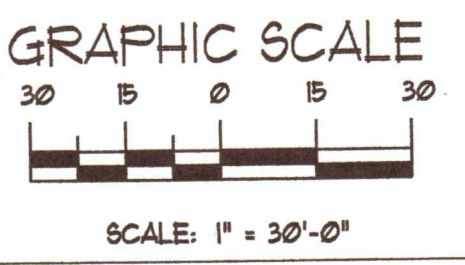


Ron E. Hensley P.E.

[ron@thegroup.cc](mailto:ron@thegroup.cc)



-  3. 2" CAL. FLOWERING PEAR
-  7. 2" CAL. MODESTO ASH
-  5. 6'-8' AUSTRIAN PINE
-  3. 15 GAL. VITEX
-  20 5 GAL. PHOTILIA
-  22. 5 GAL. BUTTERFLY BUSH
-  16. 5 GAL. ALTHEA
-  24 5 GAL. RED YUCCA
-  33. 5 GAL. K.F REED GRASS
-  26. 5 GAL. K.O. ROSE
-  11. 5 GAL. POTENTILLA
-  2"-4" CURBSTONE
-  7/8" MOUNTAIN AIZ BROWN GRAVEL/FILTER FABRIC
-  1. NUSSBUCK BOULDER .34



The Hilltop  
 1509 Edith NE  
 Albuquerque, NM 87113  
 Cont. Lic. #16499  
 Ph. (505) 898-3630  
 Fax (505) 898-1131  
 danny@hilltoplandscaping.com

Landscape Architect



Horizon Development  
 Albuquerque, NM  
 Landscape Plan

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DRAWN BY: cm  
 REVISION: -  
 DATE: 3/16/2019  
 SHEET: LS-101





HV2  
Approx. 1731 Sq. Ft.

HV3  
Approx. 2043 Sq. Ft.

HV1  
Approx. 1704 Sq. Ft.




HV2 HV1  
Approx. 1731 Sq. Ft. Approx. 1704 Sq. Ft.  
Paired Home Design



Shown with optional Fiesta Deck



Shown with optional Fiesta Deck

- ✓ Long Lasting Synthetic 2-Tone Stucco
- ✓ TPO Positive Pitched Membrane Roof
- ✓ 2nd Level Decks for Outside Living
- ✓ Available Optional Rooftop Fiesta Deck
- ✓ Full Complement of GE Appliances
- ✓ Outstanding Kitchen with Quartz Countertops
- ✓ Moen Faucets in Satin Nickel Finish
- ✓ GREENSMART Hybrid Power Savings
- ✓ Energy Efficient Low-E Windows
- ✓ Modern Style Insulated Garage Doors with Obscured Windows
- ✓ High SEER Refrigerated Air Conditioning
- ✓  Structural Warranty
- ✓ Wide Selection of Decorating Options to Personalize Your New Home

**Many More Awesome Features Included**

*Visit Today!*

**From:** Carmona, Dalaina L. <dlcarmona@cabq.gov>  
**Sent:** Tuesday, July 27, 2021 10:12 AM  
**To:** ron@thegroup.cc  
**Subject:** Horizon Blvd. and Alameda Blvd. Neighborhood Meeting Inquiry  
**Attachments:** C-17 ZAP.PDF

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Mobile Phone	Phone
North Valley Coalition	Doyle	Kimbrough	<a href="mailto:newmexmba@aol.com">newmexmba@aol.com</a>	2327 Campbell Road NW		Albuquerque	NM	87104	5052490938	5053441364
North Valley Coalition	Peggy	Norton	<a href="mailto:peggynorton@yahoo.com">peggynorton@yahoo.com</a>	P.O. Box 70232		Albuquerque	NM	87197	5058509293	5053459567
District 4 Coalition of Neighborhood Associations	Daniel	Regan	<a href="mailto:dlreganabq@gmail.com">dlreganabq@gmail.com</a>	4109 Chama Street NE		Albuquerque	NM	87109	5052802549	
District 4 Coalition of Neighborhood Associations	Mildred	Griffiee	<a href="mailto:mgriffiee@noreste.org">mgriffiee@noreste.org</a>	PO Box 90986		Albuquerque	NM	87199	5052800082	
Wildflower Area NA	Larry	Caudill	<a href="mailto:ltcaudill@comcast.net">ltcaudill@comcast.net</a>	4915 Watercress Drive NE		Albuquerque	NM	87113		5058570596
Wildflower Area NA	Charles	Bates	<a href="mailto:cefisher.67@gmail.com">cefisher.67@gmail.com</a>	5000 Watercress Drive NE		Albuquerque	NM	87113		5053737998

Alameda North Valley Association	Steve	Wentworth	anvanews@aol.com	8919 Boe Lane NE		Albuquerque	NM	87113		5058973052
Alameda North Valley Association	Mark	Rupert	mwr505@hotmail.com	909 Tijeras Avenue NW	#214	Albuquerque	NM	87102		5052702462

**PLEASE NOTE:** 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](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Thanks,



*Dalaina L. Carmona*

Senior Administrative Assistant  
Office of Neighborhood Coordination  
Council Services Department  
1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
Albuquerque, NM 87102  
505-768-3334  
[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)  
Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

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**From:** webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov  
**Sent:** Tuesday, July 27, 2021 7:48 AM  
**To:** Office of Neighborhood Coordination <ron@thegroup.cc>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:  
Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

RON HENSLEY

Telephone Number

5054101622

Email Address

[ron@thegroup.cc](mailto:ron@thegroup.cc)

Company Name

THE Group

Company Address

300 Branding Iron Rd. SE, Horizon Blvd. and Alameda Blvd.

City

Rio Rancho

State

NM

ZIP

87124

Legal description of the subject site for this project:

Lots 1-3o, Horizon Village

Physical address of subject site:

Subject site cross streets:

Horizon Blvd. and Alameda Blvd.

Other subject site identifiers:

This site is located on the following zone atlas page:

C-17

**From:** ron@thegroup.cc  
**Sent:** Monday, August 16, 2021 11:08 AM  
**To:** 'mgriffee@noreste.org'  
**Subject:** DRB Hearing Meeting Request  
**Attachments:** District 4 Coalition 2 NeighborhoodMeetingRequest.pdf; C-17 ZAP.pdf; HorizonVillageAddress.pdf

Mildred Griffiee  
District 4 Coalition of Neighborhood Associations  
PO Box 90986  
Albuquerque, NM. 87199  
[mgriffee@noreste.org](mailto:mgriffee@noreste.org)

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss a proposed IDO=Waiver in or near your neighborhood before we submit an application. This would be an informal meeting where THE Group would present the proposal, and we could discuss any ideas or concerns you may have.

