



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

SUBDIVISIONS		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS		<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	

BRIEF DESCRIPTION OF REQUEST
 Vacate a portion of Hideaway Lane (~8729.31 sq ft)

APPLICATION INFORMATION

Applicant: Naser Alikhani, Alikhani RVT	Phone: (505) 363-5613
Address: 13816 Winterwood Way SE	Email:
City: Albuquerque	State: NM
Professional/Agent (if any): Andrew or Juanita Garcia – JAG Planning & Zoning, LLC	Zip: 87123
Address: P.O. Box 7857	Phone: (505) 363-5613
City: Albuquerque	Email: jag@jagpandz.com
State: NM	Zip: 87194
Proprietary Interest in Site: Owner	List all 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.: Adjacent to Lot 6	Block:	Unit:
Subdivision/Addition: Four Hills Village 21 st Installment	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.)

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: 8/19/2022
Printed Name: Andrew or Juanita Garcia	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting Date:	Fee Total:
Staff Signature:	Date:
	Project #

FORM V: Vacations of Easements or Right-of-way- DRB

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

VACATION OF RIGHT-OF-WAY - DRB

VACATION OF RIGHT-OF-WAY - COUNCIL

- Interpreter Needed for Meeting? NO if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form V at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- Copy of the complete document which created the easement(s)
Not required for City owned public right-of-way.
- Drawing showing the easement or right-of-way to be vacated
- If easements, list number to be vacated _____
- Square footage to be vacated (see IDO Section 14-16-6-6(M)) 8,729.31
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(K) and DPM 2-9-(E)(3)
 - Office of Neighborhood Coordination neighborhood meeting inquiry response
 - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - Completed neighborhood meeting request form(s)
 - If a meeting was requested/held, copy of sign-in sheet and meeting notes
- Required notices with content per IDO Section 14-16-6-4(K)
 - Office of Neighborhood Coordination notice inquiry response
 - Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing
- Sign Posting Agreement - IDO Section 14-16-6-6(K)(4) is satisfied

VACATION OF PRIVATE EASEMENT

VACATION OF PUBLIC EASEMENT

- Interpreter Needed for Meeting? _____ if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form V at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- Copy of the complete document which created the easement(s)
- Drawing showing the easement to be vacated
- List number to be vacated _____
- Proof of Pre-Application meeting

The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.



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

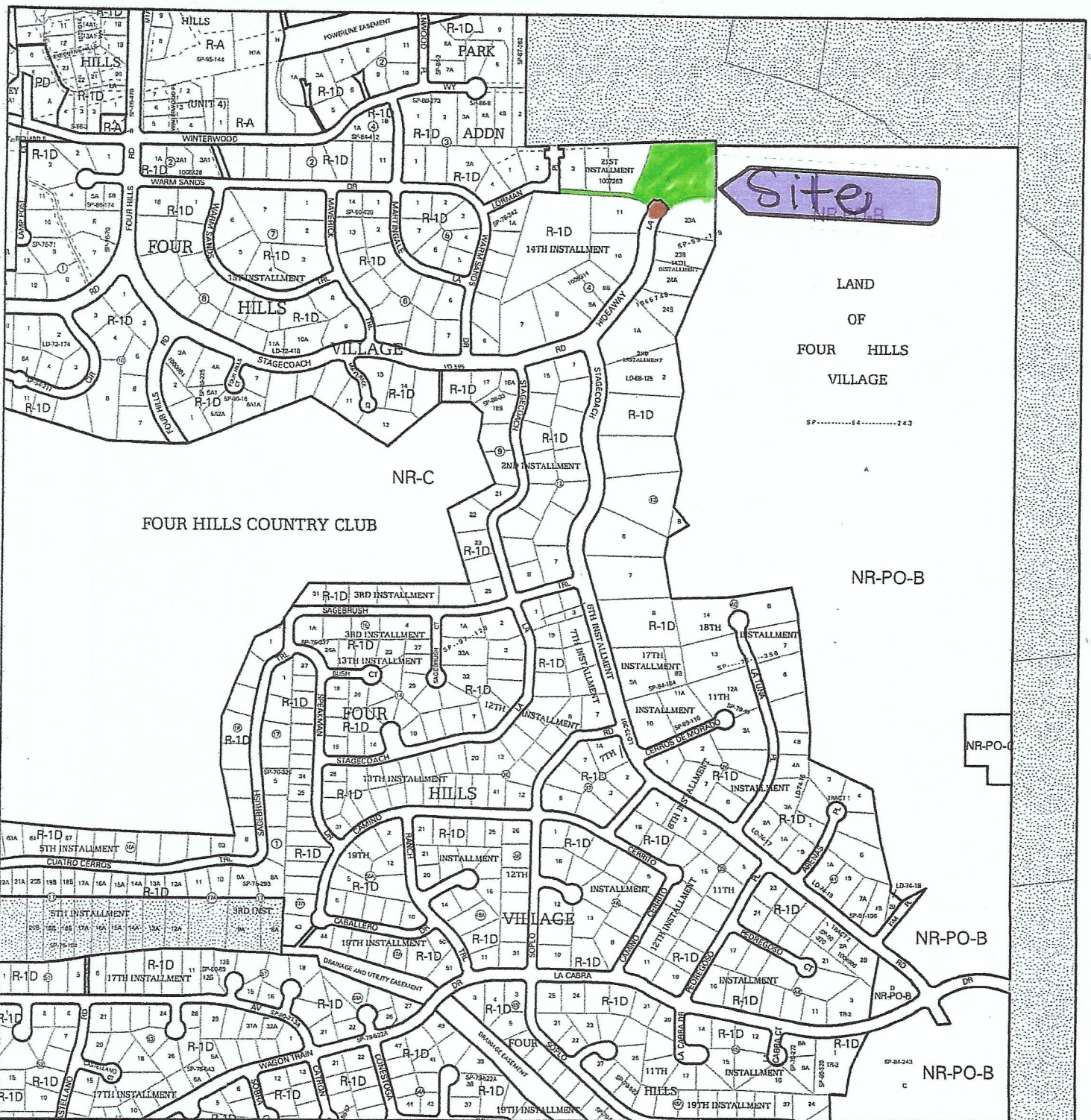
I, the undersigned owner of subject property, hereby designate JAG Planning & Zoning, LLC to be my authorized representative for all Subdivision matters associated with this property.

