

Waiver Documentation



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 (Forms PLT & S1) | <input type="checkbox"/> Sidewalk Waiver (Form V2) |
| <input type="checkbox"/> Major – Bulk Land Plat (Forms PLT & 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 PLT & S2) | <input type="checkbox"/> Vacation of Public Right-of-way (Form V) |
| <input type="checkbox"/> Minor - Final Plat (Forms PLT & S2) | <input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V) |
| <input type="checkbox"/> Minor – Preliminary/Final Plat (Forms PLT & S2) | <input type="checkbox"/> Vacation of Private Easement(s) (Form V) |
| | APPEAL |
| | <input type="checkbox"/> Decision of DHO (Form A) |

| BRIEF DESCRIPTION OF REQUEST |
|------------------------------|
| |
| |
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| |
| |

| 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

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

SUPPORTIVE DOCUMENTATION

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

PUBLIC NOTICE DOCUMENTATION

- X
___ 8) Proof of a Pre-Submittal Neighborhood Meeting per IDO 14-16-6-4(C)
- x_ Office of Neighborhood Coordination neighborhood meeting inquiry response
- x_ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
- x_ Completed neighborhood meeting request form(s)
- n/a ___ If a meeting was requested or held, copy of sign-in sheet and meeting notes
- X
___ 9) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)
- x_ Office of Neighborhood Coordination notice inquiry response
- x_ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- x_ Proof of emailed notice to affected Neighborhood Association representatives
- X
___ 10) Interpreter Needed for Hearing? ^{no} ___ 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

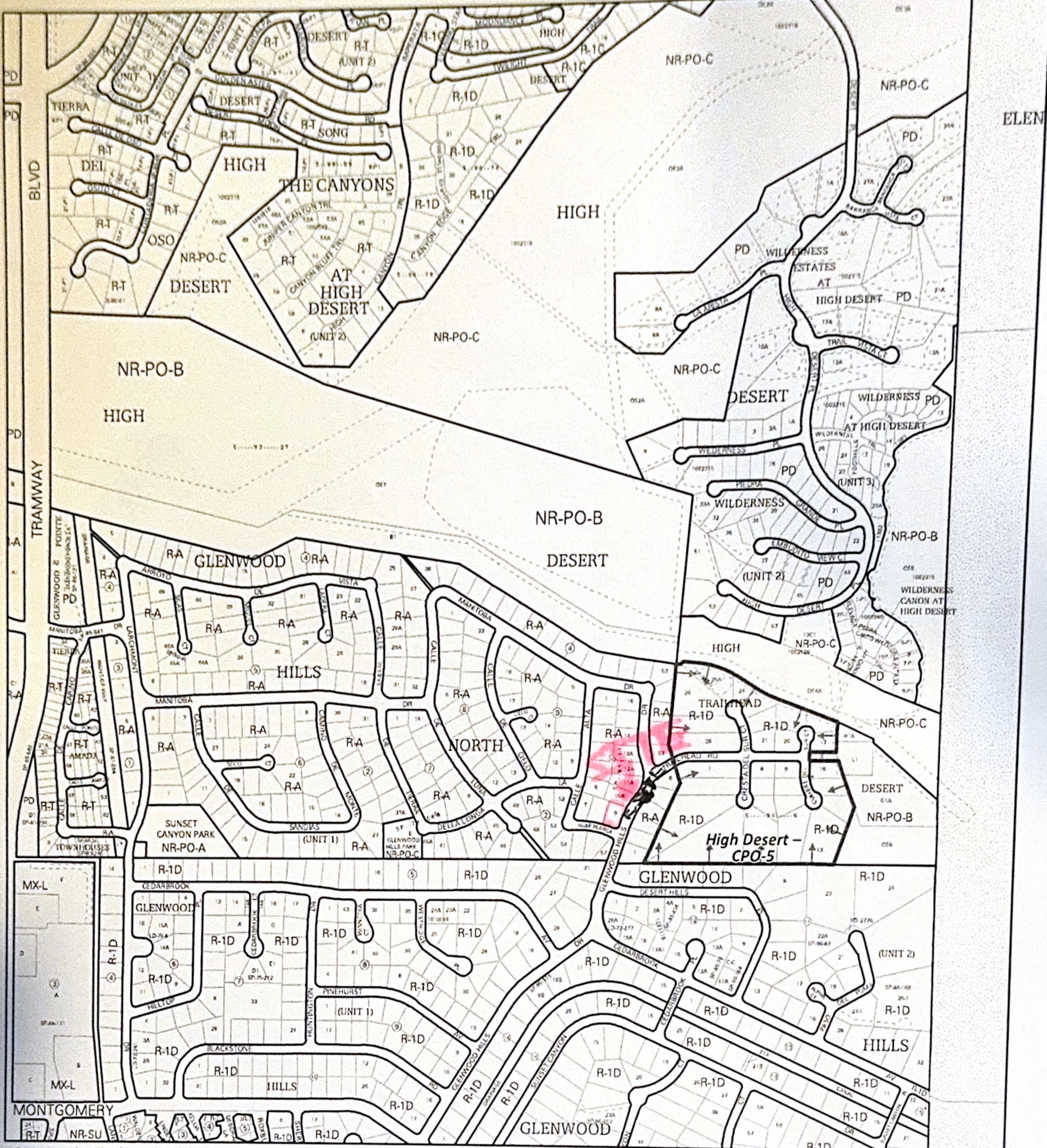
- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form V2 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Scale drawing showing the location of the proposed waiver, as applicable

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: ___



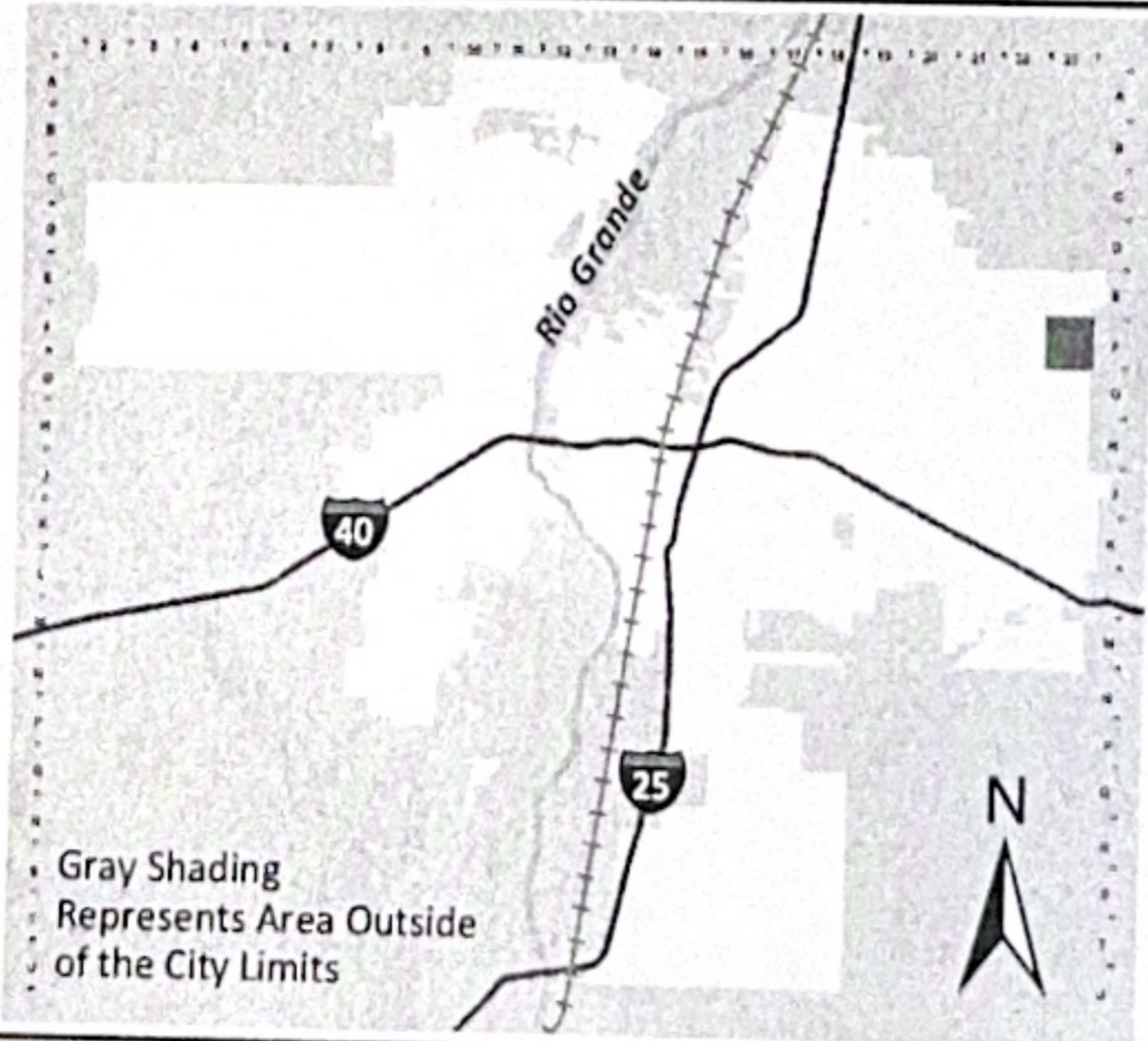
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
F-23-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

