



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 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"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
	APPEAL
	<input type="checkbox"/> Decision of DHO (Form A)

BRIEF DESCRIPTION OF REQUEST

The purpose for this plat is to incorporate a portion of Hideaway Lane SE that was vacated into Lot 6, Four Hills Village 21st Installment and easements as shown.

APPLICATION INFORMATION

Applicant/Owner: Naser Alikhani, Alikhani RVT		Phone: (505) 363-5613
Address: 13816 Winterwood Way SE		Email:
City: Albuquerque	State: NM	Zip: 87123
Professional/Agent (if any): Juanita Garcia, JAG Planning & Zoning, LLC		Phone: (505) 362-8903
Address: P.O. Box 7857		Email: jag@jagpandz.com
City: Albuquerque	State: NM	Zip: 87194
Proprietary Interest in Site: Owner	List <u>all</u> owners: Naser Alikhani Trustee, Alikhani RVT	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Lot 6	Block:	Unit:
Subdivision/Addition: Four Hills Village 21st Installment	MRGCD Map No.:	UPC Code: 102305534752310321
Zone Atlas Page(s): M-23-Z	Existing Zoning: R-1(D)	Proposed Zoning: No Change
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 3.0791

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 1200 Hideaway LN SE	Between: Stagecoach Road SE	and: I-40
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2022-006708, SD-2022-00117

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

Signature: <i>Juanita Garcia</i>	Date: 1/17/2023
Printed Name: <i>Juanita Garcia</i>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

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

 MAJOR SUBDIVISION FINAL PLAT APPROVAL

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 two documentation sections in **bold** below.

PLAT DOCUMENTATION

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form S2 with all the submittal items checked/marked
- ___ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Proposed Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat.
- ___ 6) Design elevations & cross sections of perimeter walls
- ___ 7) Recorded Infrastructure Improvements Agreement

SUPPORTIVE DOCUMENTATION

- ___ 8) Letter of authorization from the property owner if application is submitted by an agent
- ___ 9) Letter describing and explaining the request
- ___ 10) Landfill disclosure and EHD signature line on the Plat if property is within a landfill buffer
- ___ 11) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

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.

PLAT DOCUMENTATION

- 1) DHO Application form completed, signed, and dated
- 2) Form S2 with all the submittal items checked/marked
- 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- 4) Zone Atlas map with the entire site clearly outlined and labeled
- 5) Proposed Preliminary/Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat
- 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- N/A 7) Sidewalk Exhibit and/or cross sections of proposed streets
- N/A 8) Proposed Infrastructure List, if applicable

SUPPORTIVE DOCUMENTATION

- 9) Letter of authorization from the property owner if application is submitted by an agent
- 10) Letter describing, explaining, and justifying the request per the criteria in IDO 14-16-6-6(K)(3)
- N/A 11) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- N/A 12) Landfill disclosure and EHD signature line on the Plat if property is within a landfill buffer

PUBLIC NOTICE DOCUMENTATION

- 13) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
 - 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
- 14) Interpreter Needed for Hearing? No if yes, indicate language: _____

MINOR AMENDMENT TO PRELIMINARY PLAT

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

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form S2 with all the submittal items checked/marked
- ___ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Letter of authorization from the property owner if application is submitted by an agent
- ___ 6) Proposed Amended Preliminary Plat and/or Grading and Drainage Plan
- ___ 7) Original Preliminary Plat and/or Grading and Drainage Plan
- ___ 8) Infrastructure List, if applicable
- ___ 9) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

FORM S: PRE-APPROVALS/SIGNATURES

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

Legal Description & Location: LOT 6-A, Four Hills Village
21st Installment

Job Description: Combine a portion of vacated R.O.W with lot
6 and

Grant Easements

Hydrology:

- Grading and Drainage Plan Approved NA
- AMAFCA Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA
- MRGCD Approved NA

Tregina Cho 1/5/2023
 Hydrology Department Date

Transportation:

- Traffic Circulations Layout (TCL) Approved NA
- Traffic Impact Study (TIS) Approved NA
- Neighborhood Impact Analysis (NIA) Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA

Ernest Armijo 1/3/2023
 Transportation Department Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Availability Statement/Serviceability Letter Approved NA
- ABCWUA Development Agreement Approved NA
- ABCWUA Service Connection Agreement Approved NA