Naser Alikhani

Naser Alikhani, Trustee Alikhani RVT

3/7/2022

Date

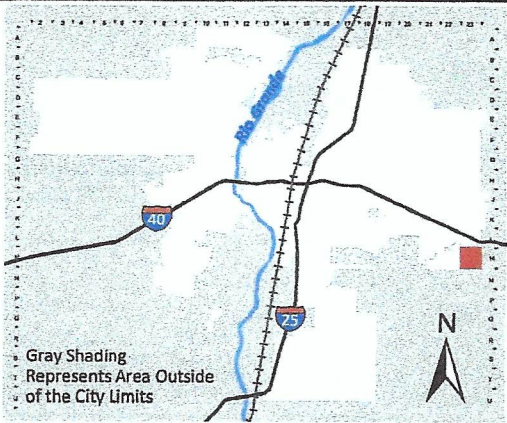


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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





August 19, 2022

Jolene Wolfley, Chair
Development Review Board
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Ms. Wolfley and members of the Development Review Board:

JAG Planning & Zoning, Naser Alikhani, Alikhani RVT respectfully requests your review and approval of a vacation of right-of-way to City Council in accordance with 14-16-6-6(M) of the Integrated Development Ordinance (IDO). The current legal descriptions adjacent to the vacation application is **LOT 6, Four Hills Village, 21st Installment**, located at 1200 Hideaway Lane SE.

Request

The applicant is requesting a recommendation of approval of a vacation of right-of-way for an approximate area of 8,729.31 square feet of Hideaway Lane SE. As a condition of approval for a building permit that was granted to the applicant for 1200 Hideaway Land SE, the applicant needs to seek this vacation of right-of-way. If granted approval, the applicant intends on incorporating the area into the lot legally described above through a preliminary and final plat.

Justification

Justification for the Vacation of Right-of way is required in accordance with section 14-16-6-6(M)(3) – Decision Criteria for Vacation of Right-of-Way.

14-16-6-6(M)(3)(a) - The public welfare does not require that the public right-of-way or easement be retained.

This portion of Hideaway Lane SE is at the end of a road and does not affect vehicular access to the adjacent properties. Since this portion of the right-of-way provides vehicular access to the applicant, the applicant argues that the public welfare does not require the public right-of-way that is proposed to be vacated.

14-16-6-6(M)(3)(b) - There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

The infrastructure that currently exists within the subject public right-of-way will need to be maintained by the property owner, rather than the City of Albuquerque. This will be a net benefit to the public welfare. Having a property owner maintain existing infrastructure within a right-of-way is clearly more beneficial to the public than the minor detriment resulting from the vacation request. As of yes, there is no convincing evidence that any substantial property right is being abridged against the will or the owner of the right.

If granted approval, the applicant intends to purchase the vacated street and have the vacated area incorporated into the adjacent lot to the north, currently owned by the applicant.

Zone Designation for Vacated Right-of-way

The property adjacent to the proposed vacated right-of-way is zoned R-1D. The applicant is aware that if this vacation is approved, the vacated right-of-way will also be zoned R-1D. The R-1D zone allows a single-family dwelling unit, which is the use of the surrounding properties.

Neighborhood and Adjacent Property Owner Notification

The vacation of right-of-way request will meet the applicable standards of the IDO, DPM and other City requirements. Notification requirements for this request, as specified in Table 6-1-1 of the IDO have also been met. Letters were sent to the District 7 Coalition of Neighborhood Associations and the Four Hills Village Association as listed by the Office of Neighborhood Coordination as being the affected neighborhood associations. A meeting was held with the Four Hills Village Association on August 15, 2022 at 6:30 PM and meeting notes have been provided with this application.

In addition, property owners within 100 feet of this request have also been notified of this request. Information from the City of Albuquerque Planning Department includes a list of property owners within 100 feet of the subject site and a boundary map of the property owners.

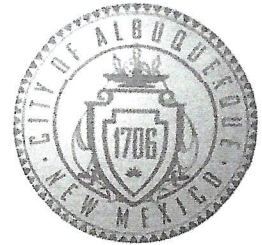
Thank you for your consideration on this matter. I can be reached at (505) 362-8903, (505) 363-5613 or at jag@jagpandz.com.

Sincerely,

Juanita Garcia
Principal
JAG Planning & Zoning, LLC

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

October 12, 2021

Jackie McDowell
McDowell Engineering, Inc.
7820 Beverly Hills Ave. NE
Albuquerque, NM 87122

**RE: 2 Alikhani, Naser – Home
1200 Hideaway Lane SE
Grading and Drainage Plan
Engineer's Stamp Date: 09/21/21
Hydrology File: M23D017A**

Dear Ms. McDowell:

PO Box 1293

Based upon the information provided in your submittal received 09/21/2021, the Grading & Drainage Plan is approved for Building Permit and Grading Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

Albuquerque

Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

NM 87103

PRIOR TO CERTIFICATE OF OCCUPANCY:

www.cabq.gov

As per the phone conversation on 09/20/21 with the City Engineer, a portion of Hideaway Lane SE must be vacated and the property needs to be replatted showing this vacated area within the property. Also there needs to be a private drainage easement from the existing storm inlet along the existing storm pipe that runs along the western side of the property. This drainage easement shall state that the property owner shall maintain the existing storm inlet and storm pipe.

rbrissette@cabq.gov

Sincerely,

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department



1200 Hideaway Lane SE Neighborhood Meeting Inquiry Sheet Submission

1 message

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

Tue, Aug 2, 2022 at 10:18 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	Michael	Brasher	eastgatewaycoalition@gmail.com	216 Zena Lona NE	Albuquerque	NM	87123	5053822964	50529888312
East Gateway Coalition	Julie	Dreike	dreikeya@comcast.net	13917 Indian School Road NE	Albuquerque	NM	87112	5053218595	
Four Hills Village Association	Steve	Brugge	spbrugge@gmail.com	803 Maverick Trail SE	Albuquerque	NM	87123	5059851795	5052719273
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-public_notice_form-2019.pdf
- The Checklist form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official-Notice-Administrative-Print&Fill.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@mailgun.org <webmaster=cabq.gov@mailgun.org> **On Behalf Of** webmaster@cabq.gov
Sent: Tuesday, August 2, 2022 8:09 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:

LT 6 PLAT OF LTS 1 THRU 6 FOUR HILLS VILLAGE 21STINSTALLMENT CONT 2.8881 AC

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

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



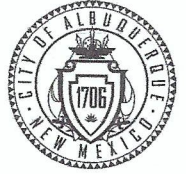
PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	Vacation of Right of Way
Decision-making Body:	DEB
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Note: if yes, see second page</i>
PART II - DETAILS OF REQUEST	
Address of property listed in application:	1200 Hideaway Lane SE
Name of property owner:	Naser Alikhani, Alikhani PVT
Name of applicant:	JAG Planning + Zoning, LLC
Date, time, and place of public meeting or hearing, if applicable:	September 14, 2022
Address, phone number, or website for additional information:	505.362.8903
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input type="checkbox"/> Drawings, elevations, or other illustrations of this request.	N/A
<input checked="" type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	N/A
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.