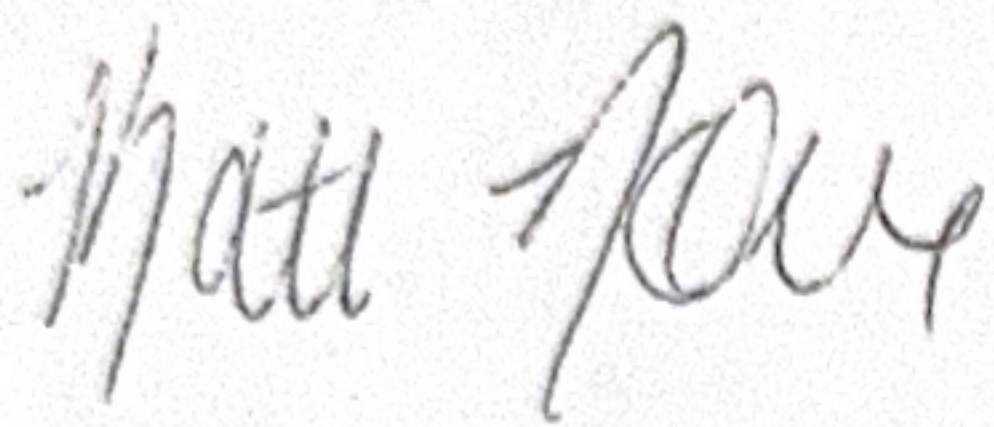
Supportive Documentation

3/6/2024

Dear City of Albuquerque,

This letter serves as a letter of authorization from myself, the property owner of 4901 Glenwood Hills Dr NE, for David Campbell of "On The Level Builders" to act as my agent in the matter of garage extension and variance matter.

Thank you,

A handwritten signature in cursive script that reads "Kate Novinc".

Kate Novinc

On The Level Builders
21 Honeyfield Ln
Peralta, NM, 87042

March 11, 2024

City Of Albuquerque
Development Hearing Officer (DHO)

To whom it may concern,

The waiver in question for 4901 Glenwood Hills NE is to build a new garage and encroach 32 inches of the 20' wall setback for the proposed new garage construction. The waiver should be approved for these reasons listed below. According to IDO section 14-16-6-6(P)(3), any waiver meeting criteria such as varying from normal requirements and standards to encourage effective use of open space, or ingenuity in design of a subdivision will be approved. The project in question will most definitely encourage effective use of open space by extending the current garage. Not only will the home have more available sq ft, but the home will also be more practical, encouraging other homeowners in the area to think with more ingenuity. There are no pre-existing obstructions that cannot be easily relocated. The area or site has not been recognized as having historical, archeological, and/or architectural significance by the city. The established neighborhood character or landscaping on the site would not be damaged to a degree that outweighs the public interest in the City's normal technical standards in that location. The waiver will also avoid being materially contrary to the public safety, health, or welfare by disposing properly of construction debris and having proper signs to notify residents of any potential hazard. Furthermore, the waiver will not hinder any type of future planning or public right of way acquisition because only 32 inches are being asked for. The waiver will not conflict significantly with the goals and provisions of any city or county. The waiver will not allow, encourage, or make possible undesired development in the 100-year floodplain. The intent and purpose of this IDO will not be materially undermined by this waiver. The requested waiver will meet the applicable Development Standards for the zone district where the lot is located. This waiver is the minimum necessary to provide redress without being inconsistent with the provisions of this Subsection 14-6-6(P). The request is not for a waiver to IDO sidewalk requirements. There is no overhead distribution line of 12 kilovolts or less already serving the lot. No adjacent areas are already served by overhead distribution facilities. Subsurface conditions do not make underground lines economically unreasonable. The immediate and adjacent areas are not presently served by distribution lines between 12 and 40 kilovolts. Overall, the waiver meets and is justified with the criteria stated in IDO section 14-16-6-6 (P3) and should be approved.

Sincerely,
David Campbell

Public Notice Documentation

From: webmaster@cabq.gov

Subject: Public Notice Inquiry Sheet Submission

Date: May 28, 2024 at 6:41 AM

To: Office of Neighborhood Coordination ontheleveldcampbell@gmail.com

Cc: onc@cabq.gov



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

David Campbell

Telephone Number

505-514-7906

Email Address

ontheleveldcampbell@gmail.com

Company Name

On The Level Builders

Company Address

21 Honeyfield Lane

City

Peralta

State

NM

ZIP

87042

Legal description of the subject site for this project:

* 9 10 Glenwood Hills North Unit 1 Replat of Glenwood Hills North

Physical address of subject site:

4901 Glenwood Hills DR NE

Subject site cross streets:

Manitoba and Nube Blanca NE

Other subject site identifiers:

Corner of Glenwood Hills Drive and Nube Blanca

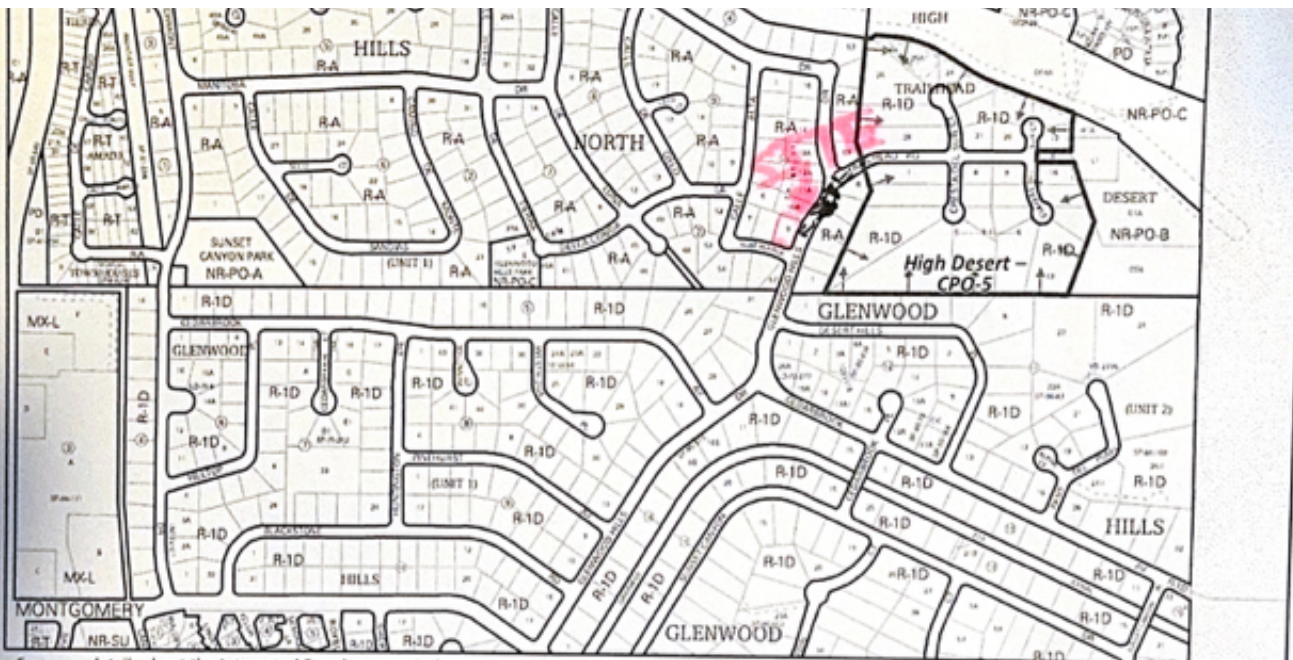
This site is located on the following zone atlas page:

F-23-Z

Captcha

x



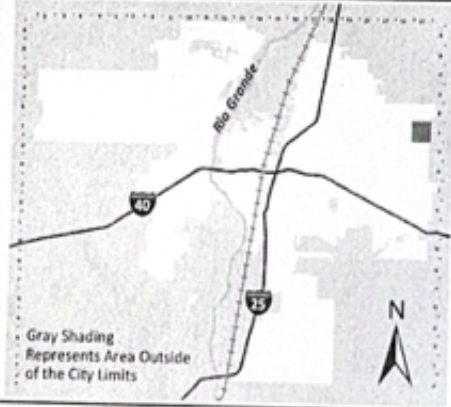


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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: F-23-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

From: Office of Neighborhood Coordination onc@cabq.gov  
Subject: 4901 Glenwood Hills DR NE_ Public Notice Inquiry Sheet Submission
Date: May 28, 2024 at 10:24 AM
To: ontheleveldcampbell@gmail.com



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 | Association Email | First Name | Last Name | Email | Alternative Email | Address Line 1 |
|---|------------------------------|------------|--------------|--------------------------------------|--------------------|--------------------------|
| District 8 Coalition of Neighborhood Associations | district8coalition@gmail.com | Idalia | Lechuga-Tena | Jamesinternationaldistrict@gmail.com | idalialt@gmail.com | 4405 Prairie Loft Way NE |
| District 8 Coalition of Neighborhood Associations | district8coalition@gmail.com | Bob | Fass | nobullbob1@gmail.com | | 5226 Edwards Drive NE |
| Glenwood Hills NA | | Forest | Owens | woody761@yahoo.com | | 12812 Cedarbrook NE |
| Glenwood Hills NA | | James | Levy | james.levy@gmail.com | | 12804 Manitoba NE |

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, 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> 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
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Admin>
- 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.