The following is a description of the action being requested:

**1. Subject Property:** 8801 Horizon Blvd.

**2. Applicant:** Clearbrook Investments LLC  
4601 Cumberland Rd. N.W  
Albuquerque, NM. 87120

**3. Legal Description:** Lots 1-30 Horizon Village

**4. Physical Description:** The property exists on Horizon Blvd. north of Alameda Blvd.

**5. Action Requested:** Waiver of 5-3(C)(3)(b), driveways accessed from the front or street side of the property shall be at least 20 feet long.  
The owner is asking for determination that the driveway length required does not begin at the property line but begins at the street edge as defined in the IDO.

**6. Anticipated Public hearing:** Thursday, September 15, 2021 at 9:00 a.m.  
Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW  
Albuquerque, NM

Per the IDO, you have 15 days from August 16, 2021 to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on August 31, 2021. If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this email.

Ron E. Hensley P.E.

505-410-1622



[ron@thegroup.cc](mailto:ron@thegroup.cc)

Ron E. Hensley P.E.

505-410-1622



[ron@thegroup.cc](mailto:ron@thegroup.cc)

[Note: Items with an asterisk (\*) are required.]

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: August 16, 2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: District 4 Coalition of Neighborhood Associations

Name of NA Representative\*: Mildred Griffiee

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: mgriffiee@noreste.org

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: ron@thegroup.cc

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

\_\_\_\_\_

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 8801 Horizon Blvd.  
Location Description Horizon Blvd. north of Alameda
2. Property Owner\* Clearbrook Investments Inc.
3. Agent/Applicant\* [if applicable] THE Group / Ron Hensley
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.



[Note: Items with an asterisk (\*) are required.]

- Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

Waiver of 5-3(C)(3)(b), driveways accessed from the front or street side of the property shall be at least 20 feet long measured from property line.

5. This type of application will be decided by<sup>\*</sup>:  City Staff  
OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE)  Development Review Board (DRB)
  - Landmarks Commission (LC)  Environmental Planning Commission (EPC)
  - City Council
6. Where more information about the project can be found<sup>\*4</sup>:

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*5</sup> C-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:  
 Deviation(s)       Variance(s)       Waiver(s)

Explanation:

The owner is asking for determination that the driveway length required does not begin at the property line but begins at the street edge as defined in the IDO.

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)<sup>\*</sup>:  Yes     No

<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

5. **For Site Plan Applications only\***, attach 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:**

1. From the IDO Zoning Map<sup>6</sup>:
- a. Area of Property [typically in acres] 2.92 acres
  - b. IDO Zone District R-ML
  - c. Overlay Zone(s) [if applicable] \_\_\_\_\_
  - d. Center or Corridor Area [if applicable] \_\_\_\_\_
2. Current Land Use(s) [vacant, if none] Vacant
- \_\_\_\_\_

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: ~~District 4 Coalition of Neighborhood Associations~~ [Other Neighborhood Associations, if any]

Wildflower Area NA

North Valley Coalition

\_\_\_\_\_

\_\_\_\_\_

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

**From:** ron@thegroup.cc  
**Sent:** Monday, August 16, 2021 11:10 AM  
**To:** 'Dan Regan'  
**Subject:** DRB Hearing Meeting Request  
**Attachments:** District 4 Coalition 1 NeighborhoodMeetingRequest.pdf; C-17 ZAP.pdf; HorizonVillageAddress.pdf

Daniel Regan  
District 4 Coalition of Neighborhood Associations  
4109 Chama Street NE  
Albuquerque, NM. 87109  
[dlreganabq@gmail.com](mailto:dlreganabq@gmail.com)

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss a proposed IDO=Waiver in or near your neighborhood before we submit an application. This would be an informal meeting where THE Group would present the proposal, and we could discuss any ideas or concerns you may have.

The following is a description of the action being requested:

**1. Subject Property:** 8801 Horizon Blvd.

**2. Applicant:** Clearbrook Investments LLC  
4601 Cumberland Rd. N.W  
Albuquerque, NM. 87120

**3. Legal Description:** Lots 1-30 Horizon Village

**4. Physical Description:** The property exists on Horizon Blvd. north of Alameda Blvd.

**5. Action Requested:** Waiver of 5-3(C)(3)(b), driveways accessed from the front or street side of the property shall be at least 20 feet long.  
The owner is asking for determination that the driveway length required does not begin at the property line but begins at the street edge as defined in the IDO.

**6. Anticipated Public hearing:** Thursday, September 15, 2021 at 9:00 a.m.  
Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW  
Albuquerque, NM

Per the IDO, you have 15 days from August 16, 2021 to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on August 31, 2021. If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this email.

Ron E. Hensley P.E.

505-410-1622



[ron@thegroup.cc](mailto:ron@thegroup.cc)

[Note: Items with an asterisk (\*) are required.]

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: August 16, 2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: District 4 Coalition of Neighborhood Associations

Name of NA Representative\*: Daniel Regan

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: dlreganabq@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: ron@thegroup.cc

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

\_\_\_\_\_

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 8801 Horizon Blvd.  
Location Description Horizon Blvd. north of Alameda
2. Property Owner\* Clearbrook Investments Inc.
3. Agent/Applicant\* [if applicable] THE Group / Ron Hensley
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (\*) are required.]

- Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

Waiver of 5-3(C)(3)(b), driveways accessed from the front or street side of the property shall be at least 20 feet long measured from property line.

5. This type of application will be decided by<sup>\*</sup>:  City Staff  
OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)
  - City Council
6. Where more information about the project can be found<sup>\*4</sup>:

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*5</sup> C-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:
  - Deviation(s)
  - Variance(s)
  - Waiver(s)

Explanation:

The owner is asking for determination that the driveway length required does not begin at the property line but begins at the street edge as defined in the IDO.

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)<sup>\*</sup>:  Yes  No

<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

5. **For Site Plan Applications only\***, attach 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:**

1. From the IDO Zoning Map<sup>6</sup>:
- a. Area of Property [typically in acres] 2.92 acres
  - b. IDO Zone District R-ML
  - c. Overlay Zone(s) [if applicable] \_\_\_\_\_
  - d. Center or Corridor Area [if applicable] \_\_\_\_\_
2. Current Land Use(s) [vacant, if none] Vacant
- \_\_\_\_\_

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: ~~District 4 Coalition of Neighborhood Associations~~ [Other Neighborhood Associations, if any]

Wildflower Area NA  
North Valley Coalition  
\_\_\_\_\_  
\_\_\_\_\_

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

**From:** ron@thegroup.cc  
**Sent:** Monday, August 16, 2021 1:48 PM  
**To:** 'peggynorton@yahoo.com'  
**Subject:** DRB Hearing Meeting Request  
**Attachments:** North Valley Coalition 2 NeighborhoodMeetingRequest.pdf; C-17 ZAP.pdf; HorizonVillageAddress.pdf

Peggy Norton  
North Valley Coalition  
P.O. Box 70232  
Albuquerque, NM 87197  
[peggynorton@yahoo.com](mailto:peggynorton@yahoo.com)

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss a proposed IDO=Waiver in or near your neighborhood before we submit an application. This would be an informal meeting where THE Group would present the proposal, and we could discuss any ideas or concerns you may have.