Sumita Garcia (Applicant signature) 8/19/2022 (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**



N/A

PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY	
Provide a site plan that shows, at a minimum, the following:	
<input type="checkbox"/>	a. Location of proposed buildings and landscape areas.
<input type="checkbox"/>	b. Access and circulation for vehicles and pedestrians.
<input type="checkbox"/>	c. Maximum height of any proposed structures, with building elevations.
<input type="checkbox"/>	d. For residential development: Maximum number of proposed dwelling units.
<input type="checkbox"/>	e. For non-residential development:
<input type="checkbox"/>	Total gross floor area of proposed project.
<input type="checkbox"/>	Gross floor area for each proposed use.

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

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

Date of Request*: August 10, 2022

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)*: East Gateway Coalition

Name of NA Representative*: Michael Brasher & Julie Dreike

Email Address* or Mailing Address* of NA Representative¹: eastgatewaycoalition@gmail.com & dreikeja@comcast.net

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

Email address to respond yes or no: jag@jagpandz.com

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

Meeting Date / Time / Location:

No date specified by the applicant but before August 25, 2022

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

1. Subject Property Address* 1200 Hideaway Lane SE
Location Description Lot 6, Four Hills Village, 21st Installment
2. Property Owner* Naser Alikhani, Trustee Alikhani RVT
3. Agent/Applicant* [if applicable] JAG Planning & Zoning, LLC Juanita or Andrew Garcia
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Y Conditional Use Approval
 - Y Permit _____ (Carport or Wall/Fence – Major)
 - Y Site Plan
 - Y 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 Approximately 8,729.31 Sq. Ft.** (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

The applicant is requesting a vacation of right-of-way to integrate existing city infrastructure located within the right-of-way into the applicant's property, as requested by city staff.

5. This type of application will be decided by*: City Staff
OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) **Development Review Board (DRB)**
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{4*}:
devhelp@cabq.gov – after application date or with JAG@jagpandz.com / (505)362-8903

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

1. Zone Atlas Page(s)^{5*} M-23
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: **Attached Right-of-Way Exhibit**
3. The following exceptions to IDO standards will be requested for this project*:
 Deviation(s) Variance(s) Waiver(s)

Explanation:

No exception is being requested with this vacation of right-of-way application.

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:
- Y a. Location of proposed buildings and landscape areas.*
 - Y b. Access and circulation for vehicles and pedestrians.*
 - Y c. Maximum height of any proposed structures, with building elevations.*
 - Y d. **For residential development***: Maximum number of proposed dwelling units.
 - Y e. **For non-residential development***:
 - Y Total gross floor area of proposed project.
 - Y Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶: **M-23**
- a. Area of Property [typically in acres] 3.0791 Acres
 - b. IDO Zone District R-1(D)
 - c. Overlay Zone(s) [if applicable] Not Applicable
 - d. Center or Corridor Area [if applicable] Not Applicable
2. Current Land Use(s) [vacant, if none] Vacant. A single-family dwelling unit is currently under construction.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Four Hills Village Association [Other Neighborhood Associations, if any]

Steve Brugge – sbrugge@gmail.com

Ellen Lipman – elkaleyah@aol.com

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



JAG JAG <jag@jagpandz.com>

Neighborhood Meeting Request for a Proposed Project

10 messages

JAG JAG <jag@jagpandz.com>

Wed, Aug 10, 2022 at 5:47 PM

To: "eastgatewaycoalition@gmail.com" <eastgatewaycoalition@gmail.com>, "dreikeja@comcast.net" <dreikeja@comcast.net>, "spbrugge@gmail.com" <spbrugge@gmail.com>, "elkaleyah@aol.com" <elkaleyah@aol.com>

Cc: JAG JAG <jag@jagpandz.com>

August 10, 2022

Michael Brasher – East Gateway Coalition

Julie Dreike – East Gateway Coalition

Steve Brugge – Four Hills Village Association

Ellen Lipman – Four Hills Village Association

Re: Neighborhood Meeting about Future Development Application

Dear Neighborhood Association Representative,

JAG Planning & Zoning, LLC will be representing Naser Alikhani for a vacation of right-of-way to the Development Review Board (DRB). In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss the following application we will be making for a project proposed in or near your neighborhood:

Vacation of approximately 8,729 Square feet of Hideaway Lane SE as shown in green on the attached exhibit.

Application(s) per Table 6-1-1 in the IDO – Vacation of Right-of-Way. This would be an informal meeting where JAG Planning & Zoning, Agent for Naser Alikhani would present the proposal and proposed application.

The intent of this request is to vacate a portion of Hideaway Lane SE to integrate existing city infrastructure that is currently within the public right-of-way into the applicant's property for future maintenance, as requested by city staff. If granted approval by City Council, the vacated right-of-way will need to be incorporated into the applicant's property through a preliminary and final plat. Enclosed for your information is a copy of Zone Atlas page M-23-Z identifying the proposed location of vacation of right-of-way, a Right-of-Way Vacation Exhibit and the Neighborhood Meeting Request.

Per the IDO, you have **15 days** from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood

Meeting, and we can submit our application anytime thereafter. We would like to submit our application on **August 26, 2022 and the DRB hearing date will be on September 21, 2022.**




We appreciate the opportunity to introduce this request to 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.

Kind Regards,

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

-  **Neighborhood Mtg Request.pdf**
1788K
-  **R-O-W Exhibit - Naser Alikhani.pdf**
532K
-  **M-23 Naser Alikhani.pdf**
1220K

JULIE DREIKE <dreikeja@comcast.net>

To: JAG JAG <jag@jagpandz.com>, "eastgatewaycoalition@gmail.com" <eastgatewaycoalition@gmail.com>, "spbrugge@gmail.com" <spbrugge@gmail.com>, "elkaleyah@aol.com" <elkaleyah@aol.com>

Thu, Aug 11, 2022 at 1:23 PM

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We look forward to hearing back.