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 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 their requirements:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov
Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Tuesday, May 28, 2024 6:42 AM
To: Office of Neighborhood Coordination <ontheleveldcampbell@gmail.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

David Campbell

Telephone Number

505-514-7906

Email Address

ontheleveldcampbell@gmail.com

Company Name

On The Level Builders

Company Address

21 Honeyfield Lane

City

Peralta

State

NM

ZIP

87042

Legal description of the subject site for this project:

* 9 10 Glenwood Hills North Unit 1 Replat of Glenwood Hills North

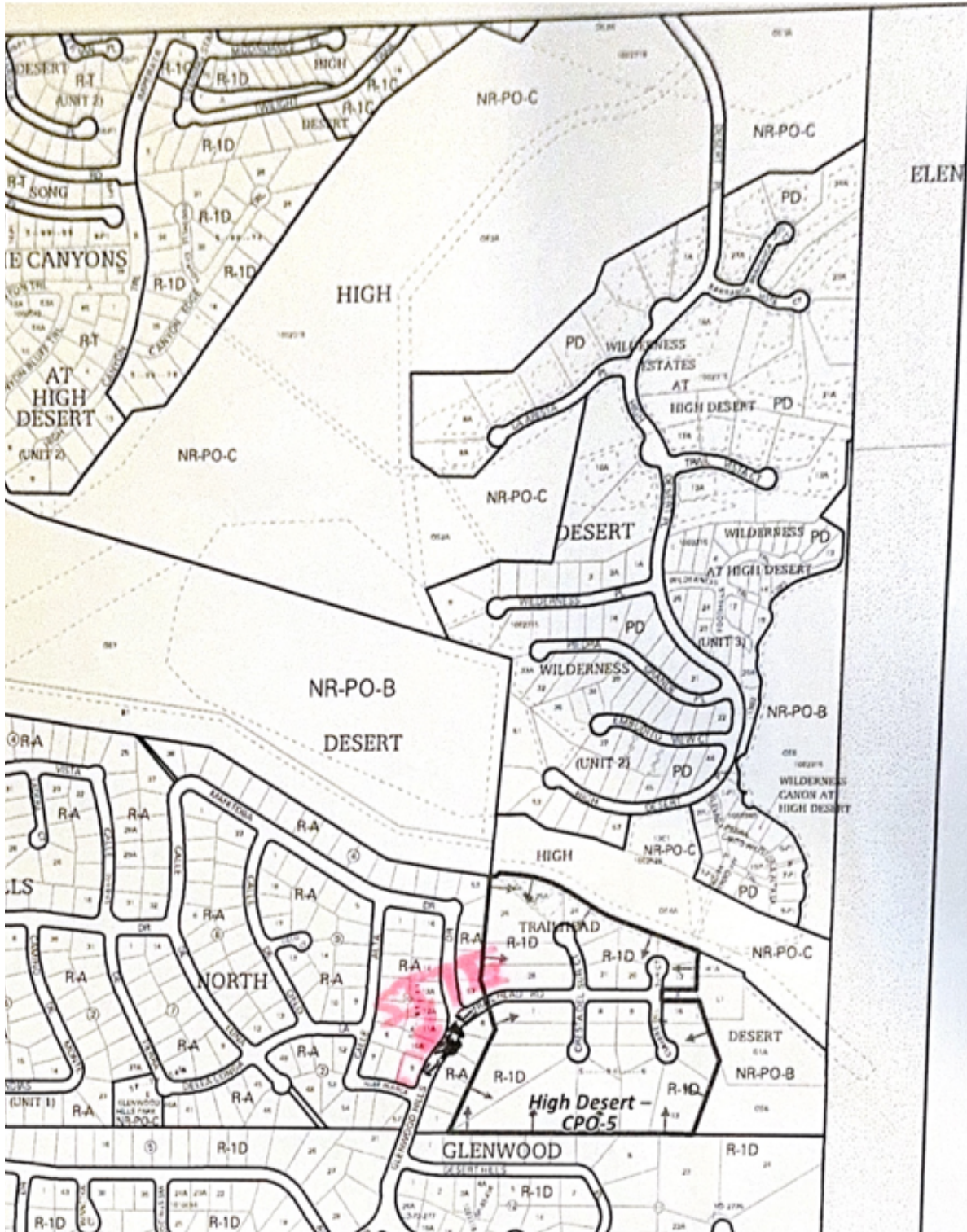
Physical address of subject site:

4901 Glenwood Hills DR NE

Subject site cross streets:

Manitoba and Nube Blanca NE

Manitoba and Nube Blanca NE
Other subject site identifiers:
Corner of Glenwood Hills Drive and Nube Blanca
This site is located on the following zone atlas page:
F-23-Z
Captcha
x



From: David Campbell ontheleveldcampbell@gmail.com 🚩
Subject: Waiver to IDO
Date: May 28, 2024 at 5:13 PM
To: nobullbob1 nobullbob1@gmail.com



Hello, I am emailing you in regards to section {5-3(C)(3) Driveways, Drive Aisles, and Access 5-3(C)(3)(b) For all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long, exclusive of the sidewalk or drive pad} of the IDO. I am proposing new garage construction at 4901 Glenwood Hills Dr NE, Albuquerque, NM, 87111 and I am requesting a waiver of 32 inches to the Driveway length requirement of 20ft. (Which is measured from the garage down to the property line). Please let me know if you have any additional questions.

Thank you,

David Campbell
On The Level Builders
ontheleveldcampbell@gmail.com
505-514-7906
Lic# 382251

From: Bob Fass rfass522@comcast.net
Subject: Re: Waiver to IDO
Date: May 28, 2024 at 6:01 PM
To: David Campbell ontheleveldcampbell@gmail.com
Cc: Cabanasjovanny@gmail.com



Hello David,
I responded to Jovanny this morning. Please see attached message.

Bob Fass
505-239-4774

From: David Campbell <ontheleveldcampbell@gmail.com>
Sent: Tuesday, May 28, 2024 5:13 PM
To: nobullbob1 <nobullbob1@gmail.com>
Subject: Waiver to IDO


Hello, I am emailing you in regards to section {5-3(C)(3) Driveways, Drive Aisles, and Access 5-3(C)(3)(b) For all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long, exclusive of the sidewalk or drive pad} of the IDO. I am proposing new garage construction at 4901 Glenwood Hills Dr NE, Albuquerque, NM, 87111 and I am requesting a waiver of 32 inches to the Driveway length requirement of 20ft. (Which is measured from the garage down to the property line). Please let me know if you have any additional questions.

Thank you,

David Campbell
On The Level Builders
ontheleveldcampbell@gmail.com
505-514-7906
Lic# 382251



Mail Attachment

From: Jovanny Cabanas <cabanasjovanny@gmail.com> 
Subject: Fwd: Waiver to IDO
Date: May 28, 2024 at 5:08 PM
To: ontheleveldcampbell@gmail.com



----- Forwarded message -----

From: Bob Fass <rfass522@comcast.net>
Date: Tue, May 28, 2024 at 10:03 AM
Subject: Re: Waiver to IDO
To: Jovanny Cabanas <cabanasjovanny@gmail.com>

Hello Jovanny,

Attached is a copy of the e-mail I sent to Glenwood Hills NA on 20 May 24. I have not heard from them as of this morning. If they do not respond by the city suspense date then the city will make a determination on how to proceed.

Bob Fass
President, District 8 Coalition of Neighborhoods
505-239-4774

From: Jovanny Cabanas <cabanasjovanny@gmail.com>
Sent: Tuesday, May 28, 2024 6:37 AM
To: nobullbob1@gmail.com <nobullbob1@gmail.com>
Subject: Waiver to IDO

Good morning Bob,
This is Jovanny Cabanas with On The Level Builders, we spoke last week regarding our Waiver to IDO application. I was wondering if you had any information for me. Please give myself or David a call at (505) 514-7906.