The following is a description of the action being requested:

**1. Subject Property:** 8801 Horizon Blvd.

**2. Applicant:** Clearbrook Investments LLC  
4601 Cumberland Rd. N.W  
Albuquerque, NM. 87120

**3. Legal Description:** Lots 1-30 Horizon Village

**4. Physical Description:** The property exists on Horizon Blvd. north of Alameda Blvd.

**5. Action Requested:** Waiver of 5-3(C)(3)(b), driveways accessed from the front or street side of the property shall be at least 20 feet long.  
The owner is asking for determination that the driveway length required does not begin at the property line but begins at the street edge as defined in the IDO.

**6. Anticipated Public hearing:** Thursday, September 15, 2021 at 9:00 a.m.  
Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW  
Albuquerque, NM



Per the IDO, you have 15 days from August 16, 2021 to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on August 31, 2021. If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this email.

Ron E. Hensley P.E.

505-410-1622



[ron@thegroup.cc](mailto:ron@thegroup.cc)

[Note: Items with an asterisk (\*) are required.]

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: August 16, 2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: North Valley Coalition

Name of NA Representative\*: Peggy Norton

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: peggynorton@yahoo.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: ron@thegroup.cc

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

\_\_\_\_\_

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 8801 Horizon Blvd.  
Location Description Horizon Blvd. north of Alameda
2. Property Owner\* Clearbrook Investments Inc.
3. Agent/Applicant\* [if applicable] THE Group / Ron Hensley
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (\*) are required.]

- Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

Waiver of 5-3(C)(3)(b), driveways accessed from the front or street side of the property shall be at least 20 feet long measured from property line.

5. This type of application will be decided by<sup>\*</sup>:  City Staff  
OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE)  Development Review Board (DRB)
  - Landmarks Commission (LC)  Environmental Planning Commission (EPC)
  - City Council
6. Where more information about the project can be found<sup>\*4</sup>:

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*5</sup> C-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:  
 Deviation(s)       Variance(s)       Waiver(s)

Explanation:

The owner is asking for determination that the driveway length required does not begin at the property line but begins at the street edge as defined in the IDO.

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)<sup>\*</sup>:  Yes     No

<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

5. **For Site Plan Applications only\***, attach 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:**

1. From the IDO Zoning Map<sup>6</sup>:
- a. Area of Property [typically in acres] 2.92 acres
  - b. IDO Zone District R-ML
  - c. Overlay Zone(s) [if applicable] \_\_\_\_\_
  - d. Center or Corridor Area [if applicable] \_\_\_\_\_
2. Current Land Use(s) [vacant, if none] Vacant
- \_\_\_\_\_

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: ~~District 4 Coalition of Neighborhood Associations~~ [Other Neighborhood Associations, if any]

Wildflower Area NA  
North Valley Coalition  
\_\_\_\_\_  
\_\_\_\_\_

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

**From:** ron@thegroup.cc  
**Sent:** Monday, August 16, 2021 1:51 PM  
**To:** 'newmexmba@aol.com'  
**Subject:** FW: DRB Hearing Meeting Request  
**Attachments:** North Valley Coalition 1 NeighborhoodMeetingRequest.pdf; C-17 ZAP.pdf; HorizonVillageAddress.pdf

Doyle Kimbrough  
North Valley Coalition  
2327 Campbell Road NW  
Albuquerque, NM 87104  
[newmexmba@aol.com](mailto:newmexmba@aol.com)

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss a proposed IDO=Waiver in or near your neighborhood before we submit an application. This would be an informal meeting where THE Group would present the proposal, and we could discuss any ideas or concerns you may have.

The following is a description of the action being requested:

**1. Subject Property:** 8801 Horizon Blvd.

**2. Applicant:** Clearbrook Investments LLC  
4601 Cumberland Rd. N.W  
Albuquerque, NM. 87120

**3. Legal Description:** Lots 1-30 Horizon Village

**4. Physical Description:** The property exists on Horizon Blvd. north of Alameda Blvd.

**5. Action Requested:** Waiver of 5-3(C)(3)(b), driveways accessed from the front or street side of the property shall be at least 20 feet long.  
The owner is asking for determination that the driveway length required does not begin at the property line but begins at the street edge as defined in the IDO.

**6. Anticipated Public hearing:** Thursday, September 15, 2021 at 9:00 a.m.  
Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW  
Albuquerque, NM

Per the IDO, you have 15 days from August 16, 2021 to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on August 31, 2021. If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this email.

Ron E. Hensley P.E.

505-410-1622



[ron@thegroup.cc](mailto:ron@thegroup.cc)

[Note: Items with an asterisk (\*) are required.]

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: August 16, 2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: North Valley Coalition

Name of NA Representative\*: Doyle Kimbrough

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: newmexmba@aol.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: ron@thegroup.cc

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

\_\_\_\_\_

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 8801 Horizon Blvd.  
Location Description Horizon Blvd. north of Alameda
2. Property Owner\* Clearbrook Investments Inc.
3. Agent/Applicant\* [if applicable] THE Group / Ron Hensley
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (\*) are required.]

- Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

Waiver of 5-3(C)(3)(b), driveways accessed from the front or street side of the property shall be at least 20 feet long measured from property line.

5. This type of application will be decided by<sup>\*</sup>:  City Staff  
OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)
  - City Council
6. Where more information about the project can be found<sup>\*4</sup>:

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*5</sup> C-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:
  - Deviation(s)
  - Variance(s)
  - Waiver(s)

Explanation:

The owner is asking for determination that the driveway length required does not begin at the property line but begins at the street edge as defined in the IDO.

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)<sup>\*</sup>:  Yes  No

<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>



[Note: Items with an asterisk (\*) are required.]

5. **For Site Plan Applications only\***, attach 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:**

1. From the IDO Zoning Map<sup>6</sup>:
- a. Area of Property [typically in acres] 2.92 acres
  - b. IDO Zone District R-ML
  - c. Overlay Zone(s) [if applicable] \_\_\_\_\_
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2. Current Land Use(s) [vacant, if none] Vacant
- \_\_\_\_\_

**Useful Links**

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<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: ~~District 4 Coalition of Neighborhood Associations~~ [Other Neighborhood Associations, if any]

Wildflower Area NA  
North Valley Coalition  
\_\_\_\_\_  
\_\_\_\_\_

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

**From:** ron@thegroup.cc  
**Sent:** Monday, August 16, 2021 1:55 PM  
**To:** 'ltcaudill@comcast.net'  
**Subject:** FW: DRB Hearing Meeting Request  
**Attachments:** Wildflower 1 NeighborhoodMeetingRequest.pdf; C-17 ZAP.pdf; HorizonVillageAddress.pdf

Larry Caudill  
Wildflower Area NA  
4915 Watercress Drive N.E.  
Albuquerque, NM 87113  
[ltcaudill@comcast.net](mailto:ltcaudill@comcast.net)

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss a proposed IDO=Waiver in or near your neighborhood before we submit an application. This would be an informal meeting where THE Group would present the proposal, and we could discuss any ideas or concerns you may have.