Respectfully,
Julie Dreike
Secretary, District 9 East Gateway
[Quoted text hidden]

JAG JAG <jag@jagpandz.com>

To: JULIE DREIKE <dreikeja@comcast.net>

Thu, Aug 11, 2022 at 2:44 PM

Cc: "eastgatewaycoalition@gmail.com" <eastgatewaycoalition@gmail.com>, "spbrugge@gmail.com" <spbrugge@gmail.com>, "elkaleyah@aol.com" <elkaleyah@aol.com>

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(505) 362-8903 and (505) 363-5613



[Quoted text hidden]

JAG JAG <jag@jagpandz.com>

Tue, Aug 16, 2022 at 11:40 AM

To: JULIE DREIKE <dreikeja@comcast.net>

Cc: "eastgatewaycoalition@gmail.com" <eastgatewaycoalition@gmail.com>, "spbrugge@gmail.com" <spbrugge@gmail.com>, "elkaleyah@aol.com" <elkaleyah@aol.com>

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[Quoted text hidden]

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Wed, Aug 17, 2022 at 8:48 AM

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Cc: "eastgatewaycoalition@gmail.com" <eastgatewaycoalition@gmail.com>, "spbrugge@gmail.com" <spbrugge@gmail.com>, "elkaleyah@aol.com" <elkaleyah@aol.com>, "susanvigil@cabq.gov" <susanvigil@cabq.gov>

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Cc: "eastgatewaycoalition@gmail.com" <eastgatewaycoalition@gmail.com>, "spbrugge@gmail.com" <spbrugge@gmail.com>, "elkaleyah@aol.com" <elkaleyah@aol.com>, "susanvigil@cabq.gov" <susanvigil@cabq.gov>

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[Quoted text hidden]

postmaster@cabq.gov <postmaster@cabq.gov>
To: jag@jagpandz.com

Wed, Aug 17, 2022 at 11:32 AM

Delivery has failed to these recipients or groups:

susanvigil@cabq.gov (susanvigil@cabq.gov)

Your message can't be delivered because you do not have permissions to send to this email address. Ask the recipient's e-mail administrator to grant you permissions and then try again. For more information about this issue see [DSN code 5.7.1 in Exchange Online](#).

Diagnostic information for administrators:

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susanvigil@cabq.gov

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Original message headers:

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Date: Wed, 17 Aug 2022 11:32:43 -0600
Message-ID: <CAABeuCX1R5Tq3rXvPSyEKd7015yq2KPCHMtG-DetnMomg7RuyQ@mail.gmail.com>
Subject: Re: Neighborhood Meeting Request for a Proposed Project
To: JULIE DREIKE <dreikeja@comcast.net>
CC: "eastgatewaycoalition@gmail.com" <eastgatewaycoalition@gmail.com>,
"spbrugge@gmail.com" <spbrugge@gmail.com>, "elkaleyah@aol.com"
<elkaleyah@aol.com>, "susanvigil@cabq.gov" <susanvigil@cabq.gov>
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Action: failed
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X-Display-Name: susanvigil@cabq.gov

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

From: JAG JAG <jag@jagpandz.com>
To: JULIE DREIKE <dreikeja@comcast.net>
Cc: "eastgatewaycoalition@gmail.com" <eastgatewaycoalition@gmail.com>, "spbrugge@gmail.com" <spbrugge@gmail.com>, "elkaleyah@aol.com" <elkaleyah@aol.com>, "susanvigil@cabq.gov" <susanvigil@cabq.gov>
Bcc:
Date: Wed, 17 Aug 2022 11:32:43 -0600
Subject: Re: Neighborhood Meeting Request for a Proposed Project

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

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Secretary, District 9 East Gateway

On 08/10/2022 5:47 PM JAG JAG <jag@jagpandz.com> wrote:

August 10, 2022

Michael Brasher – East Gateway Coalition

Julie Dreike – East Gateway Coalition

Steve Brugge – Four Hills Village Association

Ellen Lipman – Four Hills Village Association

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Principals
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(505) 362-8903 and (505) 363-5613



JULIE DREIKE <dreikeja@comcast.net>

To: JAG JAG <jag@jagpandz.com>

Wed, Aug 17, 2022 at 3:14 PM

Cc: "eastgatewaycoalition@gmail.com" <eastgatewaycoalition@gmail.com>, "spbrugge@gmail.com" <spbrugge@gmail.com>, "elkaleyah@aol.com" <elkaleyah@aol.com>, "susanvigil@cabq.gov" <susanvigil@cabq.gov>

We trust the decision by Four Hills NA since they are the most affected. No meeting is needed.

Our Board is not meeting on August 18

[Quoted text hidden]

JAG JAG <jag@jagpandz.com>

To: JULIE DREIKE <dreikeja@comcast.net>

Thu, Aug 18, 2022 at 8:38 AM

Cc: "eastgatewaycoalition@gmail.com" <eastgatewaycoalition@gmail.com>, "spbrugge@gmail.com" <spbrugge@gmail.com>, "elkaleyah@aol.com" <elkaleyah@aol.com>, "susanvigil@cabq.gov" <susanvigil@cabq.gov>

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(505) 362-8903 and (505) 363-5613



[Quoted text hidden]

postmaster@cabq.gov <postmaster@cabq.gov>
To: jag@jagpandz.com

Thu, Aug 18, 2022 at 8:38 AM

Delivery has failed to these recipients or groups:

susanvigil@cabq.gov (susanvigil@cabq.gov)

Your message can't be delivered because you do not have permissions to send to this email address. Ask the recipient's e-mail administrator to grant you permissions and then try again. For more information about this issue see [DSN code 5.7.1 in Exchange Online](#).

Diagnostic information for administrators:

Generating server: coaex1307.coa.cabq.lcl

susanvigil@cabq.gov

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Original message headers:

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In-Reply-To: <106048688.307200.1660770888754@connect.xfinity.com>

From: JAG JAG <jag@jagpandz.com>

Date: Thu, 18 Aug 2022 08:38:09 -0600

Message-ID: <CAABeuCX=bqZRV3JjUutfPdfa2uVNP2UDb-XftEENY8uFB3D5Cw@mail.gmail.com>

Subject: Re: Neighborhood Meeting Request for a Proposed Project

To: JULIE DREIKE <dreikeja@comcast.net>

CC: "eastgatewaycoalition@gmail.com" <eastgatewaycoalition@gmail.com>,
"spbrugge@gmail.com" <spbrugge@gmail.com>, "elkaleyah@aol.com"
<elkaleyah@aol.com>, "susanvigil@cabq.gov" <susanvigil@cabq.gov>

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

From: JAG JAG <jag@jagpandz.com>

To: JULIE DREIKE <dreikeja@comcast.net>
Cc: "eastgatewaycoalition@gmail.com" <eastgatewaycoalition@gmail.com>, "spbrugge@gmail.com" <spbrugge@gmail.com>, "elkaleyah@aol.com" <elkaleyah@aol.com>, "susanvigil@cabq.gov" <susanvigil@cabq.gov>
Bcc:
Date: Thu, 18 Aug 2022 08:38:09 -0600
Subject: Re: Neighborhood Meeting Request for a Proposed Project

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

Thank you Julie. We appreciate your response.

