



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. Please note that these applications are not reviewed in a public meeting.

SUBDIVISIONS	MISCELLANEOUS APPLICATIONS
<input type="checkbox"/> Major – Preliminary Plat / Major Amendment (Forms S & S1)	<input type="checkbox"/> Sidewalk Waiver (Form V2)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	<input type="checkbox"/> Waiver to IDO (Form V2)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Waiver to DPM (Form V2)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major - Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
APPEAL	<input type="checkbox"/> Extension of Vacation (Form V)
<input type="checkbox"/> Decision of DHO (Form A)	

BRIEF DESCRIPTION OF REQUEST


APPLICATION INFORMATION		
Applicant/Owner:	Phone:	
Address:	Email:	
City:	State:	Zip:
Professional/Agent (if any):	Phone:	
Address:	Email:	
City:	State:	Zip:
Proprietary Interest in Site:	List <u>all</u> owners:	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):

LOCATION OF PROPERTY BY STREETS		
Site Address/Street:	Between:	and:

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:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FORM V2: WAIVER - DHO

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

_ SIDEWALK WAIVER

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.* Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

WAIVER DOCUMENTATION

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form V2 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Scale drawing showing the location of the proposed waiver, as applicable

SUPPORTIVE DOCUMENTATION

- ___ 5) Letter of authorization from the property owner if application is submitted by an agent
- ___ 6) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(P)(3)
- ___ 7) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

PUBLIC NOTICE DOCUMENTATION

- ___ 8) Proof of a Pre-Submittal Neighborhood Meeting per IDO 14-16-6-4(C)
 - ___ 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 or held, copy of sign-in sheet and meeting notes
- ___ 9) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - ___ Proof of emailed notice to affected Neighborhood Association representatives

___ 10) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

_ WAIVER - IDO

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.* Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

WAIVER DOCUMENTATION

- ___ 1) DHO Application form completed, signed, and dated
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- ___ 5) Letter of authorization from the property owner if application is submitted by an agent
- ___ 6) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(P)(3)
- ___ 7) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

PUBLIC NOTICE DOCUMENTATION

- ___ 8) Proof of a Pre-Submittal Neighborhood Meeting per IDO 14-16-6-4(C)
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 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - ___ Proof of emailed notice to affected Neighborhood Association representatives
- ___ 10) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

_ WAIVER – DPM (MUST BE HEARD WITH SUBDIVISION ACTION)

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.* Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

WAIVER DOCUMENTATION

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form V2 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Scale drawing showing the location of the proposed waiver, as applicable

SUPPORTIVE DOCUMENTATION

- ___ 5) Letter of authorization from the property owner if application is submitted by an agent
- ___ 6) Letter describing, explaining, and justifying the request per the criteria in DPM – Chapter 2
- ___ 7) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

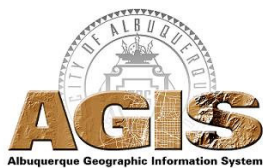
PUBLIC NOTICE DOCUMENTATION

- ___ 8) Sign Posting Agreement – **this step is not required if waiver is to be heard with a minor subdivision plat**
- ___ 9) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by the Planning Department - **this step is not required if waiver is to be heard with a minor subdivision plat**
 - ___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - ___ Proof of emailed notice to affected Neighborhood Association representatives
 - ___ Proof of first class mailing to affected Neighborhood Association representatives and property owners within 100 feet – **this step is not required if waiver is to be heard with a minor subdivision plat**
- ___ 10) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

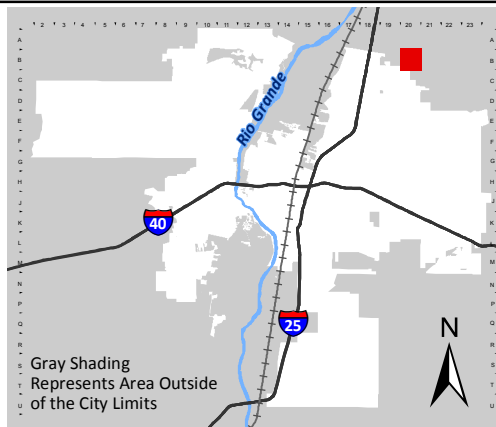


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

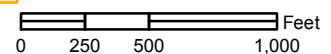


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
B-20-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



CONTENTS

C1.....COVER SHEET, SITE PLAN & THERMAL BYPASS DETAILS
 A1.....ARCHITECTURAL FLOOR PLAN
 A2.....DIMENSIONED FLOOR PLAN
 A3.....EXTERIOR ELEVATIONS & DETAILS
 A4.....ISOMETRIC VIEWS & ROOF PLAN
 S1.....FOUNDATION PLAN & DETAIL
 S2.....ROOF FRAMING PLAN & DETAILS
 S3.....STRUCTURAL DETAILS
 E1.....ELECTRICAL PLAN