The following is a description of the action being requested:

**1. Subject Property:** 8801 Horizon Blvd.

**2. Applicant:** Clearbrook Investments LLC  
4601 Cumberland Rd. N.W  
Albuquerque, NM. 87120

**3. Legal Description:** Lots 1-30 Horizon Village

**4. Physical Description:** The property exists on Horizon Blvd. north of Alameda Blvd.

**5. Action Requested:** Waiver of 5-3(C)(3)(b), driveways accessed from the front or street side of the property shall be at least 20 feet long.  
The owner is asking for determination that the driveway length required does not begin at the property line but begins at the street edge as defined in the IDO.

**6. Anticipated Public hearing:** Thursday, September 15, 2021 at 9:00 a.m.  
Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW  
Albuquerque, NM

Per the IDO, you have 15 days from August 16, 2021 to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on August 31, 2021. If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this email.

Ron E. Hensley P.E.

505-410-1622



[ron@thegroup.cc](mailto:ron@thegroup.cc)

[Note: Items with an asterisk (\*) are required.]

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: August 16, 2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: Wildflower Area NA

Name of NA Representative\*: Larry Caudill

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: ltcaudill@comcast.net

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: ron@thegroup.cc

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

\_\_\_\_\_

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 8801 Horizon Blvd.  
Location Description Horizon Blvd. north of Alameda
2. Property Owner\* Clearbrook Investments Inc.
3. Agent/Applicant\* [if applicable] THE Group / Ron Hensley
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (\*) are required.]

- Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

Waiver of 5-3(C)(3)(b), driveways accessed from the front or street side of the property shall be at least 20 feet long measured from property line.

5. This type of application will be decided by<sup>\*</sup>:  City Staff  
OR at a public meeting or hearing by:  
 Zoning Hearing Examiner (ZHE)  Development Review Board (DRB)  
 Landmarks Commission (LC)  Environmental Planning Commission (EPC)  
 City Council
6. Where more information about the project can be found<sup>\*4</sup>:  
\_\_\_\_\_

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*5</sup> C-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:  
 Deviation(s)  Variance(s)  Waiver(s)  
Explanation:  
The owner is asking for determination that the driveway length required does not begin at the property line but begins at the street edge as defined in the IDO.
4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)<sup>\*</sup>:  Yes  No

<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

5. **For Site Plan Applications only\***, attach 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:**

1. From the IDO Zoning Map<sup>6</sup>:
- a. Area of Property [typically in acres] 2.92 acres
  - b. IDO Zone District R-ML
  - c. Overlay Zone(s) [if applicable] \_\_\_\_\_
  - d. Center or Corridor Area [if applicable] \_\_\_\_\_
2. Current Land Use(s) [vacant, if none] Vacant
- \_\_\_\_\_

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: ~~District 4 Coalition of Neighborhood Associations~~ [Other Neighborhood Associations, if any]

Wildflower Area NA  
North Valley Coalition  
\_\_\_\_\_  
\_\_\_\_\_

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

**From:** ron@thegroup.cc  
**Sent:** Monday, August 16, 2021 1:57 PM  
**To:** 'cefisher.67@gmail.com'  
**Subject:** DRB Hearing Meeting Request  
**Attachments:** Wildflower 2 NeighborhoodMeetingRequest.pdf; C-17 ZAP.pdf; HorizonVillageAddress.pdf

Charles Bates  
Wildflower Area NA  
5000 Watercress Drive N.E.  
Albuquerque, NM 87113  
[cefisher.67@gmail.com](mailto:cefisher.67@gmail.com)

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss a proposed IDO=Waiver in or near your neighborhood before we submit an application. This would be an informal meeting where THE Group would present the proposal, and we could discuss any ideas or concerns you may have.

The following is a description of the action being requested:

**1. Subject Property:** 8801 Horizon Blvd.

**2. Applicant:** Clearbrook Investments LLC  
4601 Cumberland Rd. N.W  
Albuquerque, NM. 87120

**3. Legal Description:** Lots 1-30 Horizon Village

**4. Physical Description:** The property exists on Horizon Blvd. north of Alameda Blvd.

**5. Action Requested:** Waiver of 5-3(C)(3)(b), driveways accessed from the front or street side of the property shall be at least 20 feet long.  
The owner is asking for determination that the driveway length required does not begin at the property line but begins at the street edge as defined in the IDO.

**6. Anticipated Public hearing:** Thursday, September 15, 2021 at 9:00 a.m.  
Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW  
Albuquerque, NM

Per the IDO, you have 15 days from August 16, 2021 to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on August 31, 2021. If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this email.

Ron E. Hensley P.E.

505-410-1622



[ron@thegroup.cc](mailto:ron@thegroup.cc)



[Note: Items with an asterisk (\*) are required.]

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: August 16, 2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: Wildflower Area NA

Name of NA Representative\*: Charles Bates

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: cefisher.67@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: ron@thegroup.cc

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

\_\_\_\_\_

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 8801 Horizon Blvd.  
Location Description Horizon Blvd. north of Alameda
2. Property Owner\* Clearbrook Investments Inc.
3. Agent/Applicant\* [if applicable] THE Group / Ron Hensley
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (\*) are required.]

- Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

Waiver of 5-3(C)(3)(b), driveways accessed from the front or street side of the property shall be at least 20 feet long measured from property line.

5. This type of application will be decided by<sup>\*</sup>:  City Staff  
OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)
  - City Council
6. Where more information about the project can be found<sup>\*4</sup>:

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*5</sup> C-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:
  - Deviation(s)
  - Variance(s)
  - Waiver(s)

Explanation:

The owner is asking for determination that the driveway length required does not begin at the property line but begins at the street edge as defined in the IDO.

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)<sup>\*</sup>:  Yes  No

<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

- 5. **For Site Plan Applications only\***, attach 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:**

- 1. From the IDO Zoning Map<sup>6</sup>:
    - a. Area of Property [typically in acres] 2.92 acres
    - b. IDO Zone District R-ML
    - c. Overlay Zone(s) [if applicable] \_\_\_\_\_
    - d. Center or Corridor Area [if applicable] \_\_\_\_\_
  - 2. Current Land Use(s) [vacant, if none] Vacant
- 

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: ~~District 4 Coalition of Neighborhood Associations~~ [Other Neighborhood Associations, if any]

Wildflower Area NA

North Valley Coalition

\_\_\_\_\_

\_\_\_\_\_

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

**From:** Carmona, Dalaina L. <dlcarmona@cabq.gov>  
**Sent:** Tuesday, July 27, 2021 10:12 AM  
**To:** ron@thegroup.cc  
**Subject:** Horizon Blvd. and Alameda Blvd. Neighborhood Meeting Inquiry  
**Attachments:** C-17 ZAP.PDF

