



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

SUBDIVISIONS	<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)	MISCELLANEOUS APPLICATIONS	<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)	PRE-APPLICATIONS
<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)	
SITE PLANS	<input checked="" type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

BRIEF DESCRIPTION OF REQUEST
 The following waivers are being requested: Maximum allowable block length, incorporation of a permanent stub street, and rear yards adjacent to an arterial roadway. See justification letter attached for more information.

APPLICATION INFORMATION		
Applicant: DR Horton		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any): RESPEC, Jeremy Shell		Phone: 505.918.1053
Address: 5971 Jefferson Street NE, Suite 101		Email: jeremy.shell@respec.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Residential Subdivision	List all owners: SIERRA HEALTH SERVICES INC & ETAL	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Tract 2	Block:	Unit: 2
Subdivision/Addition: The Trails	MRGCD Map No.:	UPC Code: 100906444647910105
Zone Atlas Page(s): C-9	Existing Zoning: R-ML	Proposed Zoning R-ML
# of Existing Lots: 1	# of Proposed Lots: 79	Total Area of Site (Acres): 10.4

LOCATION OF PROPERTY BY STREETS		
Site Address/Street: Oak Ridge Street	Between: Universe Boulevard	and: Tijeras Creek Road

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

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:	Date: 10/14/21
Printed Name: Jeremy Shell	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
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? No if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to 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
- 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
- Completed neighborhood meeting request form(s)
- 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 inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

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 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
- ___ 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**

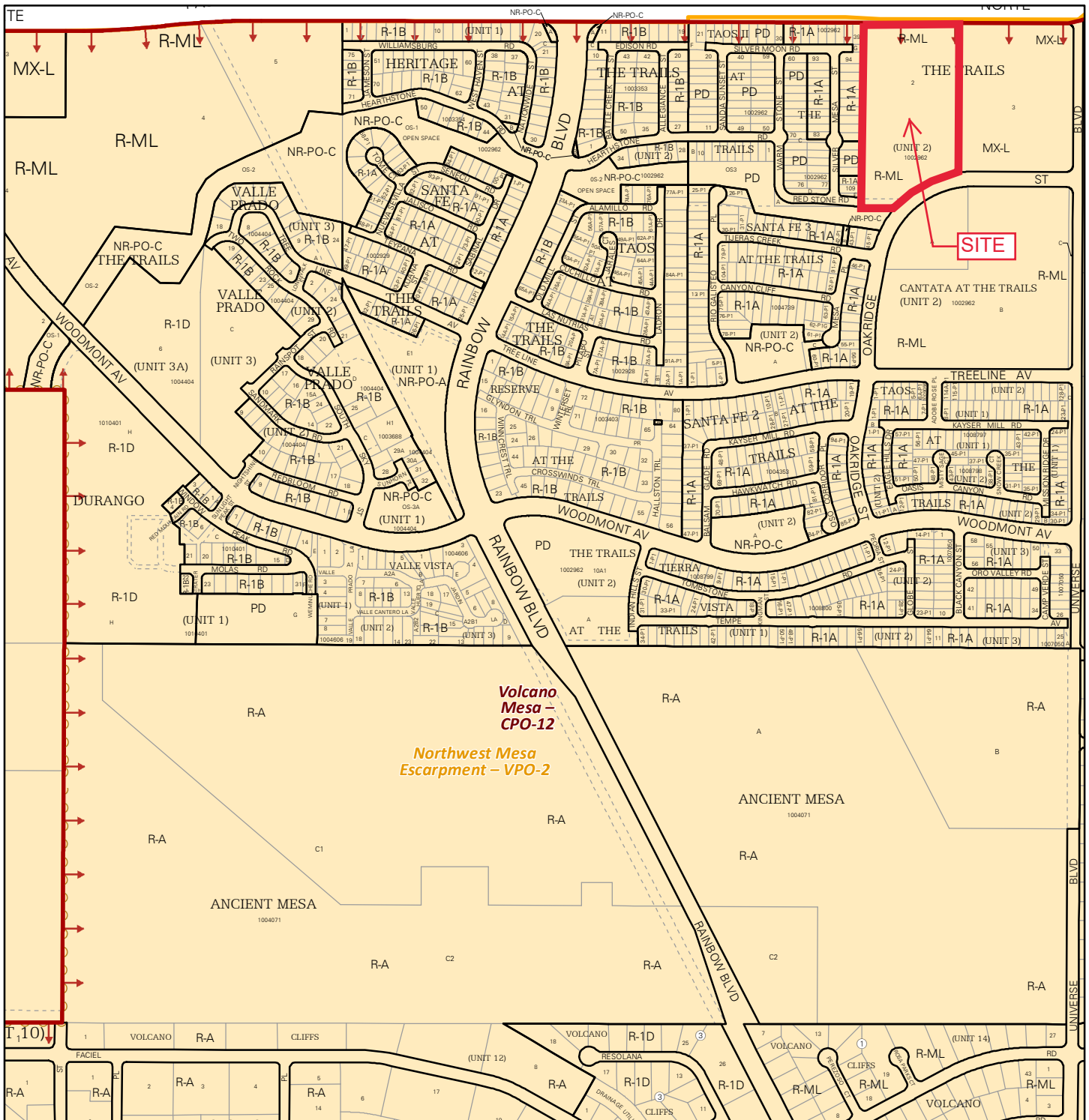
TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- ___ 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 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 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