Thank you,

Jovanny C
On the Level Builders

----- Forwarded message -----

From: Bob Fass <nobullbob1@gmail.com>
To: "woody761@yahoo.com" <woody761@yahoo.com>
Cc:
Bcc:
Date: Mon, 20 May 2024 23:46:29 +0000
Subject: Fw: Waiver to IDO

Hello Woody, Reference our conversation this afternoon re the garage construction at 4901 Glenwood Hills Dr (permit from On the Level Builders)

IDO reference 5-3(C)(3) and 5-3(C)(3)(b)

5-3(C)(3) Driveways, Drive Aisles, and Access

5-3(C)(3)(a) Development shall comply with the driveway, drive aisle, and access standards in the DPM.

5-3(C)(3)(b) For all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long, exclusive of the sidewalk or drive pad.

D.Campbell is requesting a 32" waiver to the 20' requirement. So I guess the driveway will be 17'4" ? to the sidewalk.

The request to us is wanting to know if the NA wants a facilitated meeting. Please let me know how your board will reply.

Thanks,

Bob Fass
President, District 8 Coalition of Neighborhoods
505-239-4774

From: David Campbell <onthelvelldcampbell@gmail.com>
Sent: Monday, May 20, 2024 1:20 PM
To: nobullbob1 <nobullbob1@gmail.com>
Subject: Waiver to IDO

Hello, I am emailing you in regards to section {5-3(C)(3) Driveways, Drive Aisles, and Access

5-3(C)(3)(b) For all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long, exclusive of the sidewalk or drive pad} of the IDO. I am proposing new garage construction at [4901 Glenwood Hills Dr NE, Albuquerque, NM, 87111](#) and I am requesting a waiver of 32 inches to the Driveway length requirement of 20ft. (Which is measured from the garage down to the property line). Please let me know if you have any additional questions.

Thank you,

David Campbell
On The Level Builders
onthelvelldcampbell@gmail.com
505-514-7906



Fw/ Waiver to
IDO.eml

From: David Campbell ontheleveldcampbell@gmail.com 🚩
Subject: Waiver to IDO
Date: May 28, 2024 at 5:15 PM
To: James Levy james.levy@gmail.com



Hello, I am emailing you in regards to section {5-3(C)(3) Driveways, Drive Aisles, and Access 5-3(C)(3)(b) For all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long, exclusive of the sidewalk or drive pad} of the IDO. I am proposing new garage construction at 4901 Glenwood Hills Dr NE, Albuquerque, NM, 87111 and I am requesting a waiver of 32 inches to the Driveway length requirement of 20ft. (Which is measured from the garage down to the property line). Please let me know if you have any additional questions.

Thank you,

David Campbell
On The Level Builders
ontheleveldcampbell@gmail.com
505-514-7906
Lic# 382251

From: David Campbell ontheleveldcampbell@gmail.com 🚩
Subject: Waiver to IDO
Date: May 28, 2024 at 5:13 PM
To: woody761@yahoo.com



Hello, I am emailing you in regards to section {5-3(C)(3) Driveways, Drive Aisles, and Access 5-3(C)(3)(b) For all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long, exclusive of the sidewalk or drive pad} of the IDO. I am proposing new garage construction at 4901 Glenwood Hills Dr NE, Albuquerque, NM, 87111 and I am requesting a waiver of 32 inches to the Driveway length requirement of 20ft. (Which is measured from the garage down to the property line). Please let me know if you have any additional questions.

Thank you,

David Campbell
On The Level Builders
ontheleveldcampbell@gmail.com
505-514-7906
Lic# 382251

From: David Campbell ontheleveldcampbell@gmail.com 🚩
Subject: Waiver to IDO
Date: May 28, 2024 at 5:12 PM
To: lamesainternationaldistrict@gmail.com



Hello, I am emailing you in regards to section {5-3(C)(3) Driveways, Drive Aisles, and Access 5-3(C)(3)(b) For all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long, exclusive of the sidewalk or drive pad} of the IDO. I am proposing new garage construction at 4901 Glenwood Hills Dr NE, Albuquerque, NM, 87111 and I am requesting a waiver of 32 inches to the Driveway length requirement of 20ft. (Which is measured from the garage down to the property line). Please let me know if you have any additional questions.

Thank you,

David Campbell
On The Level Builders
ontheleveldcampbell@gmail.com
505-514-7906
Lic# 382251

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

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

Date of Request*: _____

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)*: _____

Name of NA Representative*: _____

Email Address* or Mailing Address* of NA Representative¹: _____

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: _____

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* _____
Location Description _____
2. Property Owner* _____
3. Agent/Applicant* [if applicable] _____
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*}:

5. This type of application will be decided by^{*}: City Staff
OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Hearing Officer (DHO)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{*4}:

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

1. Zone Atlas Page(s)^{*5} _____
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:

4. 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:
- 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 Map⁶:
- a. Area of Property [typically in acres] _____
 - b. IDO Zone District _____
 - c. Overlay Zone(s) [if applicable] _____
 - d. Center or Corridor Area [if applicable] _____
2. Current Land Use(s) [vacant, if none] _____
- _____

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>

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

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

Date of Request*: _____

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)*: _____

Name of NA Representative*: _____

Email Address* or Mailing Address* of NA Representative¹: _____

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: _____

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* _____
Location Description _____
2. Property Owner* _____
3. Agent/Applicant* [if applicable] _____
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*}:

5. This type of application will be decided by^{*}: City Staff
OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Hearing Officer (DHO)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{*4}:

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

1. Zone Atlas Page(s)^{*5} _____
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:

4. 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:
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 - 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 Map⁶:
- a. Area of Property [typically in acres] _____
 - b. IDO Zone District _____
 - c. Overlay Zone(s) [if applicable] _____
 - d. Center or Corridor Area [if applicable] _____
2. Current Land Use(s) [vacant, if none] _____
- _____

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>

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

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

Date of Request*: _____

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)*: _____

Name of NA Representative*: _____

Email Address* or Mailing Address* of NA Representative¹: _____

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: _____

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* _____
Location Description _____
2. Property Owner* _____
3. Agent/Applicant* [if applicable] _____
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.

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[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*}:

5. This type of application will be decided by^{*}: City Staff
OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Hearing Officer (DHO)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
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6. Where more information about the project can be found^{*4}:

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

1. Zone Atlas Page(s)^{*5} _____
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
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 - Deviation(s) Variance(s) Waiver(s)

Explanation:

4. 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:
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 - b. Access and circulation for vehicles and pedestrians.*
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 - 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 Map⁶:
- a. Area of Property [typically in acres] _____
 - b. IDO Zone District _____
 - c. Overlay Zone(s) [if applicable] _____
 - d. Center or Corridor Area [if applicable] _____
2. Current Land Use(s) [vacant, if none] _____
- _____

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>

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

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

Date of Request*: _____

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)*: _____

Name of NA Representative*: _____

Email Address* or Mailing Address* of NA Representative¹: _____

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: _____

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* _____
Location Description _____
2. Property Owner* _____
3. Agent/Applicant* [if applicable] _____
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*}:

5. This type of application will be decided by^{*}: City Staff
OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Hearing Officer (DHO)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{*4}:

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

1. Zone Atlas Page(s)^{*5} _____
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:

4. 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:
- 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 Map⁶:
- a. Area of Property [typically in acres] _____
 - b. IDO Zone District _____
 - c. Overlay Zone(s) [if applicable] _____
 - d. Center or Corridor Area [if applicable] _____
2. Current Land Use(s) [vacant, if none] _____
- _____

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>

[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*: 05/28/24

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 8 Coalition of Neighborhood Associations

Name of NA Representative*: Bob Fass

Email Address* or Mailing Address* of NA Representative¹: nobullbob1@gmail.com

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

1. Subject Property Address* 4901 Glenwood Hills DR NE
Location Description Corner of Glenwood Hills Drive and Nube Blanca
2. Property Owner* Kate Novinc
3. Agent/Applicant* [if applicable] David Campbell
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/request²*

I am emailing you in regards to section (5-3(C)(3) Driveways, Drive Aisles, and Access 5-3(C)(3)(b) For all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long, exclusive of the sidewalk or drive pad) of the IDO. I am proposing new garage construction at 4901 Glenwood Hills Dr NE, Albuquerque, NM, 87111 and I am requesting a waiver of 32 inches to the Driveway length requirement of 20ft. (Which is measured from the garage down to the property line).

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 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 Map⁶:

- 1. Area of Property [typically in acres] .278
 - 2. IDO Zone District R-A
 - 3. Overlay Zone(s) [if applicable] _____
 - 4. Center or Corridor Area [if applicable] _____
 - Current Land Use(s) [vacant, if none] Driveway
-

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 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]

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

[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*: 05/28/24

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)*: Glenwood Hills NA

Name of NA Representative*: Forest Owens

Email Address* or Mailing Address* of NA Representative¹: woody761@yahoo.com

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

1. Subject Property Address* 4901 Glenwood Hills DR NE
Location Description Corner of Glenwood Hills Drive and Nube Blanca
2. Property Owner* Kate Novinc
3. Agent/Applicant* [if applicable] David Campbell
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/request²*:

I am emailing you in regards to section (5-3(C)(3) Driveways, Drive Aisles, and Access 5-3(C)(3)(b) For all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long, exclusive of the sidewalk or drive pad) of the IDO. I am proposing new garage construction at 4901 Glenwood Hills Dr NE, Albuquerque, NM, 87111 and I am requesting a waiver of 32 inches to the Driveway length requirement of 20ft. (Which is measured from the garage down to the property line).