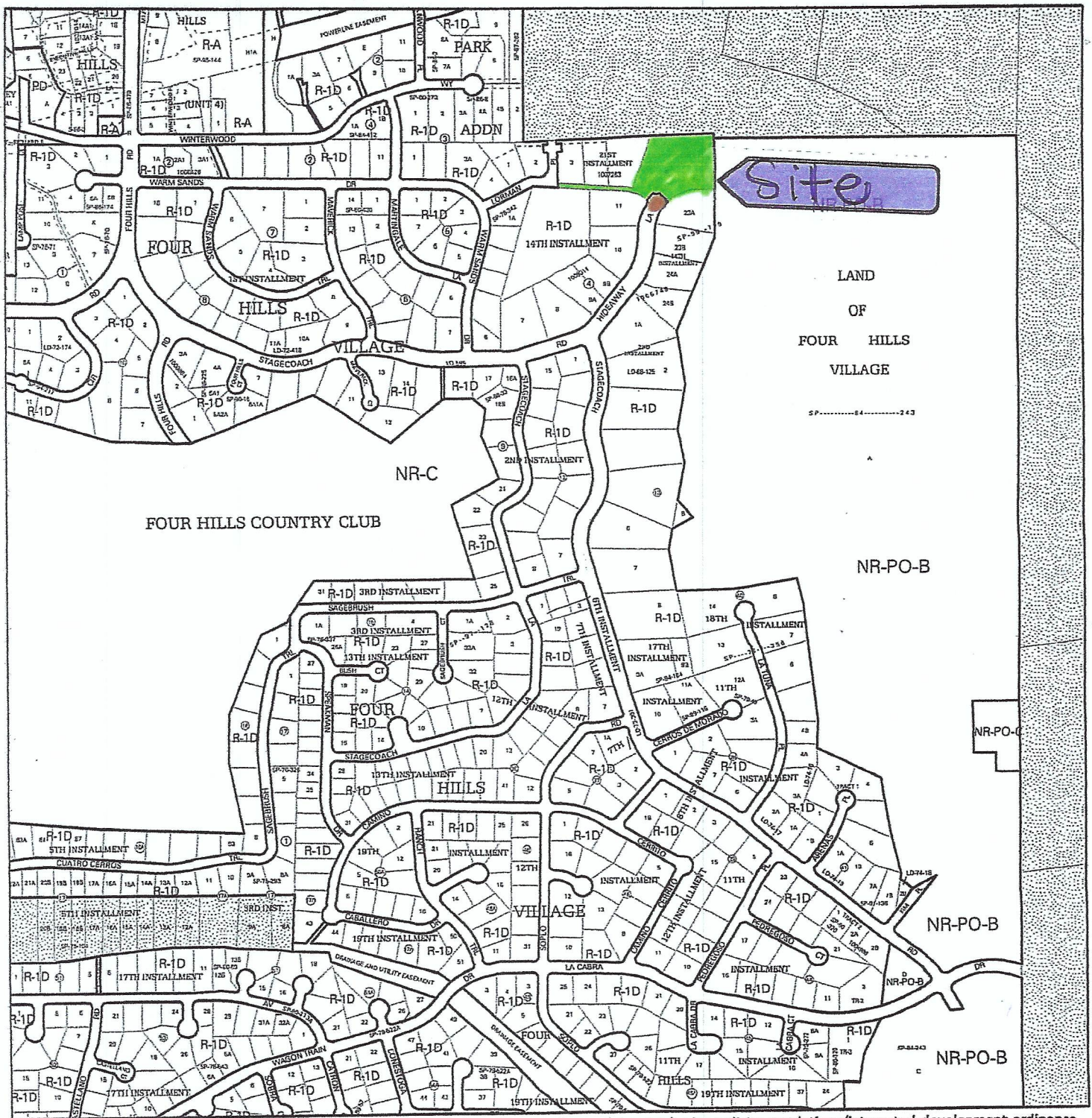
 ABCWUA Date

- Infrastructure Improvements Agreement (IIA*) Approved
- AGIS (DXF File) Approved
- Fire Marshall Signature on the plan Approved

Signatures on Plat


- Owner(s) Yes
- City Surveyor Yes
- AMAFCA** Yes NA
- NM Gas** Yes
- PNM** Yes
- COMCAST** Yes
- MRGCD** Yes NA

* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)
 ** Signatures required for **Final Plat** application and not required for **Preliminary Plat** application



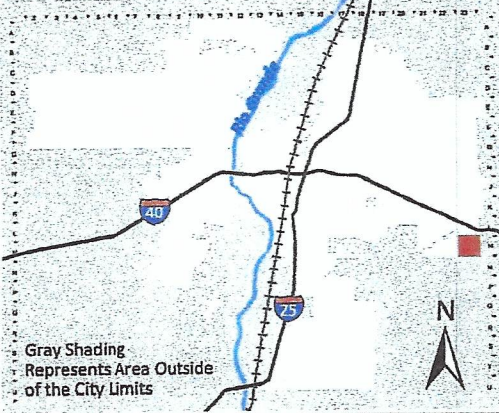
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
M-23-Z

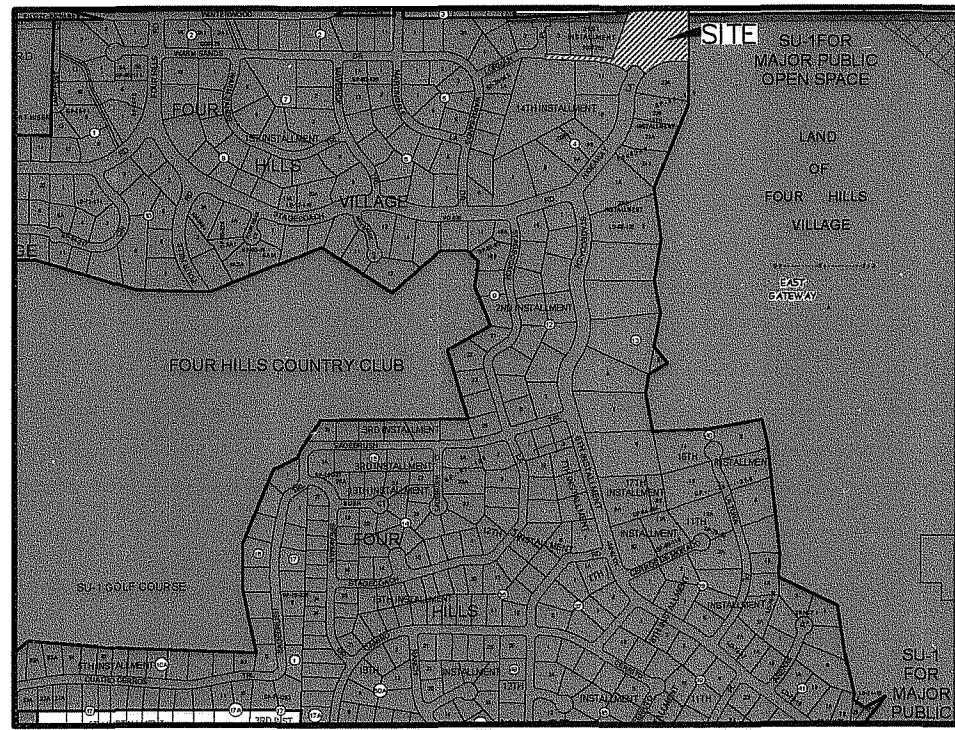


Gray Shading
Represents Area Outside
of the City Limits

Legend:

- 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



VICINITY MAP No. M-23



LEGAL DESCRIPTION

LOT NUMBERED SIX (6) OF THE PLAT OF FOUR HILLS VILLAGE, 21 ST INSTALLMENT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 2, 2010 IN PLAT BOOK 2010C, PAGE 108, TOGETHER WITH THAT PORTION OF HIDEAWAY LANE BEING VACATED ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT "AGGIE" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1988) N=1,476,357.642, AND E=1,569,671.06 BEARS N 16 DEG. 16' 21" W., A DISTANCE OF 100.38 FEET RUNNING THENCE N. 87 DEG. 27' 23" E., A DISTANCE OF 329.59 FEET TO THE NORTHEAST CORNER; THENCE S. 00 DEG. 09' 52" E., A DISTANCE OF 293.26 FEET TO THE SOUTHEAST CORNER; THENCE S. 89 DEG. 36' 43" W., A DISTANCE OF 79.89 FEET TO A POINT OF CURVE; THENCE 179.49 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 229.65 FEET, A CENTRAL ANGLE OF 44 DEG. 46' 52" AND HAVING A CHORD BEARING AND DISTANCE OF S. 67 DEG. 13' 17" W., 174.96 FEET TO A POINT OF CURVE THENCE 80.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 229.65 FEET, A CENTRAL ANGLE OF 19 DEG. 57' 34" AND HAVING A CHORD BEARING AND DISTANCE OF S. 34 DEG. 51' 04" W., 79.60 FEET TO AN ANGLE POINT; THENCE N. 76 DEG. 56' 33" W., A DISTANCE OF 72.68 FEET TO AN ANGLE POINT; THENCE 30.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 309.65 FEET, A CENTRAL ANGLE OF 05 DEG. 33' 04" AND HAVING A CHORD BEARING AND DISTANCE OF N. 28 DEG. 17' 48" E., 29.99 FEET TO A POINT OF A REVERSE CURVE; THENCE 35.52 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 81 DEG. 24' 21" AND HAVING A CHORD BEARING AND DISTANCE OF N 09 DEG. 37' 50" W., 32.61 FEET TO A POINT OF A COMPOUND CURVE; THENCE 137.50 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 215.35 FEET, A CENTRAL ANGLE OF 36 DEG. 34' 55"; AND HAVING A CHORD BEARING AND DISTANCE OF N. 68 DEG. 37' 28" W., 135.17 FEET TO A POINT OF TANGENCY; THENCE N. 86 DEG. 54' 56" W., A DISTANCE OF 174.44 FEET TO AN ANGLE POINT; THENCE N. 86 DEG. 46' 52" W., A DISTANCE 161.31 FEET TO THE SOUTHWEST CORNER; THENCE N. 02 DEG. 17' 56" W., A DISTANCE OF 20.09 FEET TO AN ANGLE POINT; THENCE S. 86 DEG. 46' 52" E., A DISTANCE OF 161.90 FEET TO AN ANGLE POINT; THENCE S. 86 DEG. 54' 56" E., A DISTANCE OF 175.73 FEET TO A POINT OF CURVE; THENCE 45.96 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 235.35 FEET, A CENTRAL ANGLE OF 11 DEG. 11' 24" AND HAVING A CHORD BEARING AND DISTANCE OF S. 81 DEG. 19' 14" E., 45.89 FEET TO AN ANGLE POINT; THENCE N. 19 DEG. 37' 35" E., A DISTANCE OF 291.90 FEET TO THE NORTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 3.0791 ACRES MORE OR LESS.

PLAT OF LOT 6-A FOUR HILLS VILLAGE 21st INSTALLMENT WITHIN SECTION 35, T. 10 N., R. 4 E., N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO OCTOBER 2022

Table with columns for PROJECT NUMBER, APPLICATION NUMBER, UTILITY APPROVALS, PUBLIC SERVICE COMPANY OF NEW MEXICO, NEW MEXICO GAS COMPANY, QWEST CORPORATION D/B/A CENTURYLINK QC, COMCAST, CITY APPROVALS, REAL PROPERTY DIVISION, ENVIRONMENTAL HEALTH DEPARTMENT, TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, ABCWUA, PARKS AND RECREATION DEPARTMENT, CITY ENGINEER, DRB CHAIRPERSON, PLANNING DEPARTMENT, CODE ENFORCEMENT.

PURPOSE OF PLAT: THE PURPOSE OF THIS PLAT IS TO VACATE A PORTION OF HIDEAWAY LANE AND COMBINE IT WITH LOTS 6, FOUR HILLS VILLAGE, 21st INSTALLMENT AND GRANT ANY EASEMENTS AS SHOWN.

PUBLIC UTILITY EASEMENTS: Public Utility Easements shown on this plat are granted for the common and joint use of: A. Public Service Company of New Mexico (PNM), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services. B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services. C. QWEST D/B/A CENTURYLINK for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services. D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

- GENERAL NOTES: 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS. 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD. 3: TOTAL AREA OF PROPERTY: 3.0791 ACRES. 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983. 5: DISTANCES ARE GROUND, BEARINGS ARE GRID. 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD. 7: DATE OF FIELD WORK: FEBRUARY 2022. 8: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. 9: PLATS USED TO ESTABLISH BOUNDARY. A: FOUR HILLS VILLAGE 21st INSTALLMENT FILED: 9-2-2010 PLAT BOOK 2010C, PAGE 108. 10: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FIRM PANEL No. 35001C0386G DATED 9-26-2008

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer: In approving this plat, Public Service Company of New Mexico (PNM), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT: THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. [Signature] 1/17/2023 DATE owner, Naser Alikhani, Trustee Alikhani RVT

ACKNOWLEDGMENT: STATE OF NEW MEXICO) S.S. COUNTY OF BERNALILLO) THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 17 DAY OF January, 20 23. BY: Naser Alikhani OWNERS NAME MY COMMISSION EXPIRES: 11/5/25 BY: [Signature] NOTARY PUBLIC

GRAIG LANGILLE Notary Public, State of New Mexico Commission # 1051771 My Comm. Expires Nov 15, 2025

SURVEYORS CERTIFICATE: STATE OF NEW MEXICO) COUNTY OF BERNALILLO) S.S. I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO. GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 22nd DAY OF FEBRUARY, 2022. [Signature] ANTHONY L. HARRIS, P.S. # 11463