PROJECT DATA

PROJECT ADDRESS: 8400 FLORENCE AVE NE
 ALBUQUERQUE, NEW MEXICO

LEGAL DESCRIPTION: LOT 3 BLOCK 16
 NORTH ABQ ACRES SUBDIVISION
 BERNALILLO COUNTY, NEW MEXICO

PROJECT AREAS

TOTAL HEATED	6205 SF
GARAGE/MECH/STORAGE	1536 SF
COVERED PORCHES	1517 SF
TOTAL PROJECT	9258 SF

CODE COMPLIANCE

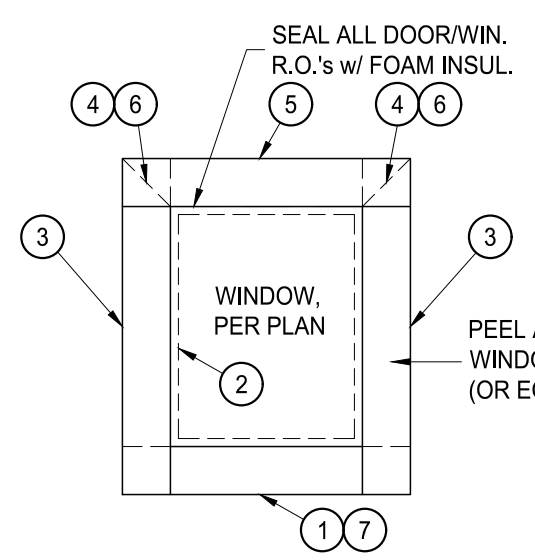
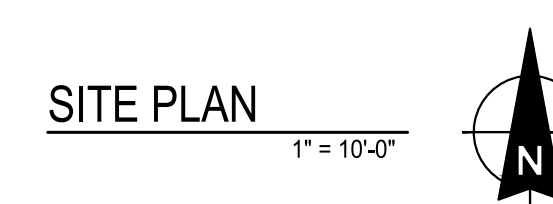
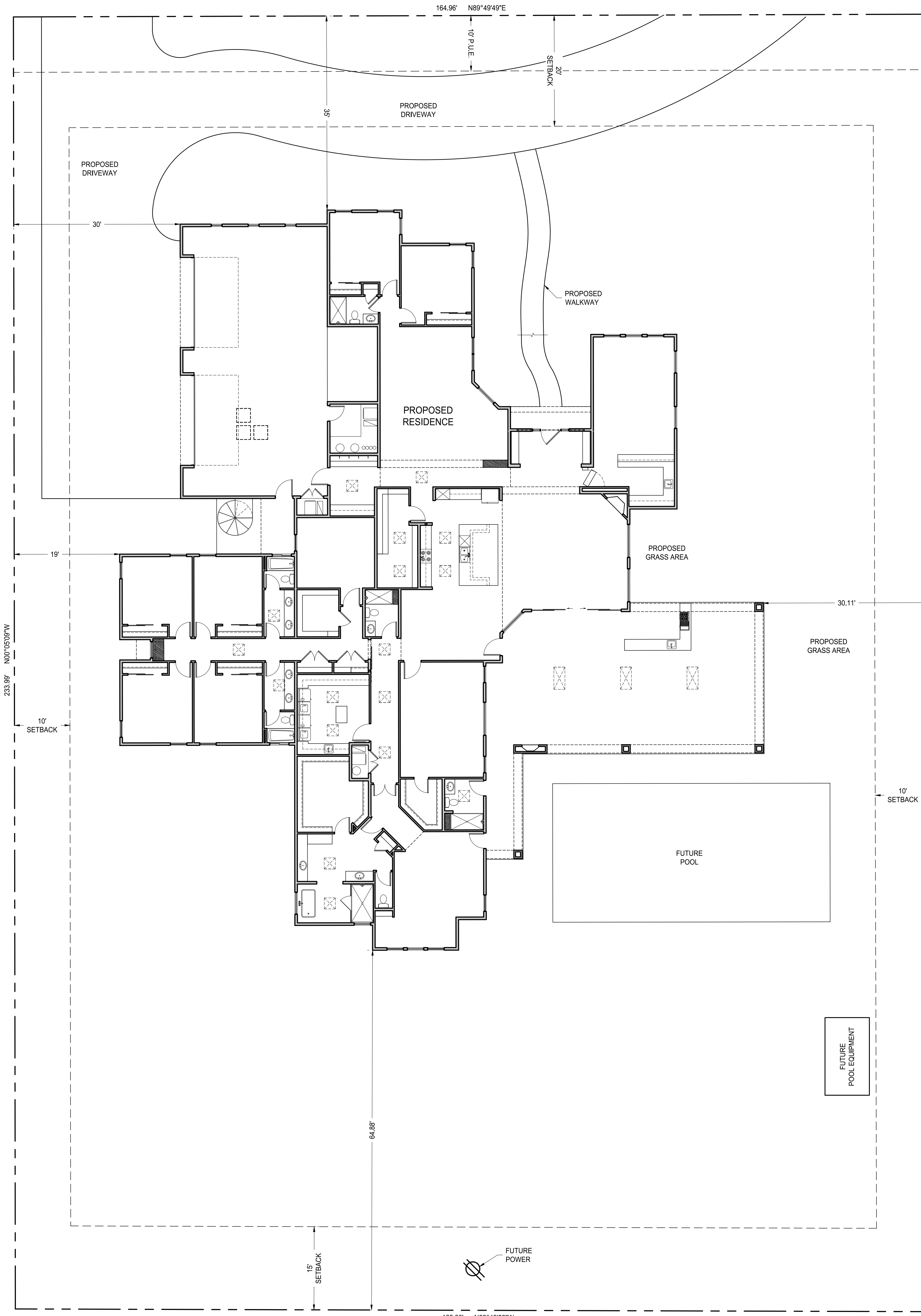
The 2015 International Building Code
 The 2015 International Residential Code
 The 2018 International Energy Conservation Code
 The 2021 Uniform Mechanical Code
 The 2021 Uniform Plumbing Code
 The 2017 National Electrical Code
 Applicable Administrative Codes

Permit holder is responsible for checking with the permit office to verify current adopted codes and any amendments to current codes.

Code requirements per permit office take precedence over all detailing and specifications in plans.