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Mobile Phone	Phone
North Valley Coalition	Doyle	Kimbrough	<a href="mailto:newmexmba@aol.com">newmexmba@aol.com</a>	2327 Campbell Road NW		Albuquerque	NM	87104	5052490938	5053441364
North Valley Coalition	Peggy	Norton	<a href="mailto:peggynorton@yahoo.com">peggynorton@yahoo.com</a>	P.O. Box 70232		Albuquerque	NM	87197	5058509293	5053459567
District 4 Coalition of Neighborhood Associations	Daniel	Regan	<a href="mailto:dlreganabq@gmail.com">dlreganabq@gmail.com</a>	4109 Chama Street NE		Albuquerque	NM	87109	5052802549	
District 4 Coalition of Neighborhood Associations	Mildred	Griffiee	<a href="mailto:mgriffiee@noreste.org">mgriffiee@noreste.org</a>	PO Box 90986		Albuquerque	NM	87199	5052800082	
Wildflower Area NA	Larry	Caudill	<a href="mailto:ltcaudill@comcast.net">ltcaudill@comcast.net</a>	4915 Watercress Drive NE		Albuquerque	NM	87113		5058570596
Wildflower Area NA	Charles	Bates	<a href="mailto:cefisher.67@gmail.com">cefisher.67@gmail.com</a>	5000 Watercress Drive NE		Albuquerque	NM	87113		5053737998

Alameda North Valley Association	Steve	Wentworth	anvanews@aol.com	8919 Boe Lane NE		Albuquerque	NM	87113		5058973052
Alameda North Valley Association	Mark	Rupert	mwr505@hotmail.com	909 Tijeras Avenue NW	#214	Albuquerque	NM	87102		5052702462

**PLEASE NOTE:** 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](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Thanks,



*Dalaina L. Carmona*

Senior Administrative Assistant  
Office of Neighborhood Coordination  
Council Services Department  
1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
Albuquerque, NM 87102  
505-768-3334  
[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)  
Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

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**From:** webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov  
**Sent:** Tuesday, July 27, 2021 7:48 AM  
**To:** Office of Neighborhood Coordination <ron@thegroup.cc>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:  
Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

RON HENSLEY

Telephone Number

5054101622

Email Address

[ron@thegroup.cc](mailto:ron@thegroup.cc)

Company Name

THE Group

Company Address

300 Branding Iron Rd. SE, Horizon Blvd. and Alameda Blvd.

City

Rio Rancho

State

NM

ZIP

87124

Legal description of the subject site for this project:

Lots 1-3o, Horizon Village

Physical address of subject site:

Subject site cross streets:

Horizon Blvd. and Alameda Blvd.

Other subject site identifiers:

This site is located on the following zone atlas page:

C-17

**From:** ron@thegroup.cc  
**Sent:** Wednesday, September 15, 2021 8:20 PM  
**To:** 'mgriffee@noreste.org'  
**Subject:** DRB Hearing  
**Attachments:** District 4 Coalition 2 NeighborhoodMeetingNotice.pdf; Waiver Attachment.pdf

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Notice, we are providing you an opportunity to discuss a proposed IDO=Waiver in or near your neighborhood before we submit an application. This would be an informal meeting where THE Group would present the proposal, and we could discuss any ideas or concerns you may have.

The following is a description of the action being requested:

**1. Subject Property:** 8801 Horizon Blvd.

**2. Applicant:** Clearbrook Investments LLC  
4601 Cumberland Rd. N.W  
Albuquerque, NM. 87120

**3. Legal Description:** Lots 1-30 Horizon Village

**4. Physical Description:** The property exists on Horizon Blvd. north of Alameda Blvd.

**5. Action Requested:** Waiver of 5-3(C)(3)(b), driveways accessed from the front or street side of the property shall be at least 20 feet long.  
The owner is asking for determination that the driveway length required does not begin at the property line but begins at the street edge as defined in the IDO.

**6. Anticipated Public hearing:** Thursday, September 30, 2021 at 9:00 a.m.  
Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW Via Zoom  
Albuquerque, NM

Ron E. Hensley P.E.  
505-410-1622



[ron@thegroup.cc](mailto:ron@thegroup.cc)



[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: September 15, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: District 4 Coalition of Neighborhood Associations

Name of NA Representative\*: Mildred Griffiee

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: mgriffiee@noreste.org

**Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 8801 Horizon Blvd.  
Location Description Horizon Blvd. north of Alameda
2. Property Owner\* Clearbrook Investments Inc.
3. Agent/Applicant\* [if applicable] THE Group / Ron Hensley
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*: \_\_\_\_\_

Waiver of 5-3(C)(3)(b), driveways accessed from the front or street side of the property shall be at least 20 feet long measured from property line.

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.



[Note: Items with an asterisk (\*) are required.]

5. **For Site Plan Applications only\***, attach 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 [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

- 1. Area of Property [typically in acres] 2.92 acres
  - 2. IDO Zone District R-ML
  - 3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  - 4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), 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 meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

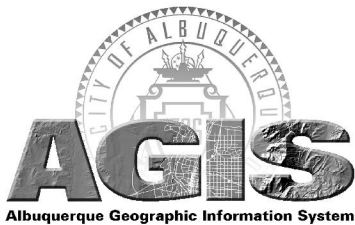
Cc: District 4 Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]  
Wildflower Area NA  
North Valley Coalition

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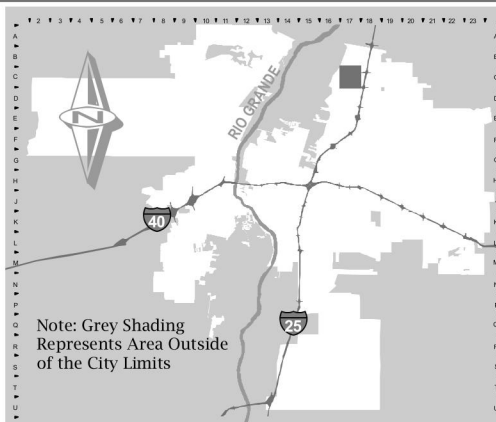
<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 6/5/2009



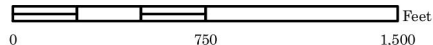
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

# C-17-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone





The HENSLEY ENGINEERING GROUP

September 15, 2021

DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

Re: Horizon Village Subdivision – IDO Waiver

Horizon Village is a subdivision of 30 lots and 2 tracts. Attached are the recorded Plat and approved Grading Plan and exhibits for the subdivision located within zone atlas page C-17.

Overview and Summary of Request

Horizon Village is a subdivision development that includes an effective use of open space and ingenuity in design utilizing the 15’ front setback allowed by the IDO. The housing designs specifically were conceived, designed, engineered to provide a unique infill product offering. The project has private streets, private sidewalks, a private village green and 20 additional community parking located in a use and benefit easement. The additional parking and community regulations will discourage parking on drives or roads. The front yards, village green and access roads will be community maintained, and the character and conditions of the subdivision will be maintained with a professional HOA management company. The overall character of the subdivision is to provide a pedestrian friendly close knit community concept and the 15’ front setback contributes to that character.