HARRIS SURVEYING, INC. 1308 CIELO VISTA DEL SUR, NW CORRALLES, NEW MEXICO 87046 PHONE: (505) 250-2273 E-MAIL: harrissurveying51@gmail.com SHEET 1 OF 2

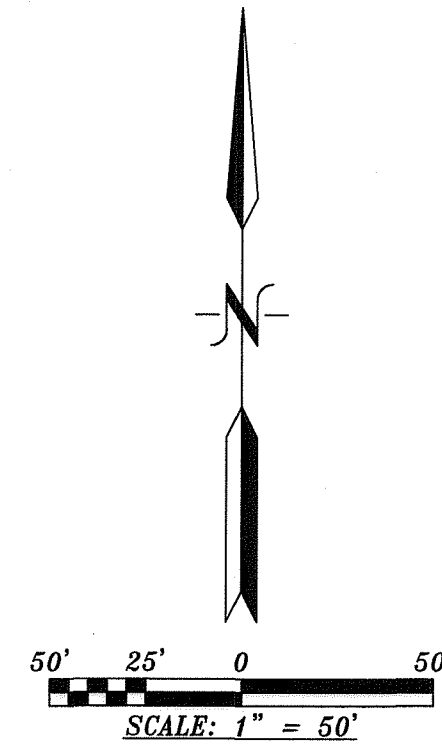
FOUR HILLS(PLAT).DWG

**PLAT OF
LOT 6-A
FOUR HILLS VILLAGE 21st INSTALLMENT**

WITHIN
SECTION 35, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2022

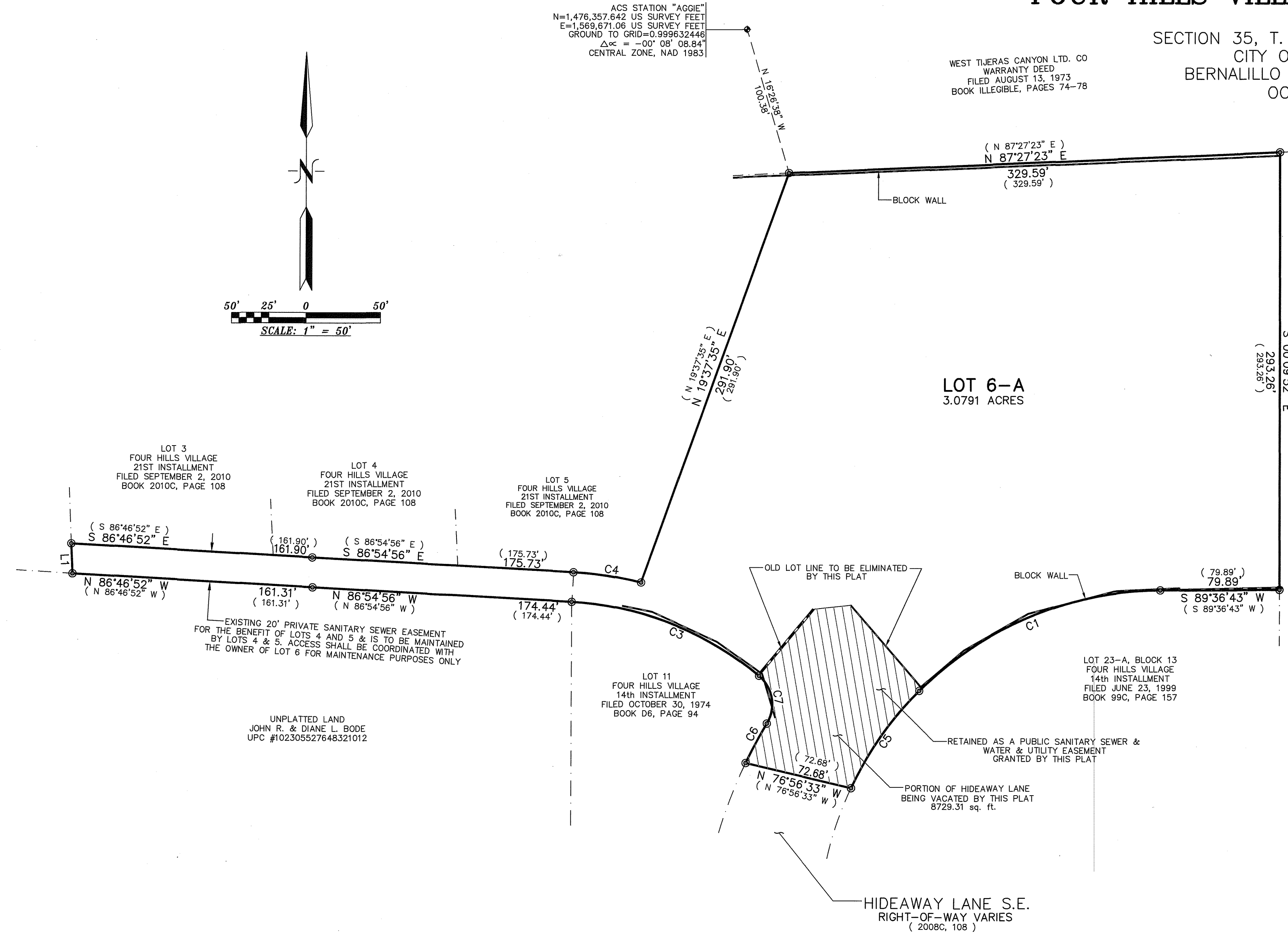
WEST TIJERAS CANYON LTD. CO
WARRANTY DEED
FILED AUGUST 13, 1973
BOOK ILLEGIBLE, PAGES 74-78

ACS STATION "AGGIE"
N=1,476,357.642 US SURVEY FEET
E=1,569,671.06 US SURVEY FEET
GROUND TO GRID=0.998632448
Δc = -00° 08' 08.84"
CENTRAL ZONE, NAD 1983



LOT 6-A
3.0791 ACRES

PARCELS A, B, C & D
CITY OF ALBUQUERQUE
FILED JUNE 11, 1994
IN BOOK 024, PAGE 92



EXISTING 20' PRIVATE SANITARY SEWER EASEMENT
FOR THE BENEFIT OF LOTS 4 AND 5 IS TO BE MAINTAINED
BY LOTS 4 & 5. ACCESS SHALL BE COORDINATED WITH
THE OWNER OF LOT 6 FOR MAINTENANCE PURPOSES ONLY

UNPLATTED LAND
JOHN R. & DIANE L. BODE
UPC #102305527648321012

RETAINED AS A PUBLIC SANITARY SEWER &
WATER & UTILITY EASEMENT
GRANTED BY THIS PLAT

PORTION OF HIDEAWAY LANE
BEING VACATED BY THIS PLAT
8729.31 sq. ft.