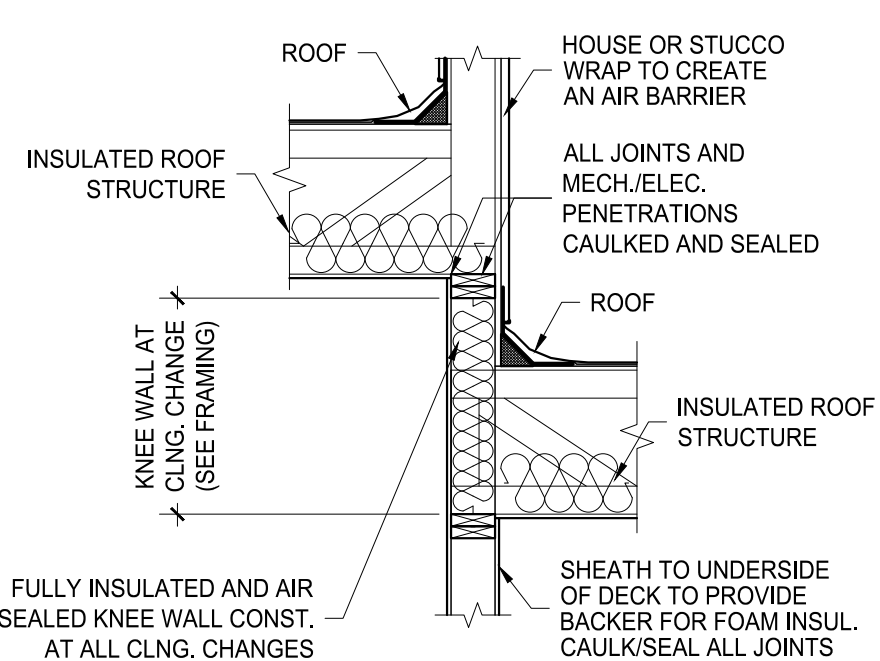
GENERAL SITE NOTES

- SEE BUILDER FOR ALL EXTERIOR FLATWORK LOCATIONS.
- SEE BUILDER FOR ALL YARDWALL LOCATIONS.
- PROVIDE SILT FENCING @ PROPERTY LINES FOR DURATION OF CONSTRUCTION OR UNTIL SITE WALLS ARE BUILT.
- UTILITIES SHALL BE LOCATED IN SHARED TRENCHES WHEREVER POSSIBLE.
- LIMITS OF CLEARING & GRADING SHALL BE THE PROPERTY LINES OR +/- 15' FROM PERIMETER OF HOME (SEE PLAN).
- PROVIDE PERMEABLE DRIVEWAY AND WALKWAY SURFACES WHERE POSSIBLE. FOR CITY LOTS, INFILL LOTS AND MASTER PLANNED COMMUNITIES & SUBDIVISIONS, ALL DRIVEWAY MATERIALS SHALL BE BUILT AS PER ZONING CODE OR COVENANTS. CONTRACTOR SHALL CONFIRM PRIOR TO CONSTRUCTION.
- "NO DISTURBANCE" ZONES SHALL BE CREATED w/ FENCING OR FLAGGING, AND LABELED AS SUCH IN ORDER TO PROTECT VEGETATION AND SENSITIVE AREAS ON THE LOT FROM CONSTRUCTION ACTIVITY.
- FINISHED GRADE AT ALL SIDES OF THE BUILDING SHALL BE SLOPED TO PROVIDE A MINIMUM OF 6" (152MM) OF FALL WITHIN 10' (3048MM) OF THE EDGE OF THE BUILDING. WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6" (152MM) OF FALL WITHIN 10' (3048MM), THE FINAL GRADE SHALL BE SLOPED AWAY FROM THE EDGE OF THE BUILDING AT A MINIMUM SLOPE OF 2%.
- SPECIFICATIONS OF ANY SOILS REPORT OR GRADING DESIGN FOR THIS PROPERTY SHALL TAKE PRECEDENCE OVER ANY SPECIFICATIONS IN THIS SET OF DRAWINGS.
- SEE BUILDER FOR PREFERRED METHOD OF SOIL GAS MITIGATION.
- SEE BUILDER FOR WELL, SEPTIC, AND LEACH FIELD LOCATIONS.
- ALL COLORS AND MATERIALS SHALL BE DESIGNATED PER ANY APPLICABLE ASSOCIATIONS.

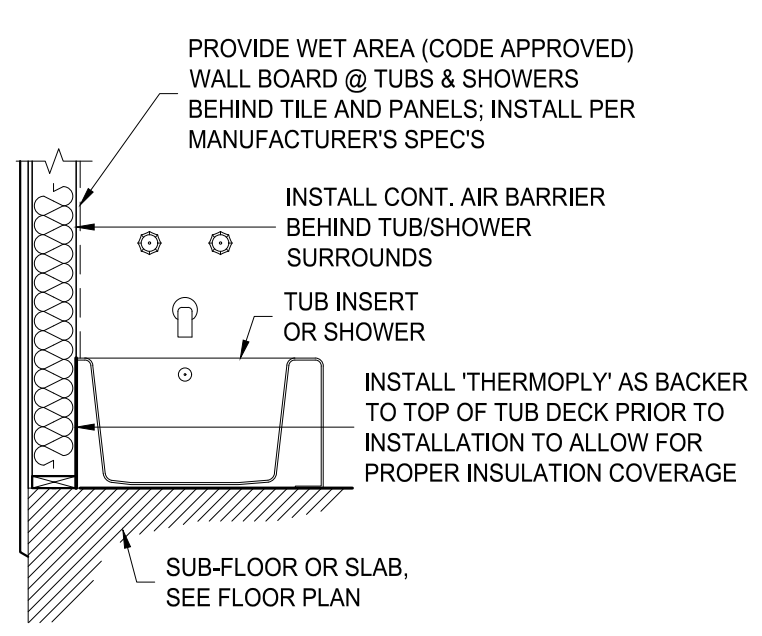


- INSTALL WRAP AT SILL AND FOLD UP.
- INSTALL WINDOW WITH CAULKING BEHIND NAIL FIN (CAULK AT TOP & SIDES ONLY). DO NOT CAULK BOTTOM.
- INSTALL WRAP AT JAMBS OVERLAPPING WRAP AT SILL.
- CUT HOUSE WRAP AT TOP OF OPENING AND FOLD UP.
- INSTALL WRAP AT HEAD.
- FOLD HOUSE WRAP OVER THE TOP OF WRAP AT TOP OF WINDOW AND TAPE HOUSE WRAP CUTS.
- MAKE SURE TO LIFT SILL WRAP OVER HOUSE WRAP AND WRAP UP AROUND BOTTOM CORNERS AS REQUIRED.