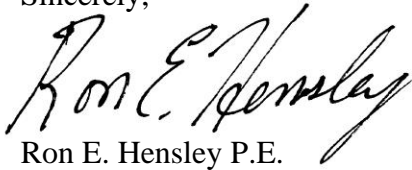
Section 5-3(C)(3)(b) of the IDO states: *For all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long. Per the IDO, a driveway is defined as: an unobstructed area with a stabilized surface leading from the street to a garage or other allowed off-street parking area in low-density residential development.*

It has been determined by the City that the section and definition dictate the requirement of a 20’ setback from the front property line to the garage. However, the setback specified in this zone district is 15’.

The waiver of the determination of the IDO requirement of a 20’ garage setback will allow the development of the subdivision too proceed as presented and approved by the DRB. In varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, and ingenuity in design of the subdivision, in accordance with accepted principles of site planning.

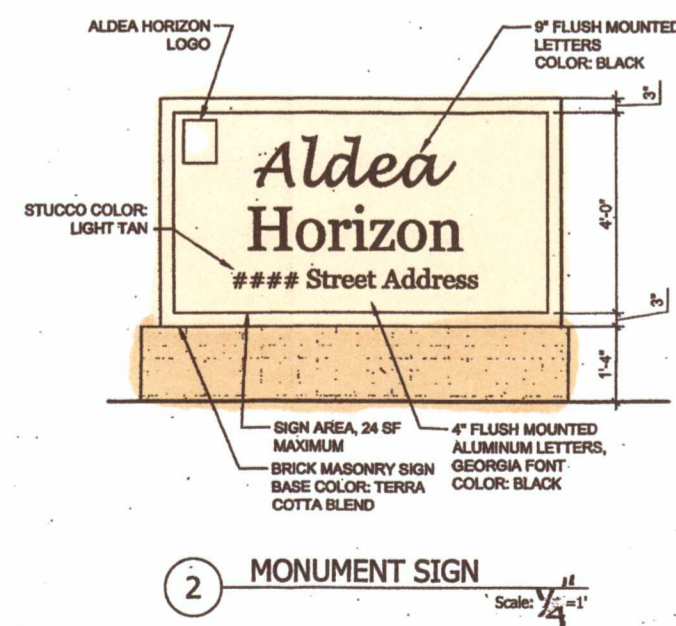
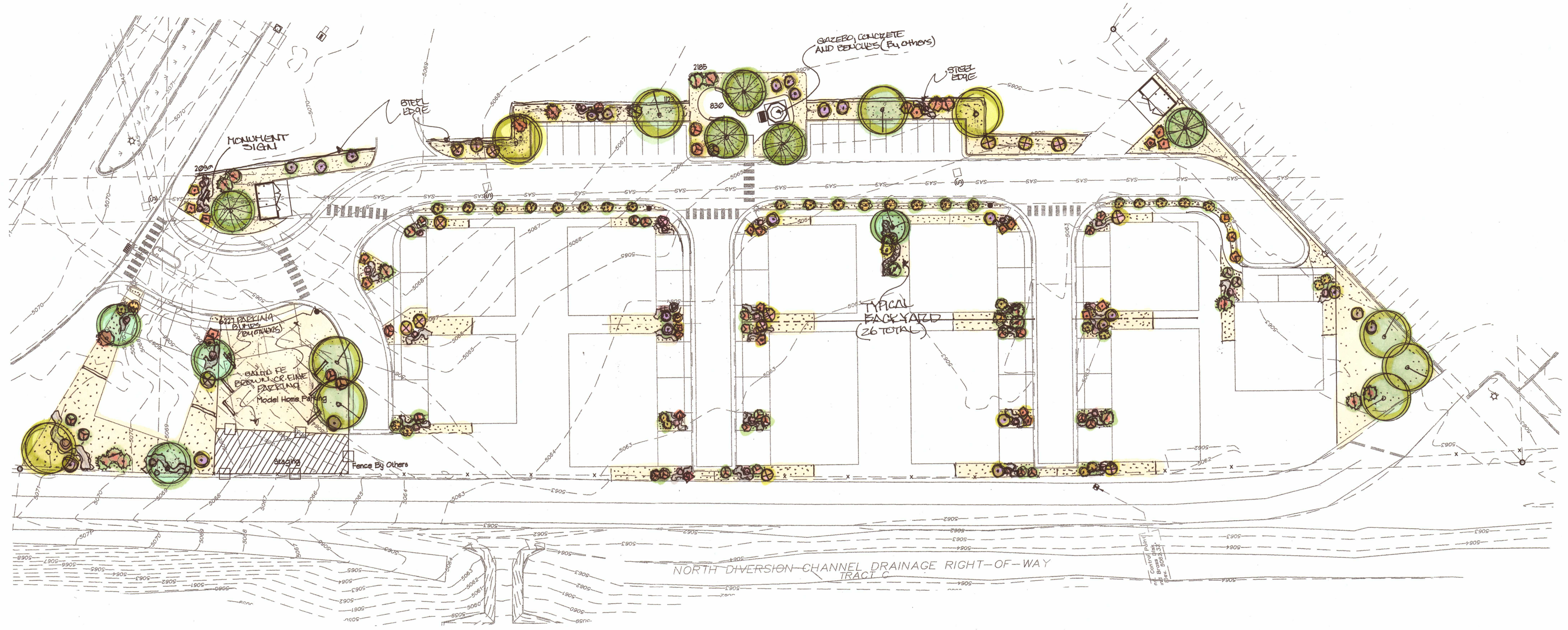
As agent for the owners, we are requesting a waiver in accordance with Section 6-6(P)(3)4 of any requirements of Section 5-3(C)(3)(b) that would require a 20' setback to the garage. Please contact me at 505-410-1622 or via email if you have any questions or comments.

Sincerely,

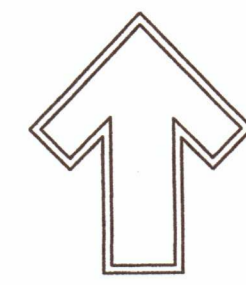
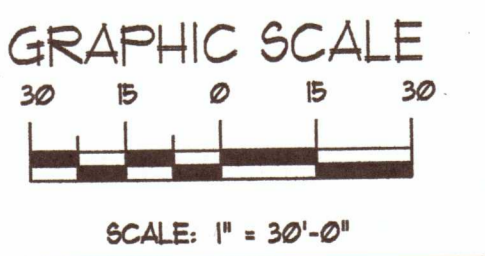


Ron E. Hensley P.E.