HIDEAWAY LANE S.E.
RIGHT-OF-WAY VARIES
(2008C, 108)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02°17'56" E	20.09'
	(S 02°17'56" E)	(20.09')

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	229.65'	179.49'	174.96'	S 67°13'17" W	44°46'52"
C3	215.35'	137.50'	135.17'	N 68°37'28" W	36°34'55"
C4	235.35'	45.98'	45.89'	S 81°19'14" E	11°11'24"
C5	229.65'	80.00'	79.60'	S 34°51'04" W	19°57'34"
C6	309.65'	30.00'	29.99'	N 28°17'48" E	5°33'04"
C7	25.00'	35.52'	32.61'	N 09°37'50" W	81°24'21"



LETTER OF AUTHORIZATION

Subject Property: LOT 6, PLAT OF LOTS 1 THROUGH 6, FOUR HILLS VILLAGE, 21ST INSTALLMENT, LOCATED AT ~~13816 WINTERWOOD WAY SE~~, CONTAINING APPROXIMATELY 2.8881 ACRES.

1200 Hideaway Lane SE WA

I, the undersigned owner of subject property, hereby designate JAG Planning & Zoning, LLC to be my authorized representative for all Subdivision matters associated with this property.

Naser Alikhani

Naser Alikhani, Trustee Alikhani RVT

3/7/2022

Date



January 17, 2023

Development Hearing Officer
Development Facilitation Team
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Development Hearing Officer:

JAG Planning & Zoning, agent for Naser Alikhani, Trustee Alikhani RVT, respectfully requests your review and approval of a Minor Preliminary and Final Subdivision Plat.

Minor Subdivision Application:

The property owner intends to combine a portion of Hideaway Lane SE that was recently vacated (PR-2022-006708, SD-2022-00117) and grant easements as shown and as described on the attached plat. The current legal description is Lot 6, Four Hills Village, 21st Installment, containing approximately 3.0791 acres. The new legal description is proposed as Lot 6-A, Four Hills Village, 21st Installment. The property is located in the subdivision commonly known as Four Hills Subdivision.

The property is zoned R-1 (D) and is not located within an Overlay Zone.

The request complies with Section 6-6(K)(3) Review and Decision Criteria of the Integrated Development Ordinance (IDO) in that this request complies with all applicable provisions of this IDO, the DPM, other adopted City regulations.

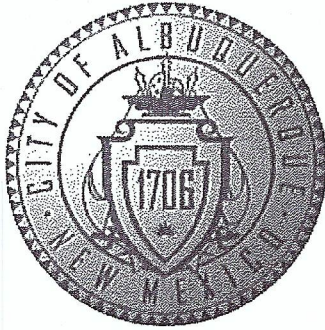
Thank you for your consideration on this matter. I can be reached at (505) 362-8903 or at jag@jagpandz.com.

Sincerely,

Juanita Garcia
Principal

JAG Planning and Zoning, LLC

EC-22-174



CITY OF ALBUQUERQUE
Albuquerque, New Mexico
Office of the Mayor

INTER-OFFICE MEMORANDUM

September 29, 2022

TO: Isaac Benton President, City Council

FROM: Tim Keller, Mayor 

Subject: 1200 Hideaway LN SE Right of Way Vacation

Project# PR-2022-006708, SD-2022-00117, VACATION OF PUBLIC RIGHT-OF-WAY

NASER ALIKHANI/ALIKHANI RVT requests the aforementioned actions for all or a portion of Lot 6, Four Hills Village 21st Installment zoned R-1D, located on 1200 Hideaway LN SE between Stagecoach RD SE and I-40 containing approximately 3.0791 acre(s). (M-23)

Request: This is a request for vacation of 8,729.31 square feet of Hideaway LN SE.

Per Section 14-16-6-6(M)(3) of the IDO, the Development Review Board (DRB) shall make a recommendation and forward the application to City Council for inclusion on the consent agenda for approval without first going to any Council committee if the vacation involves: 1) More than 500 square feet or the entire width of a platted alley; 2) More than 5000 square feet or the entire street width of a street, including any or all of the public right-of-way. This street vacation is over 5,000 square feet in size, therefore it is a DRB recommending body to City Council.

At the SEPTEMBER 14th, 2022 public meeting, the DRB had a consensus to recommend approval of the request to the City Council of the proposed vacation as shown on Exhibit "EXHIBIT FOR VACATION OF RIGHT OF WAY" (attached) in the Planning file under Project# PR-2022-006708, based on the recommended Findings per Section 14-16-6-6(M) of the IDO.

Title/ Subject of Legislation: Alikhani Vacation – 1200 Hideaway LN SE

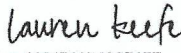
Vacation: Project# 2022-006708 SD-2022-00117, VACATION OF PUBLIC RIGHT-OF-WAY, DRB RECOMMENDATION FOR APPROVAL.