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 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 Map⁶:

- 1. Area of Property [typically in acres] .278
 - 2. IDO Zone District R-A
 - 3. Overlay Zone(s) [if applicable] _____
 - 4. Center or Corridor Area [if applicable] _____
 - Current Land Use(s) [vacant, if none] Driveway
-

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 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]

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

[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*: 05/28/24

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 8 Coalition of Neighborhood Associations

Name of NA Representative*: Idalia Lechuga

Email Address* or Mailing Address* of NA Representative¹: lamesainternationaldistrict@gmail.com

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

1. Subject Property Address* 4901 Glenwood Hills DR NE
Location Description Corner of Glenwood Hills Drive and Nube Blanca
2. Property Owner* Kate Novinc
3. Agent/Applicant* [if applicable] David Campbell
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/request²*:

I am emailing you in regards to section (5-3(C)(3) Driveways, Drive Aisles, and Access 5-3(C)(3)(b) For all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long, exclusive of the sidewalk or drive pad) of the IDO. I am proposing new garage construction at 4901 Glenwood Hills Dr NE, Albuquerque, NM, 87111 and I am requesting a waiver of 32 inches to the Driveway length requirement of 20ft. (Which is measured from the garage down to the property line).

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 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 Map⁶:

- 1. Area of Property [typically in acres] .278
 - 2. IDO Zone District R-A
 - 3. Overlay Zone(s) [if applicable] _____
 - 4. Center or Corridor Area [if applicable] _____
 - Current Land Use(s) [vacant, if none] Driveway
-

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 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]

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

[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*: 05/28/24

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)*: Glenwood Hills NA

Name of NA Representative*: James Levy

Email Address* or Mailing Address* of NA Representative¹: james.levy@gmail.com

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

1. Subject Property Address* 4901 Glenwood Hills DR NE
Location Description Corner of Glenwood Hills Drive and Nube Blanca
2. Property Owner* Kate Novinc
3. Agent/Applicant* [if applicable] David Campbell
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/request²*:

I am emailing you in regards to section (5-3(C)(3) Driveways, Drive Aisles, and Access 5-3(C)(3)(b) For all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long, exclusive of the sidewalk or drive pad) of the IDO. I am proposing new garage construction at 4901 Glenwood Hills Dr NE, Albuquerque, NM, 87111 and I am requesting a waiver of 32 inches to the Driveway length requirement of 20ft. (Which is measured from the garage down to the property line).

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 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 Map⁶:

- 1. Area of Property [typically in acres] .278
 - 2. IDO Zone District R-A
 - 3. Overlay Zone(s) [if applicable] _____
 - 4. Center or Corridor Area [if applicable] _____
 - Current Land Use(s) [vacant, if none] Driveway
-

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 or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

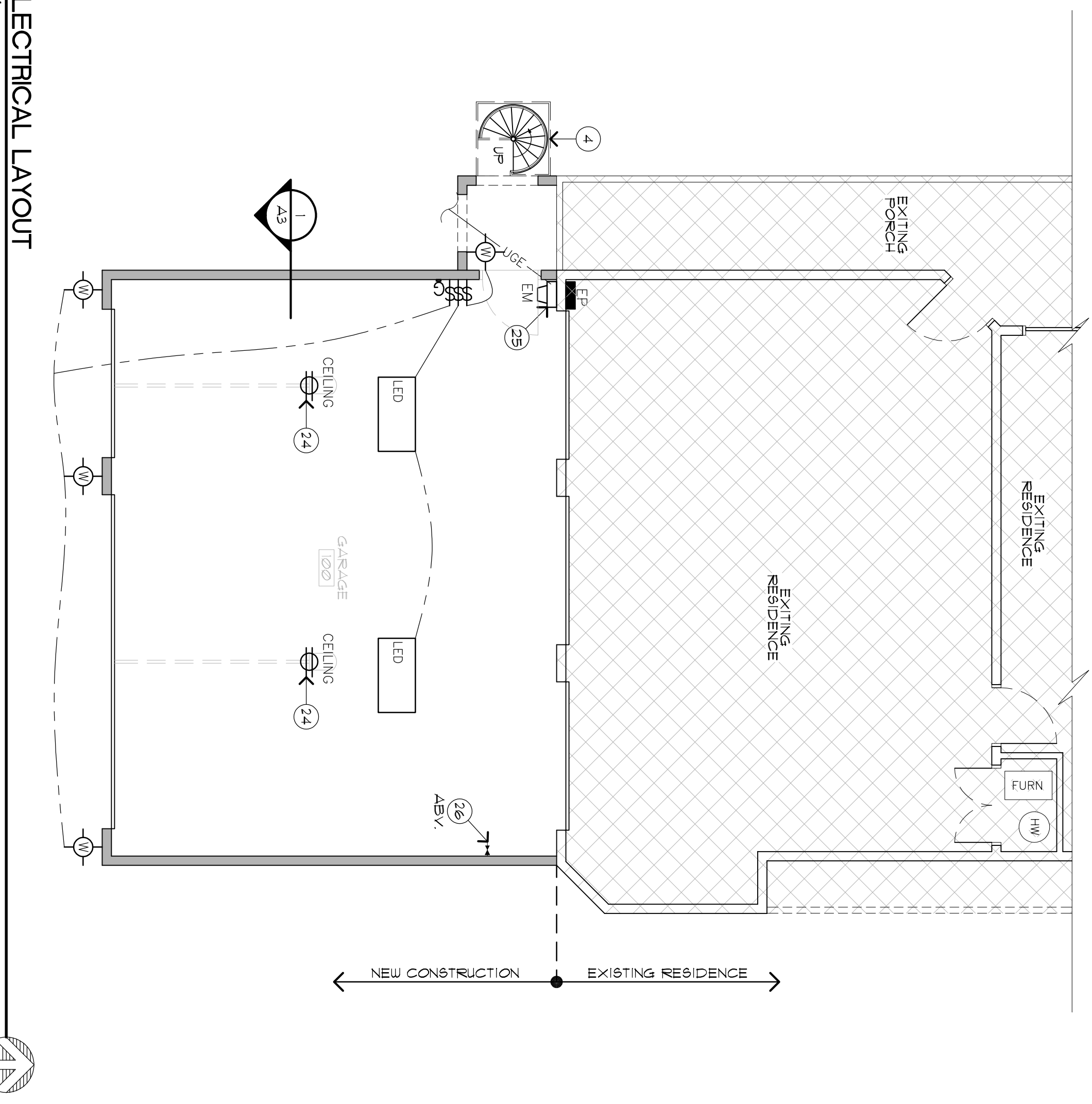
IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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