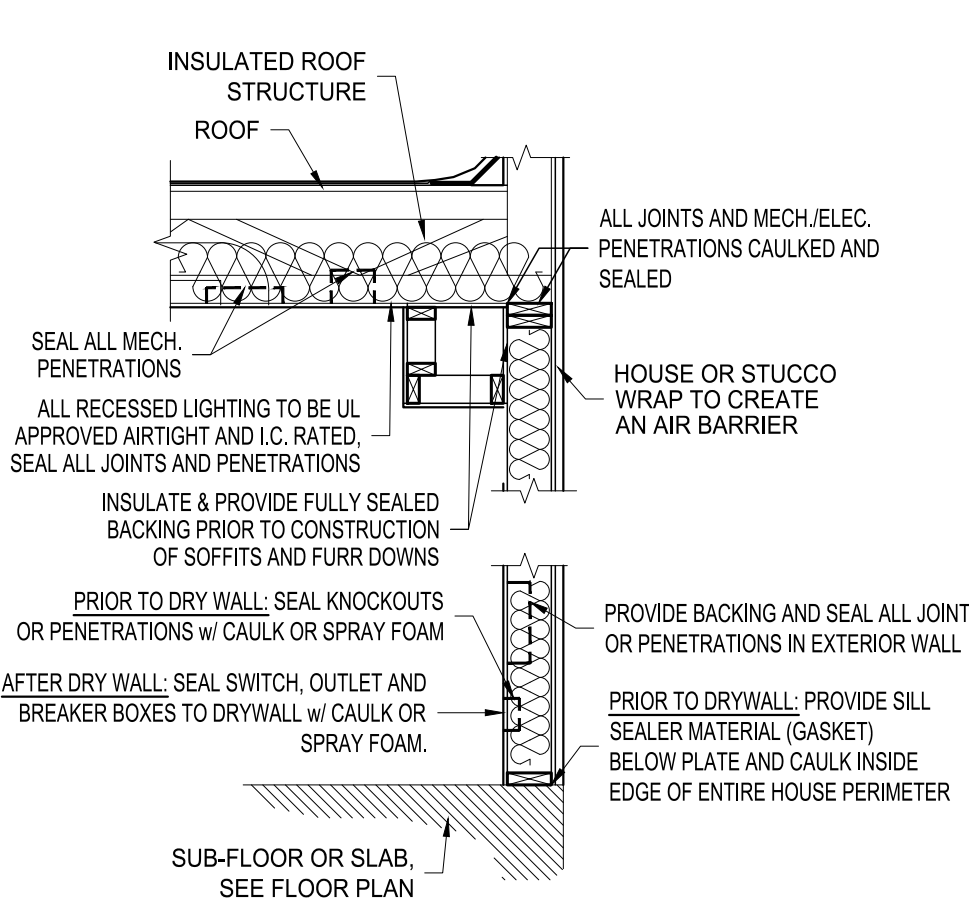
1 WINDOW FLASHING DET'L
 C1 NOT TO SCALE



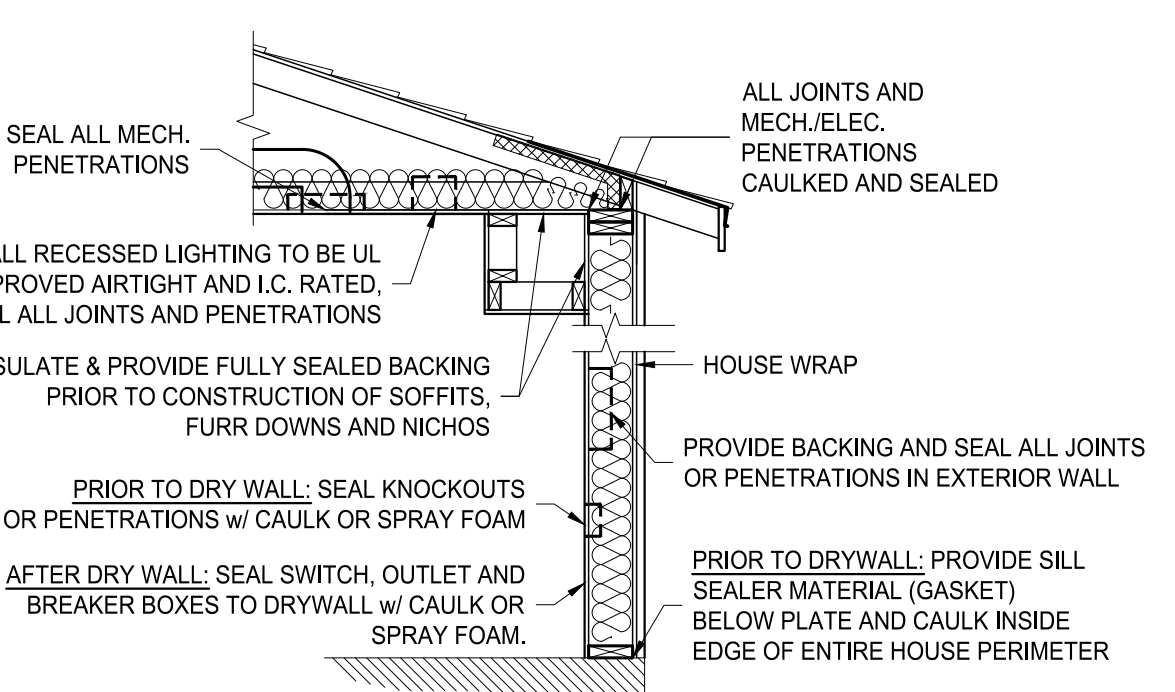
2 THERMAL BYPASS AT CLNG. CHANGE
 C1 NOT TO SCALE