Regards,

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



On Wed, Aug 17, 2022 at 3:15 PM JULIE DREIKE <dreikeja@comcast.net> wrote:
We trust the decision by Four Hills NA since they are the most affected. No meeting is needed.

Our Board is not meeting on August 18

On 08/17/2022 11:32 AM JAG JAG <jag@jagpandz.com> wrote:

Hello Julie,

We met with the Four Hills Village Association last night at their meeting at Singing Arrow CC and they gave support of this request. They thought the project was actually bigger than what is actually proposed. We were just hoping to take 10 minutes of your time at your coalition meeting on Thursday, since, really, this project is very small in scope. We typically use a facilitator for larger projects that warrant a lot of discussion. However, if you believe that a facilitator is required for this project, we will work on getting a facilitator for a meeting.

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



On Wed, Aug 17, 2022 at 8:48 AM JULIE DREIKE <dreikeja@comcast.net> wrote:

Thank you for your reply.

Yes we want a meeting. It is not a medication, it is a facilitation of the meeting and a record for the City. That is the best practice that the City of ABQ has established.

Yes we want a meeting. No August 18 will not work as a facilitator is needed.

I have forwarded the information to a facilitator we have had contact with in the past to seek direction. I have also added a representative of the City to the email.

Julie Dreike

On 08/16/2022 11:40 AM JAG JAG <jag@jagpandz.com> wrote:

Hello Julie,

We are following up on our email to determine if you would like to meet with us this Thursday the 18th at 5 or 5:30?

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



On Thu, Aug 11, 2022 at 2:44 PM JAG JAG <jag@jagpandz.com> wrote:

Hello Julie,

We have not had a meeting that required the assistance of a city contractor. This is really a minor application and only affects a few property owners and are hoping we can proceed without the assistance of a city mediator.

We can set up a meeting for next Thursday, the 18th of August at 5 or 5:30, if that works for you. We can send a Zoom invite or we can meet in person. If, after the meeting, you believe that a city mediator is necessary, we can definitely request for that type of meeting.

Thank you for your response.

Regards,

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



On Thu, Aug 11, 2022 at 1:23 PM JULIE DREIKE <dreikeja@comcast.net> wrote:

Thank you for the notice. Yes, District 9 East Gateway Coalition would like a meeting. It is our experience that these meetings are facilitated through the City and assigned to a City contractor to arrange the meeting. The contractor is then responsible for record keeping of the meeting. In respect of your desire to have the meeting soon, we will try to be flexible with scheduling, understanding several parties need to be present. Again, our experience is that the Contractor is responsible for contacting the affected parties and scheduling the meeting. Early evening, 5 or 5:30 start times have been the norm in our experience.

We look forward to hearing back.

Respectfully,
Julie Dreike
Secretary, District 9 East Gateway

On 08/10/2022 5:47 PM JAG JAG
<jag@jagpandz.com> wrote:

August 10, 2022

**Michael Brasher – East Gateway
Coalition**

Julie Dreike – East Gateway Coalition

**Steve Brugge – Four Hills Village
Association**

**Ellen Lipman – Four Hills Village
Association**

**Re: Neighborhood Meeting about
Future Development Application**

Dear Neighborhood Association
Representative,

JAG Planning & Zoning, LLC will be representing Naser Alikhani for a vacation of right-of-way to the Development Review Board (DRB). In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss the following

application we will be making for a project proposed in or near your neighborhood:

Vacation of approximately 8,729 Square feet of Hideaway Lane SE as shown in green on the attached exhibit.

Application(s) per Table 6-1-1 in the IDO – Vacation of Right-of-Way. This would be an informal meeting where JAG Planning & Zoning, Agent for Naser Alikhani would present the proposal and proposed application.

The intent of this request is to vacate a portion of Hideaway Lane SE to integrate existing city infrastructure that is currently within the public right-of-way into the applicant's property for future maintenance, as requested by city staff. If granted approval by City Council, the vacated right-of-way will need to be incorporated into the applicant's property through a preliminary and final plat. Enclosed for your information is a copy of Zone Atlas page M-23-Z identifying the proposed location of vacation of right-of-way, a Right-of-Way Vacation Exhibit and the Neighborhood Meeting Request.

Per the IDO, you have **15 days** from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on **August 26, 2022 and the DRB hearing date will be on September 21, 2022.**

We appreciate the opportunity to introduce this request to 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.

Kind Regards,

Juanita and Andrew Garcia
Principals
JAG Planning & Zoning, LLC

P.O. Box 7857, Albuquerque, NM 87194
(505) 362-8903 and (505) 363-5613



Neighborhood Meeting Summary Notes

2 messages

JAG JAG <jag@jagpandz.com>

Thu, Aug 18, 2022 at 2:34 PM

To: Andrew Lipman <fhvapres@gmail.com>

Cc: Steve Brugge <spbrugge@gmail.com>, Michael Brasher <eastgatewaycoalition@gmail.com>, Julie Dreike <dreikeja@comcast.net>, Jennifer Lopez <leftylopez05@gmail.com>

Hello Andrew,

We want to thank you for giving us an opportunity to discuss our proposed vacation of right-of-way application for Naser Alikhani located next to 1200 Hideaway Lane SE. We have attached a summary of our meeting and were hoping to have you review it to approve it or make any necessary corrections to accurately reflect the outcome of the meeting. Also, please let us know if there is any information that has been excluded from the summary that you believe needs to be included and we will surely include that information and have you review it again for your approval. We have also included copies of the handouts that were provided at Tuesday's meeting for your reference.

We met the city's requirements for neighborhood notification and meeting, we are hoping to submit our application sooner than we indicated in our initial letter. Since we are required to provide you notice before we submit our application, we will send you another email giving you the exact date of submission and the DRB meeting date information.

Again, we thank you and wish you all the best in your wonderful community.

Kind regards,

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 **Neighborhood Association Meeting Notes.docx**
37K **R-O-W Exhibit - Naser Alikhani.pdf**
532K **M-23 Naser Alikhani.pdf**
1220K

Andrew Lipman <fhvapres@gmail.com>

Fri, Aug 19, 2022 at 10:11 AM

To: JAG JAG <jag@jagpandz.com>

Cc: Ellen Lipman <elipman@asrt.org>, Jennifer Lopez <leftylopez05@gmail.com>, Linda Martinez <lam0426@msn.com>, Steven Brugge <spbrugge@gmail.com>, Comcast Mail <rustygoetz@comcast.net>, Brigid Conklin FHVA <pubsfhva@gmail.com>, Kelly Cockrell <ninedogs@gmail.com>, Howard Kimberly <hk_fhva@comcast.net>, "Jamesdemay@gmail.com" <jamesdemay@gmail.com>, Troy Hill <desertmalinois@gmail.com>, Ann Harris Davidson <ahd.argyle@gmail.com>

Dear Juanita,

Thank you for the presentation and the summary, After consulting with FHVA board members. We have prepared a revised summary which is attached. Good luck with the project and feel free to phone me if you have any questions.