Approved:



Lawrence Rael Date
Chief Administrative Officer

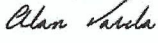
Approved as to Legal Form:

DocuSigned by:

1A21D96D32C74EE

10/3/2022 | 9:21 AM MDT

Lauren Keefe Date
City Attorney

Recommended:

DocuSigned by:

947D8BB6FF4C443

10/3/2022 | 8:59 AM MDT

Alan Varela Date
Planning Director

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

OFFICIAL NOTIFICATION OF DECISION

Naser Alikhani, Alikhani RVT
13816 Winterwood Way SE
Albuquerque, NM 87123

Project# PR-2022-006708
Application#
SD-2022-00117 VACATION OF RIGHT OF WAY

LEGAL DESCRIPTION:

For all or a portion of: **LOT 6, FOUR HILLS VILLAGE 21ST INSTALLMENT** zoned **R-1D**, located on **1200 HIDEAWAY LN SE between STAGECOACH RD SE and I-40** containing approximately **3.0791 acre(s)**. **(M-23)**

On September 14, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced application and recommended approval of the request based on the following Findings:

1. This is a request to vacate 8,729.31 square feet of Hideaway Lane SE.
2. The applicant provided notice as required in table 6-1-1 of the IDO.
3. The applicant justified the vacation request for the right-of-way pursuant to 14-16-6-6-(M)(3) of the IDO.
4. Pursuant to section 14-16-6-6(M)(1)(b), the DRB will be the recommending body to the City Council on the request because the vacation is more than 5,000 square feet or the entire width of a street.
5. The vacation must be must be platted within one year of final City Council approval or it will be void (see Table 6-4-3 of the IDO).

Sincerely,



Jolene Wolfley
DRB Chair

JW/jr

Andrew or Juanita Garcia – JAG Planning & Zoning, LLC, P.O. Box 7857, Albuquerque, NM 87194



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: Minor Plat - Preliminary + Final
Decision-making Body: Development Hearing officer
Pre-Application meeting required: [] Yes [X] No
Neighborhood meeting required: [] Yes [X] No
Mailed Notice required: [] Yes [X] No
Electronic Mail required: [X] Yes [] No
Is this a Site Plan Application: [] Yes [X] No Note: if yes, see second page

PART II - DETAILS OF REQUEST
Address of property listed in application: 1200 Hideaway Lane SE
Name of property owner: Naser Alikhani, Alikhani RVT
Name of applicant: Naser Alikhani
Date, time, and place of public meeting or hearing, if applicable: 9:00, January 25, 2023
Address, phone number, or website for additional information: jag@jagpandz.com

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[X] Zone Atlas page indicating subject property.
[X] Drawings, elevations, or other illustrations of this request.
[X] Summary of pre-submittal neighborhood meeting, if applicable.
[X] 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.

Quanita Garcia (Applicant signature) 1/17/2023 (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.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Neighborhood Meeting about Future Development Application

1 message

JAG JAG <jag@jagpandz.com>

Tue, Jan 17, 2023 at 10:59 AM

To: Julie Dreike <dreikeja@comcast.net>, Michael Brasher <eastgatewaycoalition@gmail.com>, Andrew Lipman <fhvapres@gmail.com>, elkaleyah@aol.com

Cc: JAG JAG <jag@jagpandz.com>

January 17, 2023

Michael Brasher – East Gateway Coalition
Julie Dreike – East Gateway Coalition
Andrew Lipman – Four Hills Village Association
Ellen Lipman – Four Hills Village Association

Re: Neighborhood Meeting about Future Development Application

JAG Planning & Zoning, LLC will be representing Naser Alikhani, Alikhani, RVT regarding a Minor Preliminary and Final Plat application to incorporate a portion of vacated of right-of-way that will be submitted to the Development Facilitation Team by **January 17, 2023** and is expected to be heard on **January 25, 2023**.

We appreciate the opportunity to discuss this request with you and the association. If you or anyone has any questions or clarifications regarding this application, feel free to contact either Juanita Garcia at (505) 362-8903 or Andrew Garcia at (505) 363-5613 or at jag@jagpandz.com.

Sincerely,

Juanita and Andrew Garcia
Principals
JAG Planning & Zoning, LLC
P.O. Box 7857, Albuquerque, NM 87194
(505) 362-8903 and (505) 363-5613



3 attachments

 **Emailed-Mailed-Notice-Minor Preliminary & Final Plat Alikhani.pdf**
269K

 **M-23 Naser Alikhani.pdf**
1223K



1200 Hideaway Lane SE Neighborhood Meeting Inquiry Sheet Submission

1 message

Carmona, Dalaina L. <dlicarmona@cabq.gov>
To: "jag@jagpandz.com" <jag@jagpandz.com>

Thu, Jan 12, 2023 at 10:44 AM

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to 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	Mobile Phone	Phone
East Gateway Coalition	Julie	Dreike	dreikeja@comcast.net	13917 Indian School Road NE	Albuquerque	NM	87112	5053218595	
East Gateway Coalition	Michael	Brasher	eastgatewaycoalition@gmail.com	216 Zena Lona NE	Albuquerque	NM	87123	5053822964	5052988312
Four Hills Village Association	Andrew	Lipman	fhvapres@gmail.com	709 Wagon Train Drive SE	Albuquerque	NM	87123		5054809883
Four Hills Village Association	Ellen	Lipman	elkaleyah@aol.com	709 Wagon Train Drive SE	Albuquerque	NM	87123	5052380205	

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, January 12, 2023 9:57 AM

To: Office of Neighborhood Coordination <jag@jagpandz.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

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

Neighborhood Meeting Inquiry For:

Development Review Board

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

Contact Name

Juanita Garcia

Telephone Number

15053628903

Email Address

jag@jagpandz.com

Company Name

JAG Planning & Zoning, LLC

Company Address

P.O. Box 7857

City

Albuquerque

State

NM

ZIP

87194

Legal description of the subject site for this project:

Lot 6, Four Hills Village 21st Installment

Physical address of subject site:

1200 Hideaway Lane SE

Subject site cross streets:

Four Hills and Stagecoach SE

Other subject site identifiers:

Four Hills Neighborhood

This site is located on the following zone atlas page:

M-23

Captcha

x

[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*: _____

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)*: _____

Name of NA Representative*: _____

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

dreikeja@comcast.net

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)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*: _____

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] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

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):