[ron@thegroup.cc](mailto:ron@thegroup.cc)

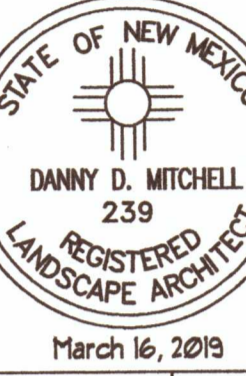


- 3. 2" CAL. FLOWERING PEAR
- 7. 2" CAL. MODESTO ASH
- 5. 6-8' AUSTRIAN PINE
- 3. 15 GAL. VITEX
- 20 5 GAL. PHOTILIA
- 22 5 GAL. BUTTERFLY BUSH
- 16 5 GAL. ALTHEA
- 24 5 GAL. RED YUCCA
- 33 5 GAL. K.F REED GRASS
- 26 5 GAL. K.O. ROSE
- 11 5 GAL. POTENTILLA
- 2-4" CURBSTONE
- 7/8" MOUNTAIN AITZ BROWN GRAVEL/FILTER FABRIC
- NUSSBUCK BOULDER .3#



The Hilltop  
 1509 Edith NE  
 Albuquerque, NM 87113  
 Cont. Lic. #16499  
 Ph. (505) 898-3630  
 Fax (505) 898-1131  
 danny@hilltoplandscaping.com

Landscape Architect



Horizon Development  
 Albuquerque, NM  
 Landscape Plan

The design contained herein remains the property of the designer and is protected by copyright. Contractors and are prohibited from copying, reproducing, or otherwise using this design without the written consent of the designer. This is an original design and shall not be released or copied unless applicable laws have been paid for a job order product.

**The Hilltop**  
 LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY: cm  
 REVISION: -  
 DATE: 3/16/2019

SHEET •  
 LS-101





HV2  
Approx. 1731 Sq. Ft.

HV3  
Approx. 2043 Sq. Ft.

HV1  
Approx. 1704 Sq. Ft.



HV2  
Approx. 1731 Sq. Ft.

HV1  
Approx. 1704 Sq. Ft.

Paired Home Design



Shown with optional Fiesta Deck



Shown with optional Fiesta Deck

- ✓ Long Lasting Synthetic 2-Tone Stucco
- ✓ TPO Positive Pitched Membrane Roof
- ✓ 2nd Level Decks for Outside Living
- ✓ Available Optional Rooftop Fiesta Deck
- ✓ Full Complement of GE Appliances
- ✓ Outstanding Kitchen with Quartz Countertops
- ✓ Moen Faucets in Satin Nickel Finish
- ✓ GREENSMART Hybrid Power Savings
- ✓ Energy Efficient Low-E Windows
- ✓ Modern Style Insulated Garage Doors with Obscured Windows
- ✓ High SEER Refrigerated Air Conditioning
- ✓ 210 Structural Warranty
- ✓ Wide Selection of Decorating Options to Personalize Your New Home

**Many More Awesome Features Included**

*Visit Today!*

**From:** ron@thegroup.cc  
**Sent:** Wednesday, September 15, 2021 8:21 PM  
**To:** 'Dan Regan'  
**Subject:** DRB Hearing  
**Attachments:** District 4 Coalition 1 NeighborhoodMeetingNotice.pdf; Waiver Attachment.pdf

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Notice, we are providing you an opportunity to discuss a proposed IDO=Waiver in or near your neighborhood before we submit an application. This would be an informal meeting where THE Group would present the proposal, and we could discuss any ideas or concerns you may have.

The following is a description of the action being requested:

- 1. Subject Property:** 8801 Horizon Blvd.
  
- 2. Applicant:** Clearbrook Investments LLC  
4601 Cumberland Rd. N.W  
Albuquerque, NM. 87120
  
- 3. Legal Description:** Lots 1-30 Horizon Village
  
- 4. Physical Description:** The property exists on Horizon Blvd. north of Alameda Blvd.
  
- 5. Action Requested:** Waiver of 5-3(C)(3)(b), driveways accessed from the front or street side of the property shall be at least 20 feet long.  
The owner is asking for determination that the driveway length required does not begin at the property line but begins at the street edge as defined in the IDO.
  
- 6. Anticipated Public hearing:** Thursday, September 30, 2021 at 9:00 a.m.  
Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW Via Zoom  
Albuquerque, NM

Ron E. Hensley P.E.  
505-410-1622



[ron@thegroup.cc](mailto:ron@thegroup.cc)

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: September 15, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: District 4 Coalition of Neighborhood Associations

Name of NA Representative\*: Daniel Regan

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: dlreganabq@gmail.com

**Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 8801 Horizon Blvd.  
Location Description Horizon Blvd. north of Alameda
2. Property Owner\* Clearbrook Investments Inc.
3. Agent/Applicant\* [if applicable] THE Group / Ron Hensley
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*: \_\_\_\_\_

Waiver of 5-3(C)(3)(b), driveways accessed from the front or street side of the property shall be at least 20 feet long measured from property line.

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.



[Note: Items with an asterisk (\*) are required.]

5. **For Site Plan Applications only\***, attach 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 [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

- 1. Area of Property [typically in acres] 2.92 acres
  - 2. IDO Zone District R-ML
  - 3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  - 4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), 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 meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: District 4 Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]  
Wildflower Area NA  
North Valley Coalition

---

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

**From:** ron@thegroup.cc  
**Sent:** Wednesday, September 15, 2021 8:22 PM  
**To:** 'cefisher.67@gmail.com'  
**Subject:** FW: DRB Hearing  
**Attachments:** Wildflower 2 NeighborhoodMeetingNotice.pdf; Waiver Attachment.pdf

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Notice, we are providing you an opportunity to discuss a proposed IDO=Waiver in or near your neighborhood before we submit an application. This would be an informal meeting where THE Group would present the proposal, and we could discuss any ideas or concerns you may have.

The following is a description of the action being requested:

- 1. Subject Property:** 8801 Horizon Blvd.
  
- 2. Applicant:** Clearbrook Investments LLC  
4601 Cumberland Rd. N.W  
Albuquerque, NM. 87120
  
- 3. Legal Description:** Lots 1-30 Horizon Village
  
- 4. Physical Description:** The property exists on Horizon Blvd. north of Alameda Blvd.
  
- 5. Action Requested:** Waiver of 5-3(C)(3)(b), driveways accessed from the front or street side of the property shall be at least 20 feet long.  
The owner is asking for determination that the driveway length required does not begin at the property line but begins at the street edge as defined in the IDO.
  
- 6. Anticipated Public hearing:** Thursday, September 30, 2021 at 9:00 a.m.  
Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW Via Zoom  
Albuquerque, NM

Ron E. Hensley P.E.  
505-410-1622



[ron@thegroup.cc](mailto:ron@thegroup.cc)

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: September 15, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: Wildflower Area NA

Name of NA Representative\*: Charles Bates

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: cefisher.67@gmail.com

**Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 8801 Horizon Blvd.  
Location Description Horizon Blvd. north of Alameda
2. Property Owner\* Clearbrook Investments Inc.
3. Agent/Applicant\* [if applicable] THE Group / Ron Hensley
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*: \_\_\_\_\_

Waiver of 5-3(C)(3)(b), driveways accessed from the front or street side of the property shall be at least 20 feet long measured from property line.

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.





[Note: Items with an asterisk (\*) are required.]