I have copied the FHVA board in my response to you.

Best,

Andrew

Andrew Lipman

President Four Hills Village Association

(505) 480-9883

[Quoted text hidden]



Four Hills Village Association (FHVA) DRB Vacation of Right-of-Way Application Meeting Summary Notes (1) (1).docx

12K

Four Hills Village Association (FHVA) DRB Vacation of Right-of-Way Application Meeting Summary Notes

Tuesday, August 16, 2022 at 6:30 pm at Singing Arrow Community Center

Participants:

Applicant

Juanita Garcia – JAG Planning & Zoning, LLC (JAG) on behalf of applicant Naser Alikhani

Neighborhood Association Representatives

President: Andrew Lipman

Vice President: Ellen Lipman

Secretary: Jennifer Lopez

Treasurer: Linda Martinez

Open Space Director: Lisa "Rusty" Goetz

Security Director: Troy Hill

Publication Director: Brigid Conklin

Immediate Past President: Steve Brugge

Member At Large: Ann Harris Davidson

JAG Planning & Zoning, LLC made a presentation, about the proposed Vacation of Right-of-Way application of approximately 8,729.31 square feet adjacent to **1200 Hideaway Lane SE, Lot 6, Four Hills Village, 21st Installment (see the attached Zone Atlas Map M-23 showing location of the site and the Right-of-Way exhibit highlighting the area to be vacated)**, to the Board Members of the Four Hills Village Association (FHVA) at its regular monthly Board Meeting on Tuesday, August 16, 2022 at 6:30 p.m. at the Singing Arrow Community Center. All but one of the listed FHVA Board Members were present in person, with Linda Martinez attending virtually.

The presentation was short, approximately 15 to 20 minutes. The FHVA's Board Members appreciated having been informed of this required (by the City of Albuquerque) planning and zoning issue in Four Hills Village and of having had the opportunity to ask questions about it, but, with the FHVA having no official authority to oppose this required vacation of right-of-way, its Board Members could only thank Ms. Garcia for her useful presentation.



JAG JAG <jag@jagpandz.com>

Information Regarding an Upcoming Meeting

1 message

JAG JAG <jag@jagpandz.com>

Fri, Aug 19, 2022 at 11:57 AM

To: Steve Brugge <spbrugge@gmail.com>, Ellen Lipman <elipman@asrt.org>, Julie Dreike <dreikeja@comcast.net>, Michael Brasher <eastgatewaycoalition@gmail.com>

Cc: JAG JAG <jag@jagpandz.com>

August 19, 2022

Michael Brasher – East Gateway Coalition

Julie Dreike – East Gateway Coalition

Steve Brugge – Four Hills Village Association

Ellen Lipman – Four Hills Village Association

Dear Neighborhood Representative,

JAG Planning & Zoning, LLC will be representing Naser Alikhani, Alikhani, RVT regarding a vacation of right-of-way that will be submitted to the Development by **August 19, 2022** and is expected to be heard on **September 14, 2022**.

Your Neighborhood Association was initially notified on **August 10, 2022** regarding this application and a meeting was held on **August 15, 2022**. A copy of the summary notes that will be provided to the DRB have been included in this email. We are also attaching a full-size copy of the zone atlas map and a copy of the vacation of right-of-way exhibit for your reference.

Request

Vacation of Right-of-Way: The property owner intends to vacate a portion of Hideaway Lane SE (~8729.31 Square Feet) as shown. The legal descriptions adjacent to this request is **LOT 6, Four Hills Village, 21st Installment**.

Topic: DRB Meeting, September 14, 2022

Time: 09:00 AM Mountain Time (US and Canada)

Join Zoom Meeting

<https://cabq.zoom.us/j/81711919604>

Meeting ID: 817 1191 9604 By phone: +1 346 248 7799 or Find your local number: [https://cabq.zoom.us/](https://cabq.zoom.us/j/81711919604)
[u/kegTsk3nfp](https://cabq.zoom.us/j/81711919604)

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: We have attached useful links for you to use for further information regarding the proposed subdivision application and the DRB subdivision process and pertinent regulations. We have also attached a full-size Zone Atlas page and a copy of the subdivision plat for your reference.

Integrated Development Ordinance (IDO)

[IDO - 2020 Annual Update \(cabq.gov\)](#)

Development Process Manual (DPM)

[DPM-2020-06-02_signed.pdf \(cabq.gov\)](#)

IDO Interactive Map

[IDO Interactive Map \(arcgis.com\)](#)

City of Albuquerque Planning Department

[Planning — City of Albuquerque \(cabq.gov\)](#)

Agenda/Meeting Materials

[Development Review Board Agendas & Archives — City of Albuquerque \(cabq.gov\)](#)

To find out more about the application, please contact City Staff at devhelp@cabq.gov or call the Planning Department at (505) 924-3860. Also, please don't hesitate to contact me at (505) 362-8903 or at jag@jagpandz.com if you have questions regarding this application.

Kind Regards,

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

 **Four Hills Village Association (FHVA) Meeting Notes.docx**
23K

 **R-O-W Exhibit - Naser Alikhani.pdf**
532K

 **M-23 Naser Alikhani.pdf**
1220K

Buffer Map and Adjacent Property Owner Information

PLNBufferMaps <plnbuffermaps@cabq.gov>
To: JAG JAG <jag@jagpandz.com>

Wed, Aug 3, 2022 at 4:38 PM

JAG,

See attachments for your buffer map for (Four Hills Village) Lot 6 Hideaway Ln SE.

Best,

**Planning Buffer Maps**

email plnbuffermaps@cabq.gov

From: JAG JAG <jag@jagpandz.com>
Sent: Tuesday, August 2, 2022 4:39 PM
To: PLNBufferMaps <plnbuffermaps@cabq.gov>
Subject: Buffer Map and Adjacent Property Owner Information

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

Hello,

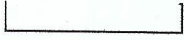
We need a buffer map and the list of adjacent property owners for a DRB application. Can you please assist?