<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>	
Signature:	Date: 10/15/21
Printed Name: Jeremy Shell	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers: _____	Project Number: _____
Staff Signature: _____	
Date: _____	



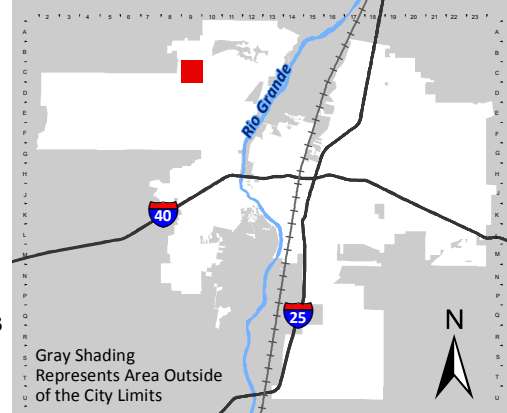
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



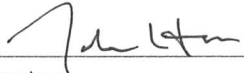
AGENT LETTER

Owner: SIERRA HEALTH SERVICES INC & ETAL

Agent: RESPEC, Inc
Jeremy Shell
5971 Jefferson St NE, Suite 101
Albuquerque NM, 87109
505.918.1053
jeremy.shell@respec.com

Property Description: Tract 2, Unit 2, The Trails

SIERRA HEALTH SERVICES INC & ETAL, owner of the above referenced land, hereby authorize RESPEC as agent of the property.

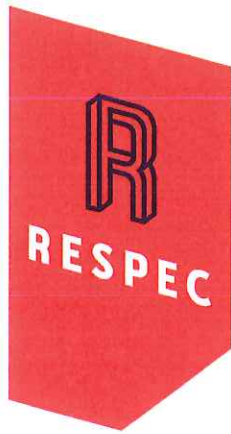


Signature

7/29/2021
Date

John Ham Pres. Investors
Printed Name & Title Mortgage Corp.
Attorney-In-Fact
for Owner

5971 JEFFERSON ST., NE
SUITE 101
ALBUQUERQUE, NM 87109
505.268.2661



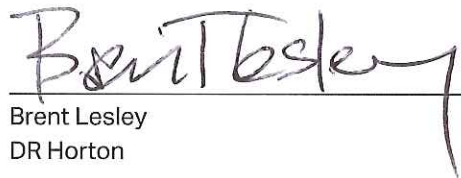
AGENT LETTER

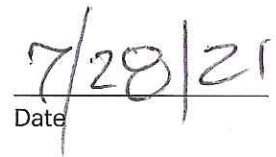
Owner: DR Horton
Brent Lesley, Manager

Agent: RESPEC, Inc
Jeremy Shell
5971 Jefferson St NE, Suite 101
Albuquerque NM, 87109
505.918.1053
jeremy.shell@respec.com

Property Description: Tract 2, Unit 2, The Trails

I, Brent Lesley, Manager of DR Horton, hereby authorize RESPEC as agent.