Additional Information

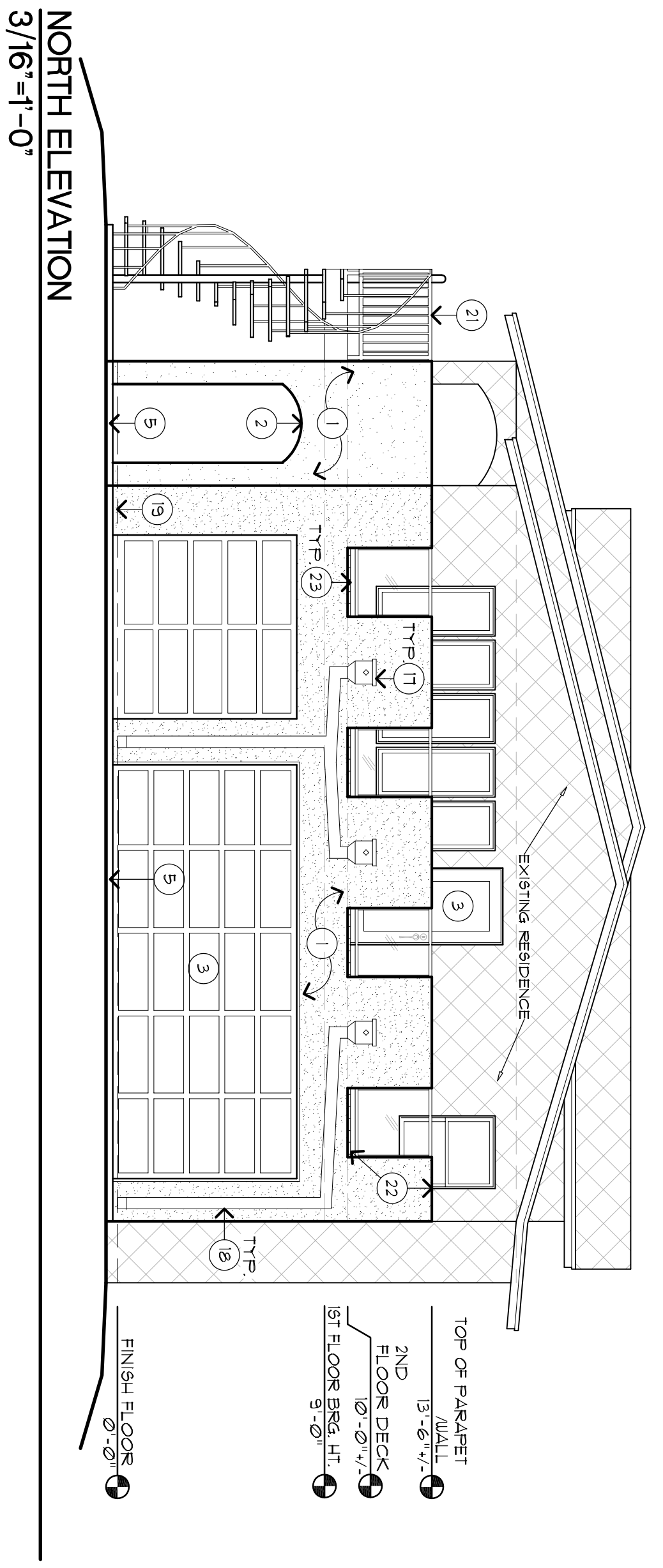
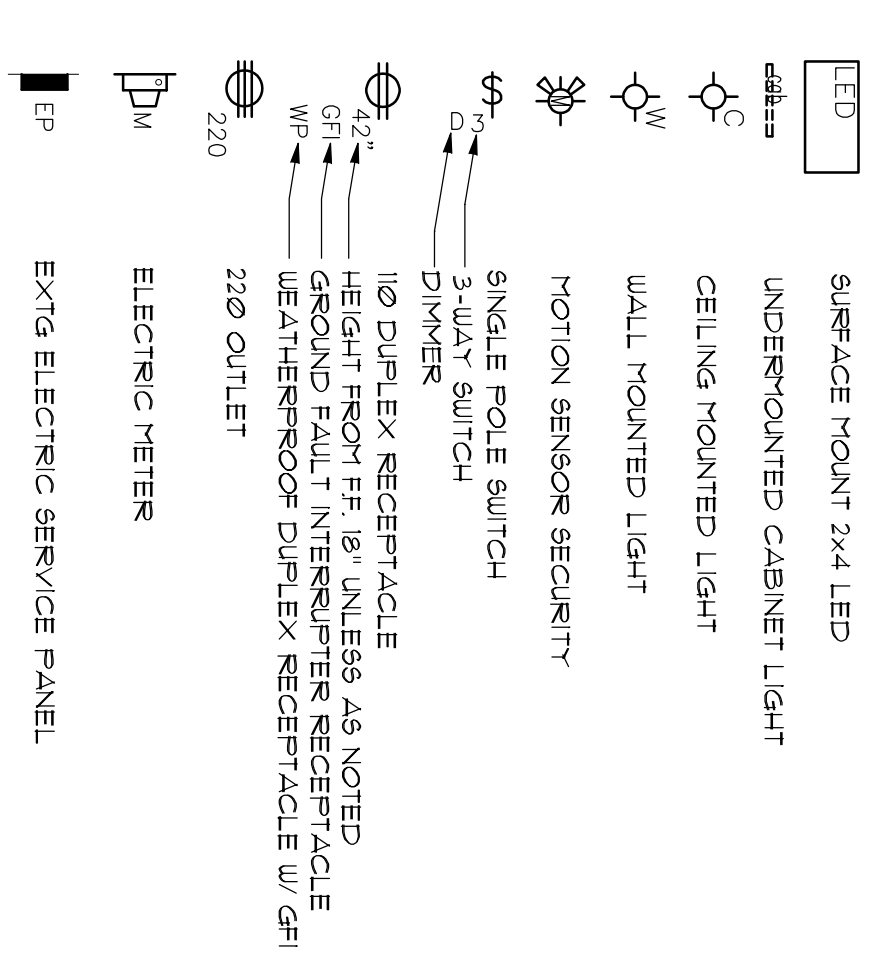


ELECTRICAL LAYOUT
3/16" = 1'-0"

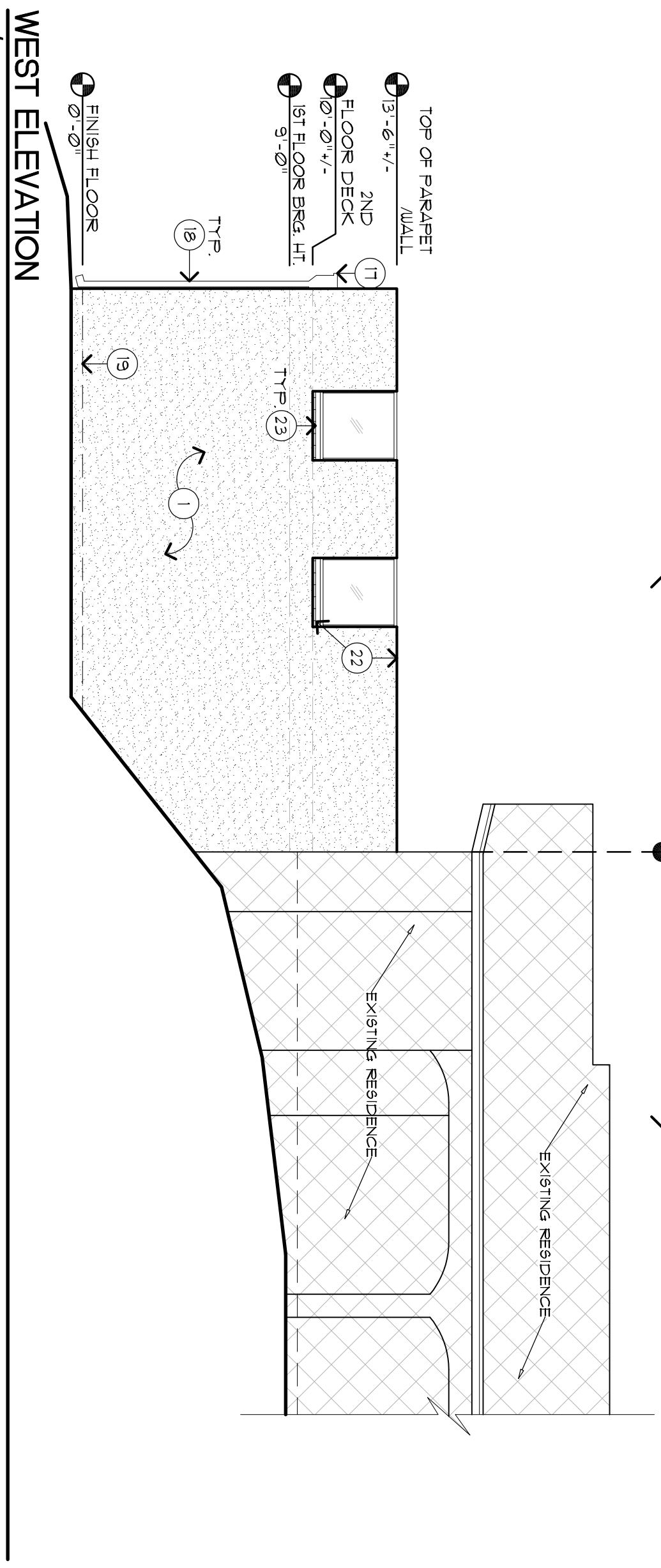
ELECTRICAL GENERAL NOTES

- ELECTRICAL AND MECHANICAL WORK SHOWN IS FOR LAYOUT ONLY. THE GENERAL CONTRACTOR IS TO PROVIDE ALL REQUIRED PERMITS, ALL WORK DONE SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES.
- LIGHT FIXTURES TO BE SELECTED BY OWNER.
- COORDINATE ALL WORK WITH ARCHITECTURAL, STRUCTURAL, PLUMBING AND MECHANICAL TRADES. THESE DRAWINGS ARE SCHEMATIC IN NATURE AND NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS, MATERIALS AND LABORS REQUIRED TO BE IN ACCORDANCE WITH THESE CODES AND STANDARDS SHALL BE FURNISHED UNDER THIS CONTRACT.
- CONTRACTOR SHALL VERIFY EXACT FIXTURE LOCATIONS WITH THE OWNER.
- COORDINATE INSTALLATION OF SECURITY AND FIRE ALARM SYSTEMS WITH OWNER AS PER OWNER'S DIRECTION.
- RECONSTRUCT AND REPAIR ALL NECESSARY CONNECTIONS AND LOCATIONS FOR MECHANICAL EQUIPMENT WITH MECHANICAL CONTRACTOR. SEE MECHANICAL PLAN.
- CONTRACTOR SHALL FURNISH ALL NECESSARY STRUCTURES, INSERTS, SLEEVES AND HANGING DEVICES FOR INSTALLATION OF MECHANICAL EQUIPMENT ETC.
- CONTRACTOR SHALL VERIFY FIXTURE LOCATIONS WITH THE OWNER.
- PROVIDE ARC PROTECTION ON ELECTRICAL RECEPTACLES FOR APPLICABLE CONDITIONS INCLUDING BATHROOMS, GARAGES, EXTERIOR LOCATION, LAUNDRY/UTILITY AND WITHIN 6FT. OF ANY SINK EDGE.