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




4 attachments

 **(Four Hills Village) Lot 6 Hideaway Ln SE - 8.5x11 - Scale in Feet.pdf**
250K

 **(Four Hills Village) Lot 6 Hideaway Ln SE - Labels.docx**
13K

 **(Four Hills Village) Lot 6 Hideaway Ln SE - Labels.xlsx**
6K

 **(Four Hills Village) Lot 6 Hideaway Ln SE.pdf**
1051K

RUFFIN LAUREN O & AVERY KATHERINE J
1100 WARM SANDS DR SE
ALBUQUERQUE NM 87123-4329

BODE JOHN R & DIANE L
1100 WARM SANDS DR SE
ALBUQUERQUE NM 87123-4329

SMITH KATHY CLAWSON & MICHAEL T
13170 CENTRAL AVE SE B148
ALBUQUERQUE NM 87123-5549

SANCHEZ JOSEPH PETER & ROYBAL
ROLAND GREGORY
1208 HIDEAWAY LN SE
ALBUQUERQUE NM 87123-4339

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

ALIKHANI NASER TRUSTEE ALIKHANI RVT
13816 WINTERWOOD WAY SE
ALBUQUERQUE NM 87123-4345

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MARKLEY CO-TRUSTEES ANTHONY RVT
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ALBUQUERQUE NM 87123-4339

ZHU JIAN & NGOR LUK CHAN & KONG
LING LAU & NGOR YAN CHAN
1205 HIDEAWAY LN SE
ALBUQUERQUE NM 87123-4340

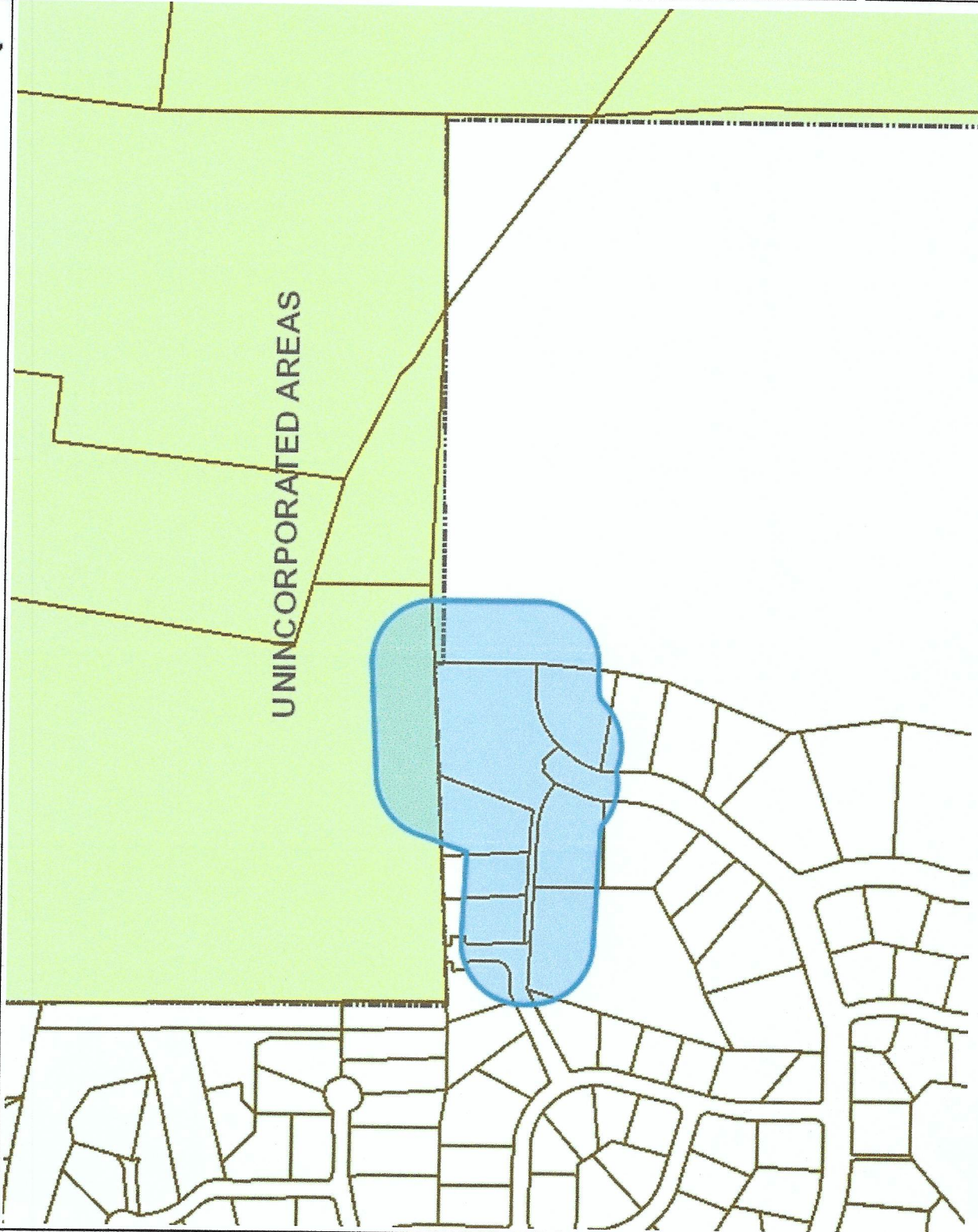
CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

(Four Hills Village) Lot 6 Hideaway Ln SE



Legend

- Bernalillo County Parcels
- Municipal Limits
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED



Notes

Buffer : 180 ft.
ROW Hideaway Ln : 80 ft.



WGS_1984_Web_Mercator_Auxiliary_Sphere
8/3/2022
© City of Albuquerque

1: 5,076

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

[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 to a Property Owner**

Date of Notice*: August 19, 2022

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:

Property Owner within 100 feet*: Typical letter sent
Mailing Address*: to adjacent property owners

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

1. Subject Property Address* 1200 Hideaway Land SE
Location Description Lot 6, Four Hills Village, 21st Installment
2. Property Owner* ANaser Alikhani, Trustee Alikhani RVT
3. Agent/Applicant* [if applicable] Juanita or Andrew Garcia – JAG Planning & Zoning
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 Public Right-of-Way (8,729 Sq Ft) (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request^{1*}:
The applicant is requesting a vacation of right-of-way to integrate existing city infrastructure located within the right-of-way into the applicant's property, as requested by staff.