5. **For Site Plan Applications only\***, attach 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 [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

1. Area of Property [typically in acres] 2.92 acres
  2. IDO Zone District R-ML
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), 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 meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: District 4 Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]  
Wildflower Area NA  
North Valley Coalition

---

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

**From:** ron@thegroup.cc  
**Sent:** Wednesday, September 15, 2021 8:23 PM  
**To:** 'ltcaudill@comcast.net'  
**Subject:** DRB Hearing  
**Attachments:** Wildflower 1 NeighborhoodMeetingNotice.pdf; Waiver Attachment.pdf

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Notice, we are providing you an opportunity to discuss a proposed IDO=Waiver in or near your neighborhood before we submit an application. This would be an informal meeting where THE Group would present the proposal, and we could discuss any ideas or concerns you may have.

The following is a description of the action being requested:

- 1. Subject Property:** 8801 Horizon Blvd.
  
- 2. Applicant:** Clearbrook Investments LLC  
4601 Cumberland Rd. N.W  
Albuquerque, NM. 87120
  
- 3. Legal Description:** Lots 1-30 Horizon Village
  
- 4. Physical Description:** The property exists on Horizon Blvd. north of Alameda Blvd.
  
- 5. Action Requested:** Waiver of 5-3(C)(3)(b), driveways accessed from the front or street side of the property shall be at least 20 feet long.  
The owner is asking for determination that the driveway length required does not begin at the property line but begins at the street edge as defined in the IDO.
  
- 6. Anticipated Public hearing:** Thursday, September 30, 2021 at 9:00 a.m.  
Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW Via Zoom  
Albuquerque, NM

Ron E. Hensley P.E.  
505-410-1622



[ron@thegroup.cc](mailto:ron@thegroup.cc)

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: September 15, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: Wildflower Area NA

Name of NA Representative\*: Larry Caudill

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: ltcaudill@comcast.net

**Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 8801 Horizon Blvd.  
Location Description Horizon Blvd. north of Alameda
2. Property Owner\* Clearbrook Investments Inc.
3. Agent/Applicant\* [if applicable] THE Group / Ron Hensley
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*: \_\_\_\_\_

Waiver of 5-3(C)(3)(b), driveways accessed from the front or street side of the property shall be at least 20 feet long measured from property line.

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

5. This application will be decided at a public meeting or hearing by\*:

- Zoning Hearing Examiner (ZHE)                       Development Review Board (DRB)
- Landmarks Commission (LC)                       Environmental Planning Commission (EPC)

Date/Time\*: September 30, 2021

Location\*<sup>3</sup>: Via Zoom

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

ron@thegroup.cc

**Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>5</sup> C-17

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project\*:

- Deviation(s)                       Variance(s)                       Waiver(s)

Explanation\*:

The owner is asking for determination that the driveway length required does not begin at the property line but begins at the street edge as defined in the IDO.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No

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

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<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

5. **For Site Plan Applications only\***, attach 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 [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

- 1. Area of Property [typically in acres] 2.92 acres
  - 2. IDO Zone District R-ML
  - 3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  - 4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), 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 meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

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<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: District 4 Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]  
Wildflower Area NA  
North Valley Coalition

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<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

**From:** ron@thegroup.cc  
**Sent:** Wednesday, September 15, 2021 8:24 PM  
**To:** 'peggynorton@yahoo.com'  
**Subject:** DRB Hearing  
**Attachments:** North Valley Coalition 2 NeighborhoodMeetingNotice.pdf; Waiver Attachment.pdf

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Notice, we are providing you an opportunity to discuss a proposed IDO=Waiver in or near your neighborhood before we submit an application. This would be an informal meeting where THE Group would present the proposal, and we could discuss any ideas or concerns you may have.

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- 3. Legal Description:** Lots 1-30 Horizon Village
  
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The owner is asking for determination that the driveway length required does not begin at the property line but begins at the street edge as defined in the IDO.
  
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Albuquerque, NM

Ron E. Hensley P.E.  
505-410-1622



[ron@thegroup.cc](mailto:ron@thegroup.cc)

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: September 15, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: North Valley Coalition

Name of NA Representative\*: Peggy Norton

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: peggynorton@yahoo.com

**Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 8801 Horizon Blvd.  
Location Description Horizon Blvd. north of Alameda
2. Property Owner\* Clearbrook Investments Inc.
3. Agent/Applicant\* [if applicable] THE Group / Ron Hensley
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*: \_\_\_\_\_

Waiver of 5-3(C)(3)(b), driveways accessed from the front or street side of the property shall be at least 20 feet long measured from property line.

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.





[Note: Items with an asterisk (\*) are required.]

5. **For Site Plan Applications only\***, attach 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 [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

1. Area of Property [typically in acres] 2.92 acres
  2. IDO Zone District R-ML
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), 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 meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: District 4 Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]  
Wildflower Area NA  
North Valley Coalition

---

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

**From:** ron@thegroup.cc  
**Sent:** Wednesday, September 15, 2021 8:25 PM  
**To:** 'newmexmba@aol.com'  
**Subject:** FW: DRB Hearing  
**Attachments:** North Valley Coalition 1 NeighborhoodMeetingNotice.pdf; Waiver Attachment.pdf

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Notice, we are providing you an opportunity to discuss a proposed IDO=Waiver in or near your neighborhood before we submit an application. This would be an informal meeting where THE Group would present the proposal, and we could discuss any ideas or concerns you may have.

The following is a description of the action being requested:

**1. Subject Property:** 8801 Horizon Blvd.

**2. Applicant:** Clearbrook Investments LLC  
4601 Cumberland Rd. N.W  
Albuquerque, NM. 87120

**3. Legal Description:** Lots 1-30 Horizon Village

**4. Physical Description:** The property exists on Horizon Blvd. north of Alameda Blvd.

**5. Action Requested:** Waiver of 5-3(C)(3)(b), driveways accessed from the front or street side of the property shall be at least 20 feet long.  
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**6. Anticipated Public hearing:** Thursday, September 30, 2021 at 9:00 a.m.  
Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW Via Zoom  
Albuquerque, NM

Ron E. Hensley P.E.  
505-410-1622



[ron@thegroup.cc](mailto:ron@thegroup.cc)

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: September 15, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: North Valley Coalition

Name of NA Representative\*: Doyle Kimbrough

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: newmexmba@aol.com

**Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 8801 Horizon Blvd.  
Location Description Horizon Blvd. north of Alameda
2. Property Owner\* Clearbrook Investments Inc.
3. Agent/Applicant\* [if applicable] THE Group / Ron Hensley
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*: \_\_\_\_\_

Waiver of 5-3(C)(3)(b), driveways accessed from the front or street side of the property shall be at least 20 feet long measured from property line.

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.



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5. **For Site Plan Applications only\***, attach 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 [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

1. Area of Property [typically in acres] 2.92 acres
  2. IDO Zone District R-ML
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), 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 meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: District 4 Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]  
Wildflower Area NA  
North Valley Coalition

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<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>