Brent Lesley
DR Horton


Date

5971 JEFFERSON ST., NE
SUITE 101
ALBUQUERQUE, NM 87109
505.268.2661



October 14, 2021

Development Review Board
City of Albuquerque, Planning

**RE: Volcano Mesa at The Trails
PR-2021-005717**

Dear Madam Chair and Members of the DRB:

This letter is intended to describe, explain, and justify the following waivers.

- / Maximum allowable block length identified in IDO Table 5-4-1, Section 5-4(E)(3)
- / Incorporation of a permanent stub street identified in IDO Section 5-3(E)(1)(d)
- / Rear yards adjacent to an arterial roadway identified in IDO Section 5-4(F)(2)(b)

Waiver – DRB: Block Dimensions

The western block of this subdivision is 796-feet in length. Per interpretation by staff, this exceeds the maximum allowable length of 600-feet as specified in Table 5-4-1 of IDO Section 5-4(E)(3). It was suggested by staff to add a common tract to break up the block so this requirement is met. However, adding a tract mid-block would not be beneficial for a few reasons.

First, the existing subdivision to the west has no common tracts along this block, so no vehicular nor pedestrian connectivity would be possible. If the suggested common tract is created, it would serve no other purpose other than being a landscaped tract to break up the block.

Second, by creating this common tract, one of two things would need to occur. Either Tract A on the south end of the block or Tract G on the north end of the block would need to be reduced in size. As currently designed, Tract A aligns with the existing HOA tract adjacent to it. By leaving Tract A as shown, this would provide a common area consistent with the neighboring subdivision. Tract G serves two purposes. It provides a pedestrian connection to Paseo Del Norte from the subdivision as well as a connection point to the existing waterline stubbed to the subject property from the existing subdivision to the west. The width of Tract G is 20-feet. The minimum width the ABCWUA will allow for a public waterline corridor is 20-feet. This width also provides sufficient space for the pedestrian connection as well.

This waiver complies with the criteria specified in IDO Section 6-6(P)(3). Therefore, for the reasons explained above, the applicant is requesting a waiver to the block dimension requirements provided in IDO Section 5-4(E)(3).

5971 JEFFERSON ST., NE
SUITE 101
ALBUQUERQUE, NM 87109
505.268.2661



Waiver – DRB: Stub Streets

A stub street is being proposed at the northeast corner of the subdivision. IDO Section 5-3(E)(1)(d) discourages permanent stub streets, however, exceptions can be made through the DRB waiver process.

Stub streets were not originally proposed for the subdivision layout. However, the ABCWUA has requested that a waterline stub be provided to the adjacent tract to the east at this location for future connection. The stub street was added to provide right-of-way for this waterline stub.

This waiver complies with the criteria specified in IDO Section 6-6(P)(3). Therefore, for the reasons explained above, the applicant is requesting a waiver to the block dimension requirements provided in IDO Section 5-3(E)(1)(d).

Waiver – DRB: Rear Yards Along Arterial Roadway

Rear yards are proposed along the northern boundary of this development, which abuts Paseo Del Norte right-of-way. Paseo Del Norte is an arterial street. IDO Section 5-4(F)(2)(b) discourages rear lot lines adjacent to arterial street.

This waiver requests that rear lot lines abutting an arterial street be allowed. The existing subdivisions located west of this project have backyards along Paseo Del Norte. Doing the same with this development would be consistent with what has already been done to the west. Further, an additional 10-feet is being provided for the rear yard set-back to help buffer the future homes from the arterial roadway.

If you should have any further comments, questions, or concerns, please feel free to reach out to me at your convenience.