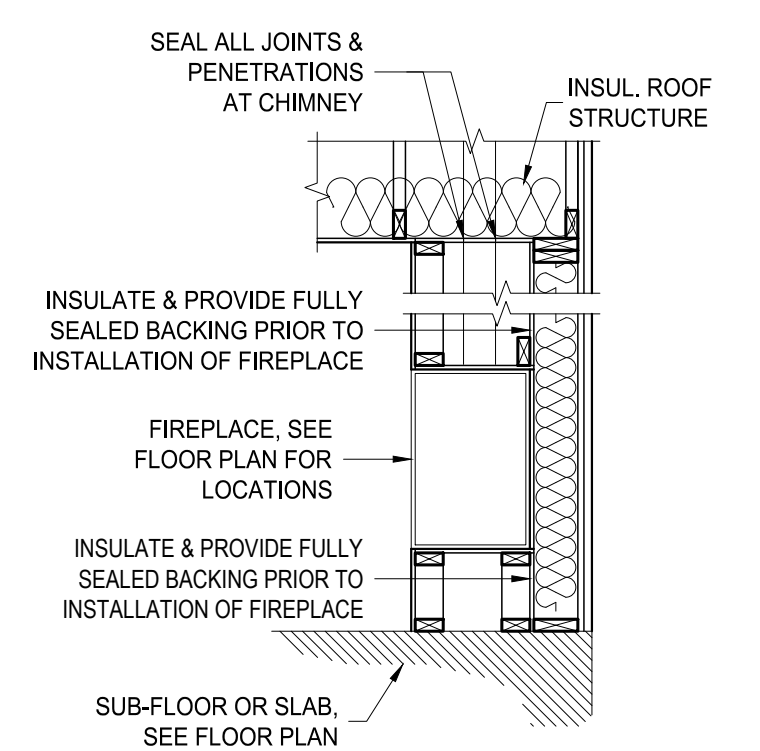
3 THERMAL BYPASS AT TUBS/SHWRS
 C1 NOT TO SCALE



4 THERMAL BYPASS AT EXT. WALLS
 C1 NOT TO SCALE



6 THERMAL BYPASS AT EXT. WALLS
 A1 NOT TO SCALE



6 THERMAL BYPASS AT FIREPLACES
 C1 NOT TO SCALE

PROJECT ADDRESS: 8400 FLORENCE AVE NE
 ALBUQUERQUE, NM 87122
 ARCHITECT: TWILIGHT HOMES

adwelling DESIGN

COVER SHEET, SITE PLAN, & THERMAL BYPASS DETAILS
 PROJECT NAME: HOWARD RESIDENCE

PROJECT NUMBER: 2302
 PROJECT PROGRESS: FINAL
 DRAWN BY: ADWELLING
 CHECKED BY: CW
 APPROVED BY: CW
 DATE: 07.13.23
 SCALE: AS NOTED
 SHEET:

C1

TWILIGHT
HOMES
Dreams Begin at Twilight

To Whom it May Concern,

I hereby authorize Veronica Johnson with MTV Enterprises LLC/ Twilight Homes of NM LLC to act on my behalf in all manners relating to municipal permitting including signing of all documents relating to this matter.

Scott Howard
Jenae Howard 7/24/23
SIGN DATE
Scott Howard
Jenae Howard
PRINT

STATE OF New Mexico
COUNTY OF Bernalillo

Subscribed and Sworn to before me on this 24 day of July, 2023.

Notary Public

Caitlynn Vall

My commission expires: 12/02/2023

STATE OF NEW MEXICO
NOTARY PUBLIC
CAITLYNN VALL
COMMISSION # 1127698
EXPIRES DECEMBER 2, 2023



August 29, 2023

Re: Curb, Gutter and Sidewalk Waiver for 8400 Florence Ave. NE

To Whom It May Concern:

We are writing to submit a waiver for the curb, gutter and sidewalk for 8400 Florence Ave. NE. We are requesting the waiver for the following reasons per IDO 14-16-6-6(P)

This lot is the second to last lot to be developed on the entire block. No other homes on this block have curb, gutter and sidewalk in front of them.

6-6(P)(3)(a) 1a, 3 & 5- The lot to the east of this property is fully developed and would require a revised G&D for the driveway to drain properly. It is also the only driveway into their property which would cut off the homeowner's access during construction. A sidewalk in front of this property only would alter the runoff and drainage on to the neighboring properties east and west of this due to drainage being different on the remainder of the block. This would cause water buildup and flooding in that area. Alleviating flooding on the neighboring lots would cause economic hardships from all property owners.

6-6(P)(3)(a) 2, 3, 4- Florence is not a major thoroughfare, so it is low-intensity. The absence of a sidewalk will not create a gap in an existing sidewalk system due to the fact that the south side of Florence does not have any sidewalks in that area.

6-6(P)(3)(a) 6, 7, 8- This waiver would help the 100-year Floodplain. Altering the drainage for one property would cause water buildup and flooding east and west of this lot.

6-6(P)(3)(a) 9- This application is requesting the minimum amount of the IDO to be waived in order to minimize the impact on neighboring lots.

6-6(P)(3)(a) 10- As stated above, Florence is not a major throughfare and so it is low-intensity. The homes on this street are without sidewalk curb and gutter. Granting this waiver would not create a gap in an existing sidewalk system due to the fact that there is currently none.

Curb, sidewalk and gutter for this property causes water buildup, flooding and major inconvenience for existing residents. It would require a current neighbor to the east to be without a driveway for a month or more in order to put in a sidewalk and a drainage system. For these reasons and those additional stated above, we are requesting a waiver for 8400 Florence Ave. NE.