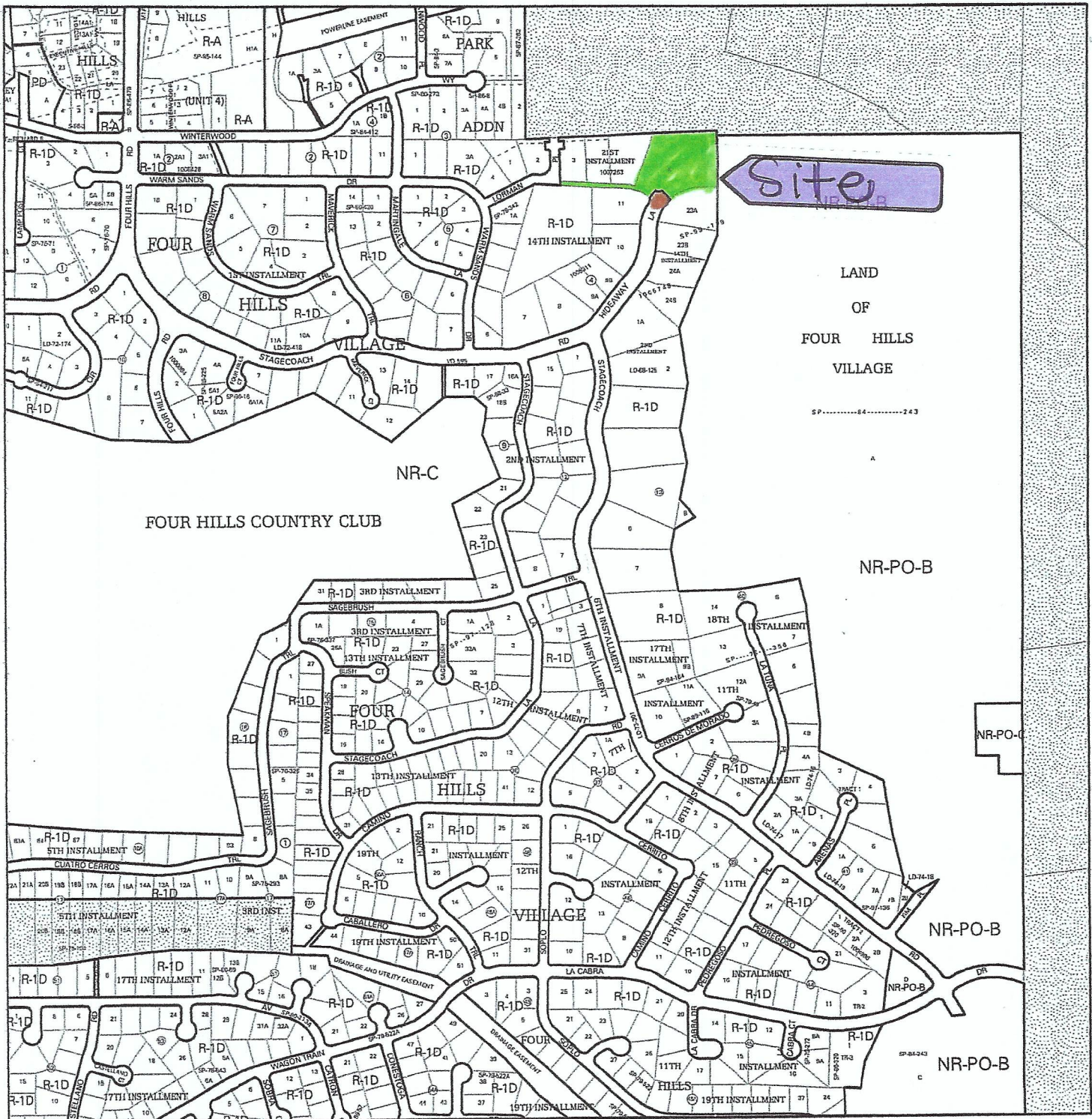
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>


Cc: _____ [Other Neighborhood Associations, if any]

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



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:
M-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