Thank you,

Jeremy Shell, PE
RESPEC
Community Design Solutions
505.918.1053 cell
jeremy.shell@respec.com

From: [Charlene Johnson](mailto:Charlene.Johnson@consensusplanning.com)
To: aboard111@gmail.com; ekhaley@comcast.net
Cc: [Jim Strozier \(cp@consensusplanning.com\)](mailto:Jim.Strozier@consensusplanning.com)
Subject: RE: Tract 2 Volcano Mesa NH Notification
Date: Wednesday, October 13, 2021 5:50:00 PM
Attachments: [Neighborhood Notification Packet - Waiver-DRB, Tract 2 Volcano Mesa.pdf](#)

Dear Neighbors,

This email is notification that RESPEC and Consensus Planning are preparing a Waiver-DRB application on behalf of D.R. Horton, Inc., for the property known as Volcano Mesa at the Trails. The property is located south of Paseo Del Norte Boulevard and west of Universe Boulevard (see attached Zone Atlas C-9-Z). The site is zoned R-ML and is within the Volcano Mesa CPO-13 and the Northwest Mesa Escarpment VPO-2. You were sent notices for a Waiver-DRB for the deferral of sidewalks in July and August 2021 for this property.

The Applicant is currently in Preliminary Plat with the Development Review Board (DRB). As part of the process, three exceptions to the IDO standards were identified as requiring Waiver-DRB requests. They are as follows:

1. An additional 196 feet to the maximum allowable block length of 600 feet identified in IDO *Table 5-4-1, Section 5-4(E)(3)*.
2. An exception to IDO *Section 5-3(E)(1)(d)* to incorporate a permanent stub street at the northeast corner of the property to provide right-of-way for a future ABCWUA waterline connection.
3. An exception to IDO *Section 5-5(F)(2)(b)* to allow rear yard walls to be located adjacent to Paseo del Norte Boulevard, an arterial street.

Attached to this email is an exhibit showing the locations of the requested waivers within the subdivision.

In accordance with the Integrated Development Ordinance *Section 6-4(C)*, we are providing you an opportunity to discuss the waiver application prior to submittal. Should you have any questions or would like to request a meeting regarding this application, please do not hesitate to contact me or Jim Strozier at cp@consensusplanning.com or by phone (505) 764-9801. Per the IDO, you have 15 days from receipt of this email to request a meeting. If you would like to meet, we will work with you and the City facilitator to schedule a meeting as soon as possible. If you do not want to schedule a meeting, please also let me know so we can continue with our application process.

Charlene Johnson, Planner
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
505 764.9801
johnson@consensusplanning.com

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

ekhaley@comcast.net (ekhaley@comcast.net)

Subject: RE: Tract 2 Volcano Mesa NH Notification

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

aboard111@gmail.com (aboard111@gmail.com)

Subject: RE: Tract 2 Volcano Mesa NH Notification




**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	Waiver-DRB
Decision-making Body:	Development Review Board (DRB)
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application:	Tract 2 The Trails, Unit 2 (No addresses applied to property at this time)
Name of property owner:	Sierra Health Services Inc. & Etal.
Name of applicant:	D.R. Horton, Inc.
Date, time, and place of public meeting or hearing, if applicable:	Ongoing hearings with DRB.
	Next meeting Wednesday, October 20, 2021 at 9:00 AM
Address, phone number, or website for additional information:	
	Please contact Jim Strozier, cp@consensusplanning.com or Charlene Johnson, johnson@consensusplanning.com or (505) 764-9801
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<i>N/A</i> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

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.

 (Applicant signature) October 13, 2021 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY	
Provide a site plan that shows, at a minimum, the following:	
N/A	a. Location of proposed buildings and landscape areas.
N/A	b. Access and circulation for vehicles and pedestrians.
N/A	c. Maximum height of any proposed structures, with building elevations.
N/A	d. For residential development: Maximum number of proposed dwelling units.
N/A	e. For non-residential development: <ul style="list-style-type: none"> <input type="checkbox"/> Total gross floor area of proposed project. <input type="checkbox"/> Gross floor area for each proposed use.

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

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

Date of Request*: October 13, 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)*: Westside Coalition of Neighborhood Associations

Name of NA Representative*: See attached Public Notice Inquiry

Email Address* or Mailing Address* of NA Representative¹: See attached Public Notice Inquiry

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.²

Email address to respond yes or no: cp@consensusplanning.com or johnson@consensusplanning.com

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* Tract 2, The Trails, Unit 2
Location Description South of Paseo Del Norte Blvd and west of Universe Blvd (see attached Zone Atlas).
2. Property Owner* Sierra Health Services Inc. & Etal.
3. Agent/Applicant* [if applicable] Consensus Planning / D.R. Horton, Inc.
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)

¹ 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.