Scott and Jenaya Howard

8400 Florence Ave

Veronica Johnson

From: Veronica Johnson
Sent: Friday, September 1, 2023 9:16 AM
To: shackley@berkeley.edu; president@naaca.info
Subject: FW: 8400 FLORENCE Public Notice Inquiry Sheet Submission
Attachments: IDOZoneAtlasPage_B-20-Z.pdf

Good Morning,

This is a notification that we are requesting a waiver to sidewalk, curb and gutter for address listed above. I was provided with your info for notification. Thank you have a wonderful day.

Respectfully,



Veronica Johnson

Permit Coordinator

Cell: 505-553-1162

Email: vjohnson@twilighthomesnm.com

1301 Cuesta Arriba Ct. NE Ste A
Albuquerque, NM 87113

www.twilighthomesnm.com

From: Carmona, Dalaina L. <dcarmona@cabq.gov>

Sent: Thursday, August 17, 2023 11:20 AM

To: Veronica Johnson <vjohnson@twilighthomesnm.com>

Subject: 8400 FLORENCE Public Notice Inquiry Sheet Submission

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

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
North Albuquerque Acres Community Association	Steve	Shackley	shackley@berkeley.edu	8304 San Diego Avenue NE	Albuquerque	NM	87122

North Albuquerque Acres Community Association	David	Neale	president@naaca.info	9500 Signal Avenue NE	Albuquerque	NM	87122
---	-------	-------	--	-----------------------	-------------	----	-------

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.

Please note the following:

- 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 your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- 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>

Thank you.



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 <webmaster@cabq.gov>

Sent: Thursday, August 17, 2023 10:12 AM

To: Office of Neighborhood Coordination <vjohnson@twilighthomesnm.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Development Hearing Officer

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

Contact Name

VERONICA JOHNSON

Telephone Number

5055531162

Email Address

vjohnson@twilighthomesnm.com

Company Name

MTV/ TWILIGHT HOMES

Company Address

1301 Cuesta Arriba Ct NE, Albuquerque, NM

City

ALBUQUERQUE

State

NM

ZIP

87113

Legal description of the subject site for this project:

LOT 3 BLOCK 16

8400 FLORENCE

WYOMING/ALAMEDA

Physical address of subject site:

8400 FLORENCE

Subject site cross streets:

WYOMING AND ALAMEDA

Other subject site identifiers:

This site is located on the following zone atlas page:

B-20-Z

Captcha

x



Thank You

Thank you for submitting your request. Please allow 24 – 48 hours to process your request for contact information.

Neighborhood Meeting Inquiry For:

Development Hearing Officer

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

Contact Name

VERONICA JOHNSON

Telephone Number

15055531162

Email Address

vjohnson@twilighthomesnm.com

Company Name

MTV/ TWILIGHT HOMES

Company Address

1301 CUESTA ARRIBA CT NE

City

ALBUQUERQUE

State

NM

ZIP

87113

Legal description of the subject site for this project:

LOT 13 BLK 16

8400 FLORENCE

Physical address of subject site:

8400 FLORENCE

Subject site cross streets:

WYOMING AND ALAMEDA

Other subject site identifiers:

This site is located on the following zone atlas page:

B-20-Z

Please attach a Zone Atlas Map that clearly indicates where the subject site is located.

application/pdf: 527752 bytes

Captcha

x



CONTACT

The 311 Community Contact Center is a centralized call center for the City of Albuquerque. The 311 service is a single telephone number for all non-emergency City of Albuquerque inquiries and services.

Call: 311 (tel:311) or 505-768-2000 (tel:505-768-2000)

Report Online (<https://www.cabq.gov/.../311/abq311/311-web-app>)

Email 311 (<mailto:ccc@cabq.gov>) (ccc@cabq.gov) (<mailto:ccc@cabq.gov>)

Emergencies: 911 (tel:911)

Non-Emergency Police Calls: 505-242-COPS (tel:(505) 242-COPS)

ACCESS

Jobs (<http://agency.governmentjobs.com/cabq/default.cfm>)

Disclaimer (<https://www.cabq.gov/.../abq-data/abq-data-disclaimer-1>)

Accessibility (<https://www.cabq.gov/.../about/legal#accessibility-statement>)

Employee Resources (<https://www.cabq.gov/.../humanresources>)

Sitemap (<https://www.cabq.gov/.../@@sitemap>)

CONNECT

VISIT US ON SOCIAL MEDIA



(<https://twitter.com/cabq>)



(<https://www.instagram.com/oneabq/>)



(<https://www.linkedin.com/company/city-of-albuquerque>)



(<https://www.youtube.com/channel/UCdpRwD5FA0g3ynJWxGk7BVQ>)

NEWSLETTER SIGNUP

Stay in Touch! Sign up for updates.

Veronica Johnson

From: webmaster@cabq.gov
Sent: Friday, September 1, 2023 11:12 AM
To: Veronica Johnson
Cc: onc@cabq.gov
Subject: Neighborhood Meeting Inquiry Sheet Submission
Attachments: IDOZoneAtlasPage_B-20-Z.pdf

Neighborhood Meeting Inquiry For:
Development Hearing Officer

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

Contact Name

VERONICA JOHNSON

Telephone Number

15055531162

Email Address

vjohnson@twilighthomesnm.com

Company Name

MTV/ TWILIGHT HOMES

Company Address

1301 CUESTA ARRIBA CT NE

City

ALBUQUERQUE

State

NM

ZIP

87113

Legal description of the subject site for this project:

LOT 13 BLK 16

8400 FLORENCE

Physical address of subject site:

8400 FLORENCE

Subject site cross streets:

WYOMING AND ALAMEDA

Other subject site identifiers:

This site is located on the following zone atlas page:

B-20-Z

Captcha

x



Thank You

Thank you for submitting your request. Please allow 24 – 48 hours to process your request for contact information.