Gray Shading Represents Area Outside of the City Limits



0 250 500 1,000 Feet

**PLAT OF
LOT 6-A
FOUR HILLS VILLAGE 21st INSTALLMENT**

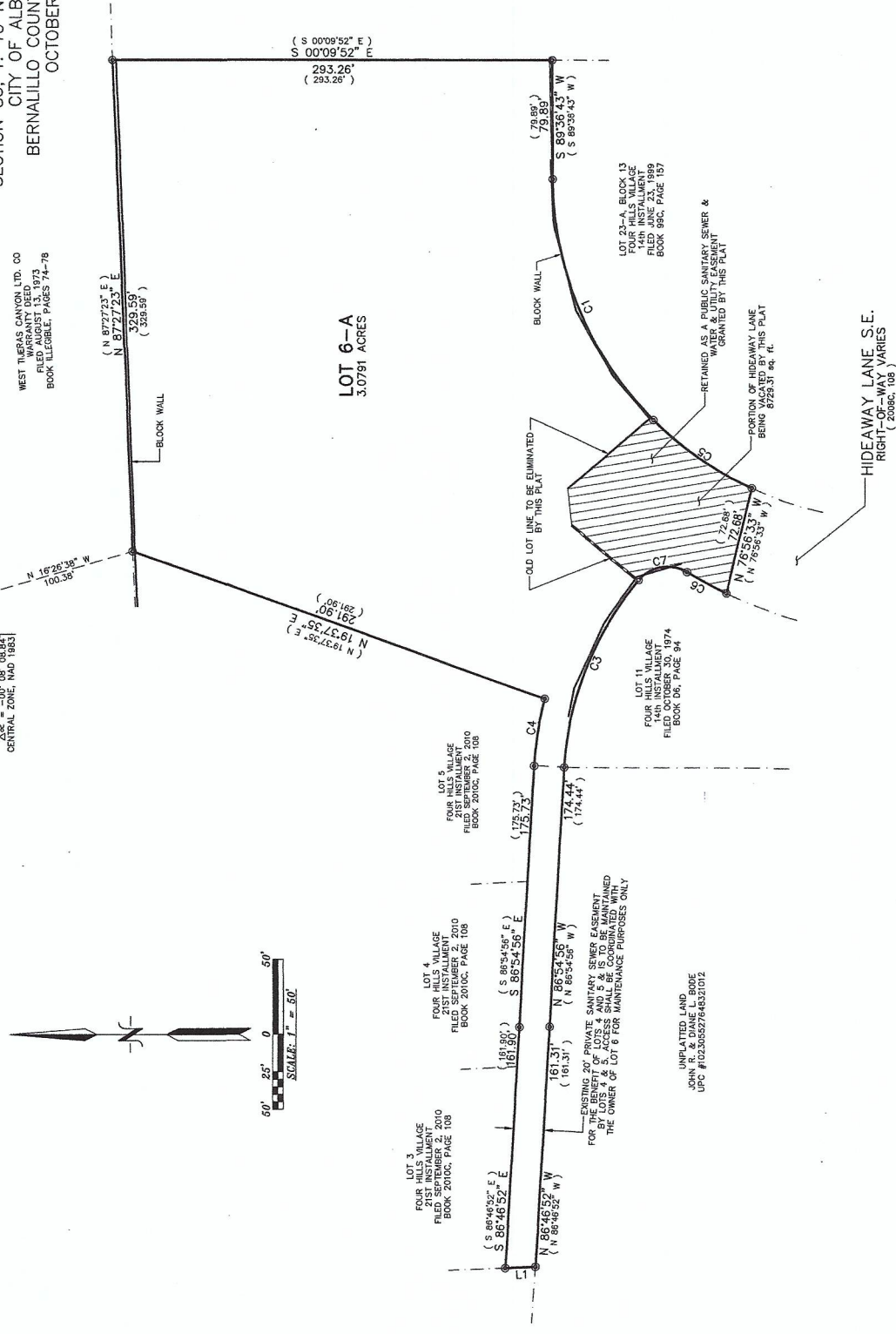
WITHIN
SECTION 35, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2022

WEST TRUSTAS PANONIA LTD. CO
MAGNANTY DEED
FILED AUGUST 13, 1973
BOOK ILLEGIBLE, PAGES 74-78

ACS STATION "A" SET
N=1478.357
E=1589.871
GROUND TO GRID POINT
CENTRAL ZONE, NAD 1983

PARCEL A
PARCELS A,B,C & D
CITY OF ALBUQUERQUE
FILED JUNE 11, 1984
IN BOOK C24, PAGE 52

**LOT 6-A
3.0791 ACRES**



LOT 3
FOUR HILLS VILLAGE
21st INSTALLMENT
FILED SEPTEMBER 2, 2010
BOOK 2010C, PAGE 108

LOT 4
FOUR HILLS VILLAGE
21st INSTALLMENT
FILED SEPTEMBER 2, 2010
BOOK 2010C, PAGE 108

LOT 5
FOUR HILLS VILLAGE
21st INSTALLMENT
FILED SEPTEMBER 2, 2010
BOOK 2010C, PAGE 108

EXISTING 20' PRIVATE SANITARY SEWER EASEMENT
FOR THE BENEFIT OF LOTS 4 AND 5. ACCESS SHALL BE COORDINATED WITH
THE OWNER OF LOT 6 FOR MAINTENANCE PURPOSES ONLY

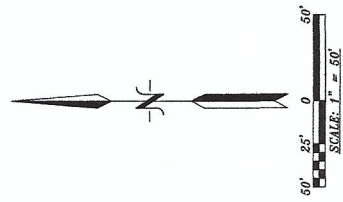
UNPLATTED LAND
JOHN R. & DIANE L. BOODE
UPC #1023032764832102

LOT 23-A, BLOCK 13
FOUR HILLS VILLAGE
14th INSTALLMENT
FILED JUNE 23, 1989
BOOK 99C, PAGE 157

RETAINED AS A PUBLIC SANITARY SEWER &
MAGNANTY DEED
GRANTED BY THIS PLAT

PORTION OF HIDEAWAY LANE
BEING 8725.31 sq. ft.

HIDEAWAY LANE S.E.
RIGHT-OF-WAY VARIES
(2096C, 108)



LINE TABLE	
LINE	DISTANCE
L1	(S 02°17'59" E) (20.97)

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH
C1	229.65	179.49	174.96
C2	212.35	133.60	130.77
C3	229.65	80.00	78.80
C4	309.65	30.00	29.99
C5	25.00	35.52	32.61



JAG JAG <jag@jagpandz.com>

Neighborhood Meeting about Future Development Application

JAG JAG <jag@jagpandz.com>

Tue, Jan 17, 2023 at 9:33 PM

To: Julie Dreike <dreikeja@comcast.net>, Michael Brasher <eastgatewaycoalition@gmail.com>, Andrew Lipman <fhvapres@gmail.com>, elkaleyah@aol.com

Hello all,

The Planning Department recently updated their forms and their Zoom meeting information. Please see the attached revised Neighborhood Notification Form with updated Zoom information. Please let us know if you have any questions.

Thank you.

Juanita and Andrew Garcia
Principals
JAG Planning & Zoning, LLC
P.O. Box 7857, Albuquerque, NM 87194
(505) 362-8903 and (505) 363-5613



[Quoted text hidden]

 **Emailed-Mailed-Notice-PublicMeetingHearing-Print&Fill_DHO.pdf**
284K

[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*: _____

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)*: _____

Name of NA Representative*: _____

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

dreikeja@comcast.net

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)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*: _____

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

- Zoning Hearing Examiner (ZHE)
- Development Hearing Officer (DHO)
- Landmarks Commission (LC)
- Environmental Planning Commission (EPC)

Date/Time*: _____

Location*³: _____

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:
devhelp@cabq.gov or with JAG@jagpandz.com / (505)362-8903

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 have been requested for this project*:

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

Explanation*:

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

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

³ Physical address or Zoom link

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 [Optional]:

From the IDO Zoning Map⁶:

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

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.

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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>