² 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^{3*}:

The site plan is currently being reviewed through the Development Review Board (DRB) preliminary plat process.

Three waivers to the Integrated Development Ordinance (IDO) are being requested.

5. This type of application will be decided by^{*}: 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^{4*}:

Please contact Jim Strozier, cp@consensusplanning.com or Charlene Johnson, johnson@consensusplanning.com or (505) 764-9801

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

1. Zone Atlas Page(s)⁵ C-9-Z
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 will be requested for this project^{*}:
 - Deviation(s) Variance(s) Waiver(s)

Explanation:

The following three exceptions to the IDO are being requested through the Waiver-DRB process:

1. An additional 196 feet to the maximum allowable block length of 600 feet in IDO Table 5-4-1, Section 5-4(E)(3) along the western edge of the site.
2. Exception to IDO Section 5-3(E)(1)(d) to incorporate a permanent stub street at the northeast corner of the property to allow for the right-of-way for a future waterline connection as requested by ABCWUA.
3. Exception to IDO Section 5-5(F)(2)(b) to allow the northern rear yard walls within the subdivision to be located adjacent to a Paseo del Norte Boulevard, an arterial street.

An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: Yes No

³ 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.

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

⁵ 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:

N/A a. Location of proposed buildings and landscape areas.*

N/A b. Access and circulation for vehicles and pedestrians.*

N/A c. Maximum height of any proposed structures, with building elevations.*

N/A d. **For residential development***: Maximum number of proposed dwelling units.

N/A 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 Map⁶:

a. Area of Property [typically in acres] Approximately 10.4 acres

b. IDO Zone District Multi-family Low-Density (R-ML)

c. Overlay Zone(s) [if applicable] Volcano Mesa CPO-13 and Northwest Mesa Escarpment VPO-2

d. Center or Corridor Area [if applicable] None

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: _____ [Other Neighborhood Associations, if any]

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

From: [Carmona, Dalaina L.](#)
To: [Charlene Johnson](#)
Subject: Oakridge St. and Red Stone Rd. NW Public Notice Inquiry
Date: Tuesday, October 12, 2021 4:18:51 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[Zone Atlas C-9-Z Highlighted.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	City	State	Zip	Mobile Phone	Phone
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	

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, 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?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
 Office of Neighborhood Coordination
 Council Services Department
 1 Civic Plaza NW, Suite 9087, 9th Floor
 Albuquerque, NM 87102
 505-768-3334
dcarmona@cabq.gov or ONC@cabq.gov
 Website: 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.