Public Notice Inquiry For:

Development Hearing Officer

If you selected "Other" in the question above, please describe what you are seeking a Public Notice

Inquiry for below:

Contact Name

VERONICA JOHNSON

Telephone Number

5055531162

Email Address

vjohnson@twilighthomesnm.com

Company Name

MTV/ TWILIGHT HOMES

Company Address

1301 Cuesta Arriba Ct NE, Albuquerque, NM

City

ALBUQUERQUE

State

NM

ZIP

87113

Legal description of the subject site for this project:

LOT 3 BLOCK 16

8400 FLORENCE

WYOMING/ALAMEDA

Physical address of subject site:

8400 FLORENCE

Subject site cross streets:

WYOMING AND ALAMEDA

Other subject site identifiers:

This site is located on the following zone atlas page:

B-20-Z

Please attach a Zone Atlas Map that clearly indicates where the subject site is located.

application/pdf: 527752 bytes

Captcha

x



EMERGENCIES

For emergencies, call 911 (tel:911) immediately.

For non-emergency police calls, call 505-242-COPS (tel:(505) 242-COPS)

311 COMMUNITY CONTACT CENTER

The 311 Community Contact Center is a centralized call center for the City of Albuquerque. The 311 service is a single telephone number for all non-emergency City of Albuquerque inquiries and services.

Dial 311 (tel:311) or 505-768-2000 (tel:505-768-2000)

ccc@cabq.gov (mailto:ccc@cabq.gov)

TWITTER FEED

Tweets from CABQ Twitter Accounts

City of Albuquerque  @cabq

46 Members



Nothing to see here - yet

When anyone in this list Tweets, they'll show up here.

[View on Twitter](#)





NEWSLETTER SIGNUP

Stay in Touch! Sign up for updates.

SITE MAP

View the sitemap for the City of Albuquerque website. (<https://www.cabq.gov/.../@@sitemap>)

VISIT US ON SOCIAL MEDIA

 (<https://twitter.com/cabq>)  (<https://www.instagram.com/oneabq/>)  (<https://www.linkedin.com/company/city-of-albuquerque>)  (<https://www.youtube.com/channel/UCdpRwD5FA0g3ynJWxGk7BVQ>)

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**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: SINGLE FAMILY DWELLING		
Decision-making Body: CITY STAFF		
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Note: if yes, see second page
PART II – DETAILS OF REQUEST		
Address of property listed in application: 8400 FLORENCE AVE		
Name of property owner: MTV/TWILIGHT HOMES OF NM		
Name of applicant: MTV/TWILIGHT HOMES OF NM		
Date, time, and place of public meeting or hearing, if applicable:		
N/A		
Address, phone number, or website for additional information:		
VERONICA JOHNSON 505.553.1162 VJOHNSON@TWILIGHTHOMESNM.COM		
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.		
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.		
<input 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) 08/31/2023 _____ (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:

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. 1 SFR

e. For non-residential development:

Total gross floor area of proposed project.

Gross floor area for each proposed use.

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

Public Notice of a Proposed Project in the City of Albuquerque Administrative Review/Decision – Electronic Mail

Date of Notice*: 08/31/2023

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 ABQ ACRES

Name of NA Representative*: STEVE SHACKLEY & DAVID NEALE

Email Address* or Mailing Address* of NA Representative¹: SHACKLEY@BERKELEY.EDU & PRESIDENT@NAACA.INFO

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

1. Subject Property Address* 8400 FLORENCE AVE
Location Description _____
2. Property Owner* MTV/TWILIGHT HOMES OF NM
3. Agent/Applicant* [if applicable] VERONICA JOHNSON
4. Application(s) Type* per IDO [Table 6-1-1](#)
 - Historic Certificate of Appropriateness – Minor
 - Sign Permit
 - Alternative Signage Plan
 - Wall/Fence Permit
 - Site Plan – Administrative²

Summary of project/request*:

1 SFD WITH A WAIVER ON NOT DOING THE CURB, GUTTER AND SIDEWALK.

5. This application will be decided by staff. Please contact devhelp@cabq.gov or call the Planning Department at 505-924-3860 to speak with staff.

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 Usually submitted and reviewed as part of building permit application, which can be searched by address here: <https://posse.cabq.gov/posse/pub/lms/Login.aspx>

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

6. Where more information about the project can be found^{*3}:

TWILIGHT HOMES 1301 CUESTA ARRIBA CT STE A ALBUQUERQUE, NM 87113

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

- 1. Zone Atlas Page(s)^{*4} B-20-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 have been requested for this project^{*}:

Deviation(s) Variance(s)⁵ Waiver(s)⁶

Explanation^{*}:

WAIVER FOR CURB, GUTTER AND SIDEWALK

4. Pre-submittal Neighborhood Meeting: Not Required

5. **For Site Plan – Administrative 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. 1 SFD
- e. **For non-residential development^{*}**:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁷:

- 1. Area of Property [typically in acres] .88
- 2. IDO Zone District B-20-Z
- 3. Overlay Zone(s) [if applicable] _____
- 4. Center or Corridor Area [if applicable] _____

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

⁵ Separate notice is required for Variances.

⁶ Separate notice is required for Waivers.