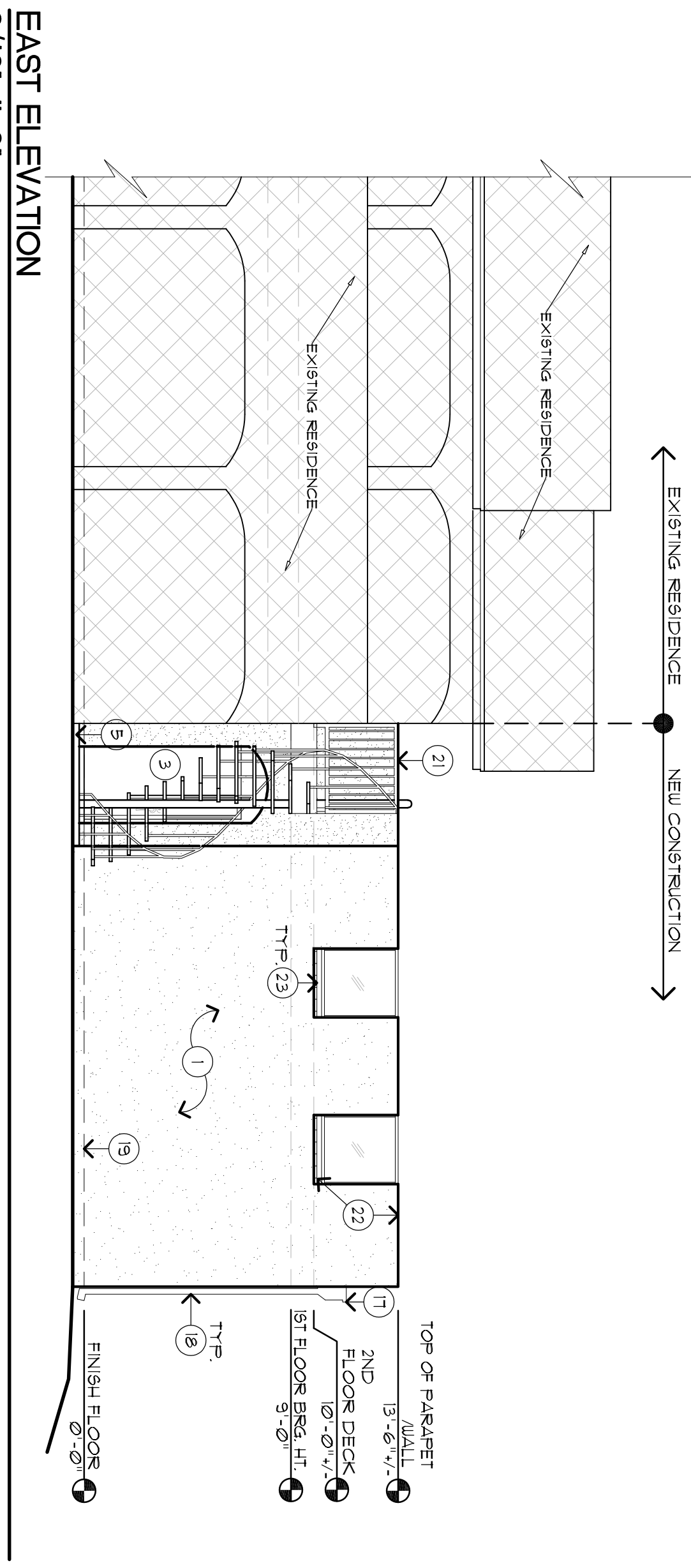
SYMBOL LEGEND



NORTH ELEVATION
3/16" = 1'-0"

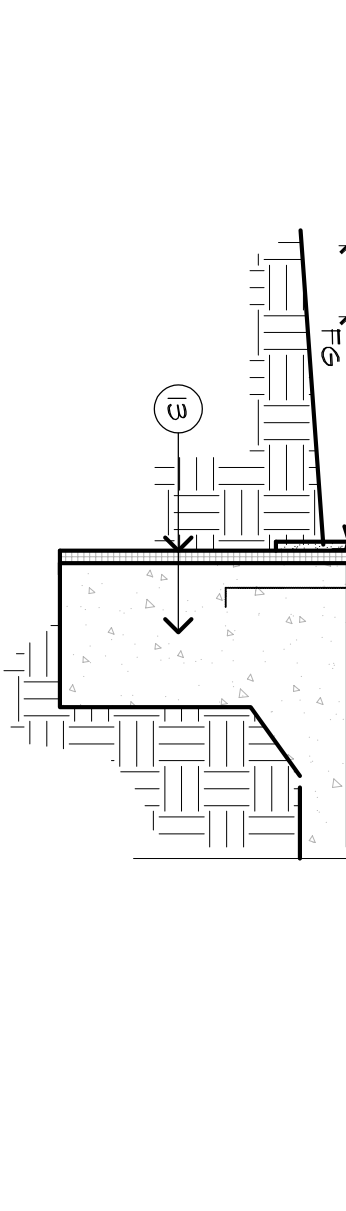


WEST ELEVATION
3/16" = 1'-0"



EAST ELEVATION
3/16" = 1'-0"

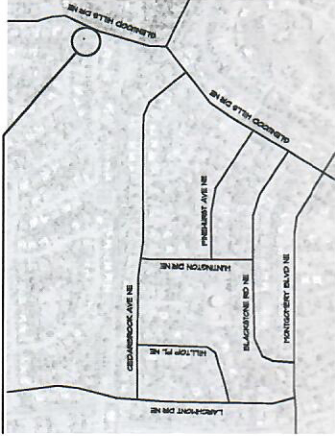
- GENERAL NOTES**
- ALL HEADERS & 1'-0" UNLESS OTHERWISE NOTED ON ELEVATIONS.
 - SEE SHEET A1 FOR DOOR AND WINDOW INFORMATION.
 - 2 COAT STUCCO SYSTEM MIN. COLOR COAT OVER 1/2" FIBER REINFORCED FLASH WALL (OR EQ. BASE COAT OVER 1/2" G.A. SELF PROVIDE METAL STOP AT STUCCO TRANSITIONS TO DISMILAR MATERIALS. IE WINDOW FRAMES, WOOD TRIM, ETC. PROVIDE SEALANT.
- KEYED NOTES**
1. 2 OR 3 COAT STUCCO SYSTEM AS REQ. ON ICCES REPORT OVER STUD WALL. SEE FLOOR PLAN FOR WALL TYPE.
 2. DECORATIVE ARCH OPENING AT THIS LOCATION UNDER STUCCO COAT SYSTEM MATCH EXISTING CONDITIONS IN ALL RESPECTS. SEE CUSTOM ENTRY DOORS AS SELECTED BY OWNER.
 3. 22 GA. G.I. SCRAPPER EXTEND 16" FROM FINISH FACE OF WALL. WOOD SURROUND & SEALANT AT STUCCO TRANSITION.
 4. EXTERIOR CONCRETE PAD SLOPED AWAY FROM STRUCTURE. SEE FOUNDATION PLAN FOR EXTENT.
 5. MEMBRANE ROOFING SYSTEM ON 1/8" OSB DECKING.
 6. PROVIDE 1/2" WOOD STUDS @ 16" O.C. AT ALL PARAPETS.
 7. PROVIDE 1/2" WOOD STUDS @ 16" O.C. AT ALL PARAPETS.
 8. EXTERIOR WALL. 2X6 WOOD STUDS @ 16" O.C. W/ 1/8" OSB.
 9. PRESSURE TREATED SILL PLATE SET IN SEAL. PROVIDE 1/2" DIA. X 10" 1/2" FROM ENDS.
 10. INSULATED MONOLITHIC FOOTING/SLAB. SEE FOUNDATION PLAN FOR FURTHER REFERENCE.
 11. 1/2" GYP. BD.
 12. 1/2" GYP. BD.
 13. 1/2" GYP. BD.
 14. 1/2" GYP. BD.
 15. 1/2" GYP. BD.
 16. 1/2" GYP. BD.
 17. 1/2" GYP. BD.
 18. 1/2" GYP. BD.
 19. STUCCO WEEP SCREED & FINISH FLOOR AS REQ.
 20. PROVIDE SIMPSON H25A & EA. TRUSSES.
 21. 6" RAL. 5/8" GALV. 4" CONC. PAD AS SELECTED BY OWNER.
 22. 42" WOOD RAISED GARAGE RAIL W/ 2X4 @ 16" O.C. 1/16" OSB. EIGHT (8) WOOD STUDS @ 16" O.C. BEYOND GARAGE RAIL. V.I.F. EIGHT (8) WOOD STUDS @ 16" O.C. BEYOND GARAGE RAIL.
 23. 2X REBRIED AND/OR COMPPOSITE WOOD DECK OR EQ. FLOORING AS SELECTED BY OWNER.
 24. POWER IN CEILING FOR GARAGE DOOR OPENER.
 25. EXISTING APFS AND SERVICE PANEL. RELOCATE SERVICE METER AS NEEDED COORDINATE W/ ELECTRICAL CONTRACTOR ON EXACT LOCATION.
 26. OWNER OPTION & DECK AREA. PROVIDE GAS SUPPLY WITH SHUT-OFF FOR BBQ. VERIFY LOCATION WITH OWNER.