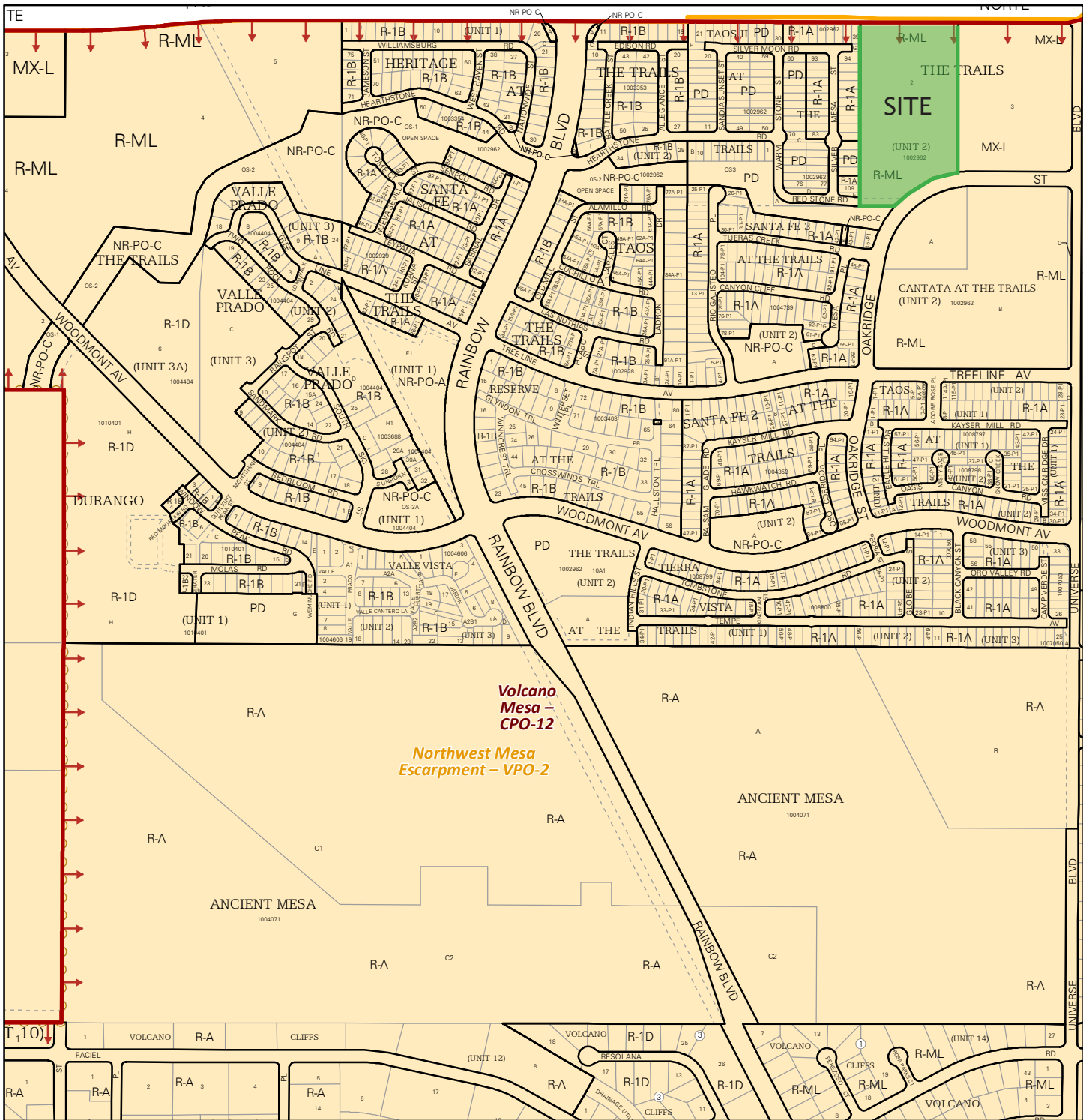
From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Tuesday, October 12, 2021 1:45 PM
To: Office of Neighborhood Coordination <johnson@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

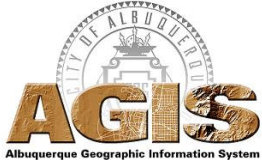
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
 Contact Name

Charlene Johnson
Telephone Number
5057649801
Email Address
johnson@consensusplanning.com
Company Name
Consensus Planning
Company Address
302 8th Street NW, 3rd Street and Lomas, Universe St. and Paseo del Norte Blvd.
City
Albuquerque
State
NM
ZIP
87102
Legal description of the subject site for this project:
TR 2 BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G & J THE TRAILS AND UNPLATTED DEED
PARCELS)CONT 10.3965 AC
Physical address of subject site:
Albuquerque 87114
Subject site cross streets:
Oakridge St. and Red Stone Rd. NW
Other subject site identifiers:
West of Universe Blvd and south of Paseo del Norte
This site is located on the following zone atlas page:
C-09-Z

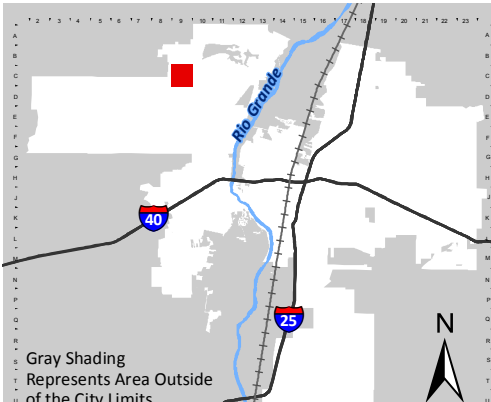


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



**Zone Atlas Page:
C-09-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading
Represents Area Outside
of the City Limits

Feet
0 250 500 1,000