⁷ Available here: <https://tinurl.com/idozoningmap>

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

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 within 15 days of the date of this notice. To request a facilitated meeting regarding this project, contact the Planning Department at 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: _____ [Other Neighborhood Associations, if any]

Veronica Johnson

From: webmaster@cabq.gov
Sent: Thursday, August 17, 2023 10:12 AM
To: Veronica Johnson
Cc: onc@cabq.gov
Subject: Public Notice Inquiry Sheet Submission
Attachments: IDOZoneAtlasPage_B-20-Z.pdf

Public Notice Inquiry For:

Development Hearing Officer

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

Contact Name

VERONICA JOHNSON

Telephone Number

5055531162

Email Address

vjohnson@twilighthomesnm.com

Company Name

MTV/ TWILIGHT HOMES

Company Address

1301 Cuesta Arriba Ct NE, Albuquerque, NM

City

ALBUQUERQUE

State

NM

ZIP

87113

Legal description of the subject site for this project:

LOT 3 BLOCK 16

8400 FLORENCE

WYOMING/ALAMEDA

Physical address of subject site:

8400 FLORENCE

Subject site cross streets:

WYOMING AND ALAMEDA

Other subject site identifiers:

This site is located on the following zone atlas page:

B-20-Z

Captcha

x

Veronica Johnson

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Thursday, August 17, 2023 11:20 AM
To: Veronica Johnson
Subject: 8400 FLORENCE Public Notice Inquiry Sheet Submission
Attachments: IDOZoneAtlasPage_B-20-Z.pdf

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

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
North Albuquerque Acres Community Association	Steve	Shackley	shackley@berkeley.edu	8304 San Diego Avenue NE	Albuquerque	NM	87122
North Albuquerque Acres Community Association	David	Neale	president@naaca.info	9500 Signal Avenue NE	Albuquerque	NM	87122

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.

Please note the following:

- 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 your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.

- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- 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>

Thank you.



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

dlcarmona@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 <webmaster@cabq.gov>
Sent: Thursday, August 17, 2023 10:12 AM
To: Office of Neighborhood Coordination <vjohnson@twilighthomesnm.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Development Hearing Officer

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

Contact Name

VERONICA JOHNSON

Telephone Number

5055531162

Email Address

vjohnson@twilighthomesnm.com

Company Name

MTV/ TWILIGHT HOMES

Company Address

1301 Cuesta Arriba Ct NE, Albuquerque, NM

City

ALBUQUERQUE

State

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8400 FLORENCE

WYOMING/ALAMEDA

Physical address of subject site:

8400 FLORENCE

Subject site cross streets:

WYOMING AND ALAMEDA

Other subject site identifiers:

This site is located on the following zone atlas page:

B-20-Z

Captcha

x



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2023-008993

PS-2023-00131 – SKETCH PLAT

REQUEST: CLARIFICATION FOR ZONING REQUIREMENT OF ROLL CURB AND SIDEWALK.
HOMES IN THE AREA DO NOT HAVE SIDEWALK

LOCATION: 8400 FLORENCE between BARSTOW and VENTURA

Comments:

08-02-2023

No Comments.

DEVELOPMENT FACILITATIVE TEAM (DFT)

Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov

DATE: 8/2/2023

AGENDA ITEM NO: 5

PROJECT NUMBER:

PR-2023-008993

PS-2023-00131 – SKETCH PLAT

REQUEST: CLARIFICATION FOR ZONING REQUIREMENT OF ROLL CURB AND SIDEWALK. HOMES IN THE AREA DO NOT HAVE SIDEWALK

LOCATION: 8400 FLORENCE between BARSTOW and VENTURA

COMMENTS:

1. Property is located within a Planned Development (PD) zone district. Other developed properties in the area have been re-zoned to R-1D. As per IDO 2-6(A)(7), this Single Family Development may apply as a Site Plan Admin as long as it maintains the pattern of development in the surrounding development. As such, it must abide by R-1D zone dimensional standards, as per IDO 5-1(C), Table 5-1-1.
2. Development must meet requirements of IDO 5-3 Access & Connectivity, including a minimum 20 foot driveway, as per IDO 5-3(C)(3)(b)
3. Development must meet all applicable parking requirements as per IDO 5-5, Parking and Loading, and apply Table 5-5-1 to determine parking required.
4. Any Walls to be built must meet requirements of IDO 5-7, Walls and Fences, and must obtain a separate permit prior to being built.
5. Development must meet building design requirements as per IDO 5-11(C) for Low Density Residential Development. Windows must be recessed 2 inches and a window casing not less than 2 inches wide, as per IDO 5-11(C)(2).
6. Development must meet all other applicable requirements as per the IDO, DPM, or other City ordinances.



Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

Project No: PR-2023-008993 Date: 08/02/2023 Agenda Item: #5 Zone Atlas Page: B-20

Legal Description: Lot 3, Block 16, North Albuquerque Acres Tract 1 Unit 3

Location: 8400 FLORENCE between BARSTOW and VENTURA

Application For: P2-2023-00131-SKETCH PLAT (EFT)

1. Pro Rata:
 - a. Pro rata is owed for this property in the following amounts:
 - i. Water = \$3,577.13
 - ii. Sewer = \$2,759.46
 - iii. Total = \$6,336.59
2. The site is within the Established Service Area and has access to public water and public sanitary sewer infrastructure along Florence. Once the mentioned pro rata is paid the site can utilize the infrastructure for service.

Comment: (Provide written response explaining how comments were addressed)

Veronica Johnson

From: Michael Steven Shackley <shackley@berkeley.edu>
Sent: Friday, September 1, 2023 10:01 AM
To: Veronica Johnson
Subject: 8400 Florence, ABQ

Hi Veronica,

I'm the VP for the North Albuquerque Acres Community Association, but as you know, 8400 Florence is in the city, so we have no skin in the game.

We live in a Twilight Custom Home built by the genius Dan Mallack in 2021 during the pandemic. We're at 8304 San Diego, and love our house. Pauline was our sales person, and great as well.

I believe the owner contacted me a while back about the possibility of getting ABQ water up Florence, but it only gets up to Barstow, so I thought it would be prohibitive, but maybe not.

We were able to tie into the ABQ system that was installed up to Northstar Elementary. It's why we bought this lot.

Anyway, you can say hello to the owner if indeed he was the one that I spoke to.

Steve

--

M. Steven Shackley
Professor Emeritus, Anthropology, University of California, Berkeley
Director, Geoarchaeological XRF Laboratory
8100 Wyoming Blvd. NE
Suite M4-158
Albuquerque, NM 87113 USA
510-393-3931
www.swxrflab.net