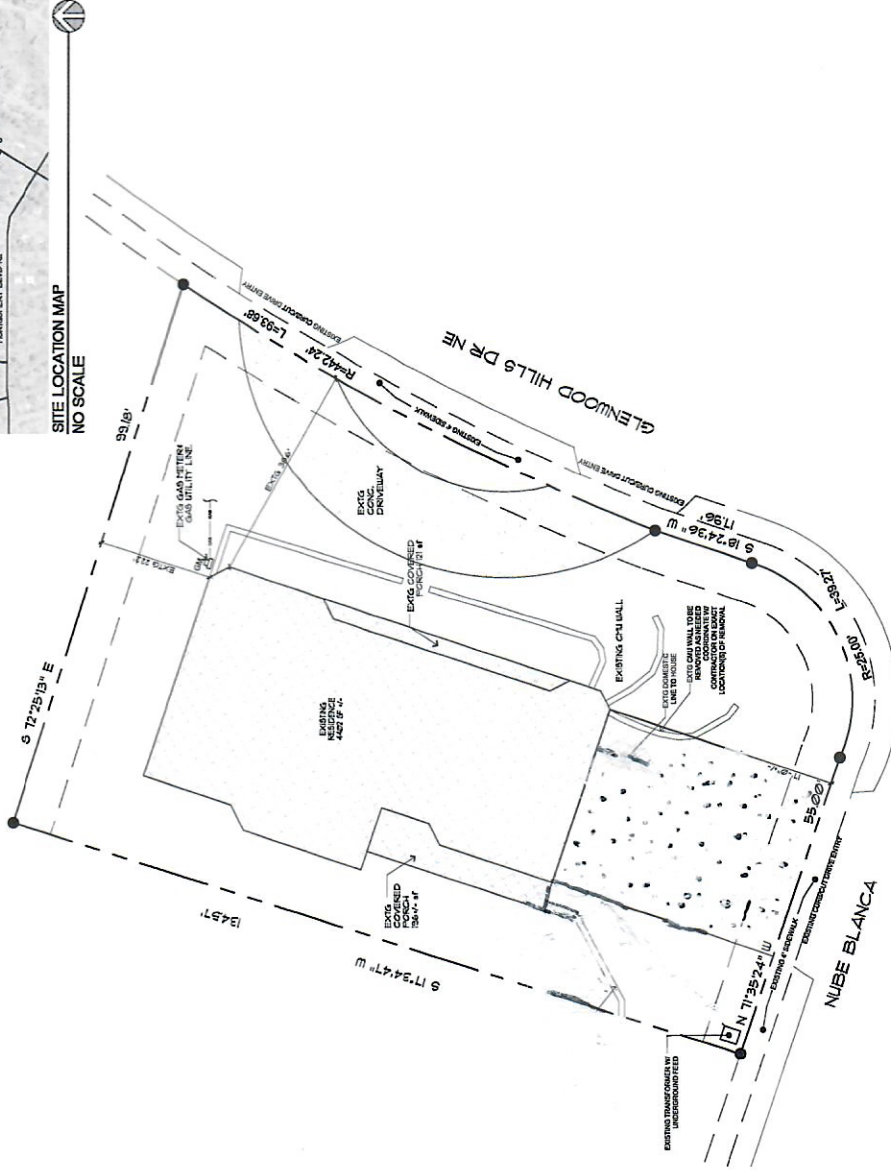
TYP. WALL SECTION
3/4" = 1'-0"

NOVINC RESIDENCE GARAGE ADDITION 4901 GLENWOOD HILLS DR NE ALBUQUERQUE, NEW MEXICO

PROJECT SITE



SITE LOCATION MAP
NO SCALE



SITE PLAN
1"=10'-0"

INDEX OF DRAWINGS

- COV DESIGN DATA, SITE LOCATION MAP, SITE PLAN, SITE DETAILS, AND INDEX OF DRAWINGS
- A1 FLOOR PLAN, BRIDGE WALL PLAN, FOUNDATION PLAN
- A2 ROOF FRAMING PLAN, ROOF PLAN AND DETAILS
- A3 ELEVATIONS, WALL SECTION AND ELECTRICAL

PROJECT DATA

PROJECT TYPE: GARAGE ADDITION
PROJECT LOCATION: ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
PROJECT OWNERS: KATE NOVINC
CONTRACTOR: ON THE LEVEL BUILDERS
OCCUPANCY TYPE: R-3 SINGLE FAMILY RESIDENTIAL
CONSTRUCTION TYPE: VN

FLOOR AREA - HOUSE
EXTG HEATED: N/A
EXTG PORCHES: N/A
NEW GARAGE: 770sf
NEW DECK: 797sf
NEW PORCH: 27sf
TOTAL ROOF SF: 797sf

TECHNICAL DATA

SOIL BEARING: 1500 PSF (ASSUMED)
CONCRETE FOOTING AND SLABS: 3000 PSI
WIND DESIGN SPEED: 1-10
ROOF LOADING: 20 PSF (10 + 10 SNOW)
FLOOR LOADING: 40 PSF
SEISMIC ZONE: CLASS 'C'
CONSTRUCTION GRADE: #2 REINFORCING
WOOD HEADERS: PER MANUFACTURERS
ENGINEERED JOISTS: SPECS.
MECHANICAL: EXTG 200 AMP, 1 PH SERVICE
ELECTRICAL: NATURAL
GAS

GRADING + DRAINAGE DATA:

GRADING AND DRAINAGE PLAN NOT REQUIRED. ALL CONSTRUCTION IS UNDER 1000sf THRESHOLD. EXISTING RUN-OFF, GRADING AND DRAINAGE SYSTEMS TO BE UNDISTURBED AND PROTECTED DURING ALL, AND ANY CONSTRUCTION.

SYMBOLS LEGEND

| SYMBOL | FRAME TYPE (ELEVATION) | ROOF NAME AND NUMBER | INTERIOR ELEVATIONS | DOOR NUMBER | DETAIL REFERENCE OR ENLARGED PLAN | KEYED NOTES | WALL SECTION | FF HEIGHT | ABOVE FINISHED FLOOR |
|--------|------------------------|----------------------|---------------------|-------------|-----------------------------------|-------------|--------------|-----------|----------------------|
| EQ | EQUAL | ROOF | INT | DR | REF | 1 | W | FF | ABOVE |
| FL | FLOOR | FL | INT | DR | REF | 1 | W | FF | ABOVE |
| PL | PLUMB | PL | INT | DR | REF | 1 | W | FF | ABOVE |
| GA | GALVANIZED | GA | INT | DR | REF | 1 | W | FF | ABOVE |
| GL | GALVANIZED | GL | INT | DR | REF | 1 | W | FF | ABOVE |
| MS | MILD STEEL | MS | INT | DR | REF | 1 | W | FF | ABOVE |
| HP | HIGH STRENGTH | HP | INT | DR | REF | 1 | W | FF | ABOVE |
| ST | STEEL | ST | INT | DR | REF | 1 | W | FF | ABOVE |
| CP | CONCRETE | CP | INT | DR | REF | 1 | W | FF | ABOVE |
| CC | CONCRETE | CC | INT | DR | REF | 1 | W | FF | ABOVE |
| CMU | CONCRETE MASONRY UNIT | CMU | INT | DR | REF | 1 | W | FF | ABOVE |
| BR | BRICK | BR | INT | DR | REF | 1 | W | FF | ABOVE |
| BL | BRICK | BL | INT | DR | REF | 1 | W | FF | ABOVE |
| EA | EARTH | EA | INT | DR | REF | 1 | W | FF | ABOVE |

ON THE LEVEL BUILDERS
505-514-7306
ONTHELEVELBUILDERS.COM

NOVINC RESIDENCE
GARAGE ADDITION PERMIT SET
4901 GLENWOOD HILLS DR NE
ALBUQUERQUE, NM 87111

DESIGN DATA, SITE LOCATION
MAP, SITE PLAN, FLOOR PLAN,
ELECTRICAL LAYOUT AND
ELEVATIONS

DATE: 10/2023
REVISIONS:
SHEET:
CVR