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

<input type="checkbox"/> Zoning Hearing Examiner (ZHE)	<input checked="" type="checkbox"/> Development Review Board (DRB)
<input type="checkbox"/> Landmarks Commission (LC)	<input type="checkbox"/> Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: **Wednesday, September 14, 2022 beginning at 9:00 AM**

Location*2: Join Zoom Meeting: <https://cabq.zoom.us/j/81711919604>
Meeting ID: 817 1191 9604 By phone: +1 346 248 7799 or Find your local number: <https://cabq.zoom.us/j/81711919604>

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*3:

JAG@JAGPANDZ.COM , (505) 362-8903 or (505) 363-5613

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

1. Zone Atlas Page(s)*4 **M-23-Z**
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: **Attached Right-of-Way Exhibit**
3. The following exceptions to IDO standards have been requested for this project*:

<input type="checkbox"/> Deviation(s)	<input type="checkbox"/> Variance(s)	<input type="checkbox"/> Waiver(s)
---------------------------------------	--------------------------------------	------------------------------------

Explanation*:

No exception is being requested with this vacation of right-of-way application

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:

A meeting with the Four Hills Village Association (FHVA) was held on August 16, 2022 at the Singing Arrow Community Center. A copy of the approved summary has been included.

5. **For Site Plan Applications only***, attach site plan showing, at a minimum: **N/A**

- 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.*

⁵ Available here: <https://tinurl.com/idozoningmap>

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

² Physical address or Zoom link

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

Y d. For residential development*:

Y Maximum number of proposed dwelling units.

Y e. For non-residential development*:

Y Total gross floor area of proposed project.

Y Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 8,729.31 Square Feet of Right-of-Way

2. IDO Zone District R-1(D)

3. Overlay Zone(s) [if applicable] None

4. Center or Corridor Area [if applicable] None

Current Land Use(s) [vacant, if none] Vacant. A single-family dwelling unit is currently under construction.

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

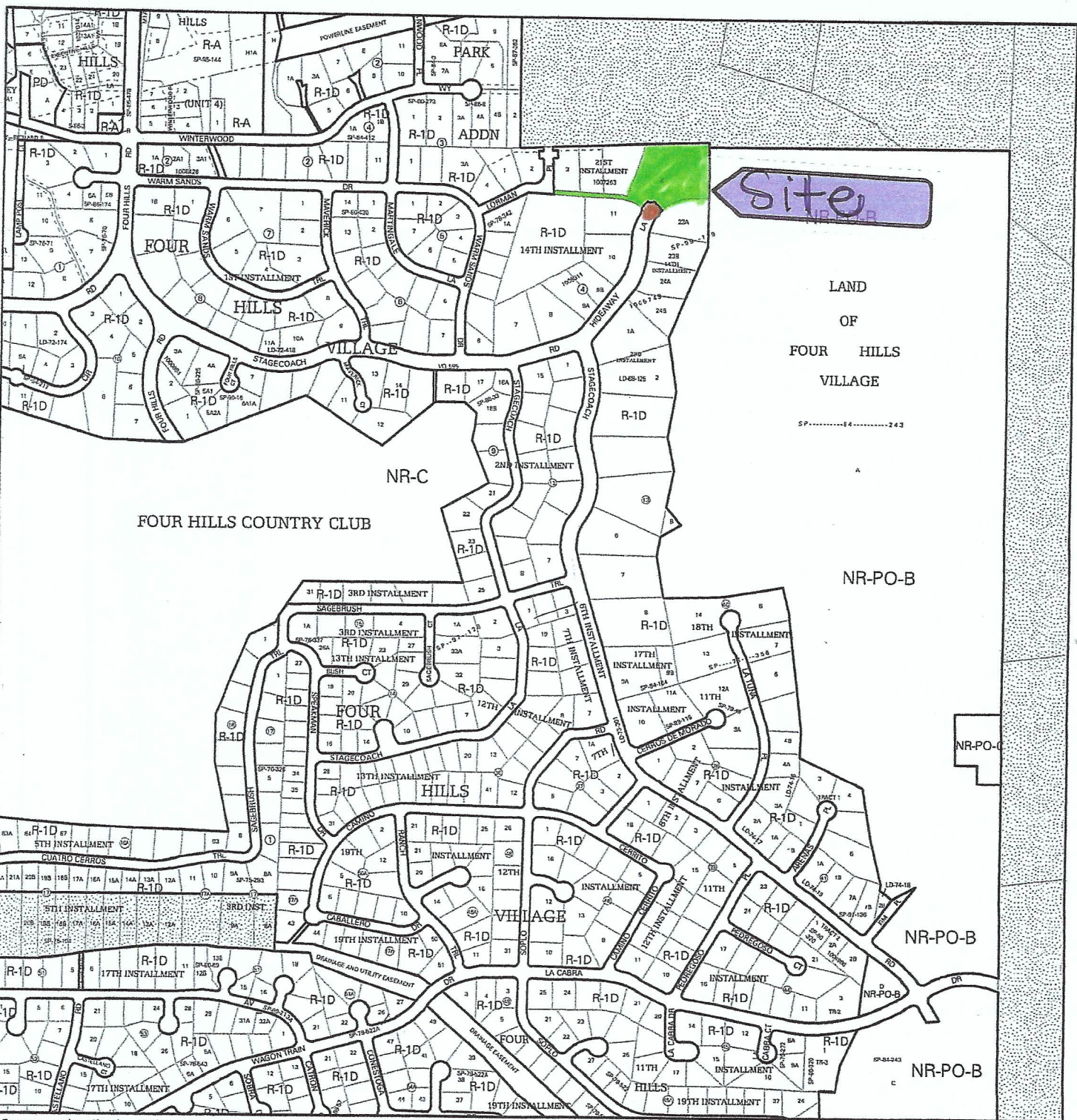
Integrated Development Ordinance (IDO):

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

IDO Interactive Map

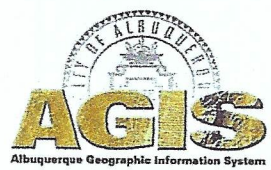
<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

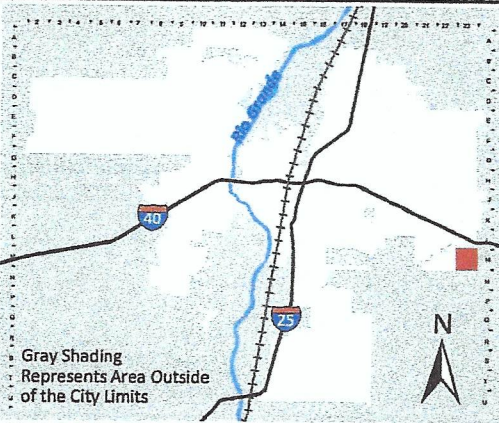


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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

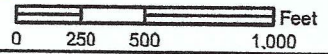


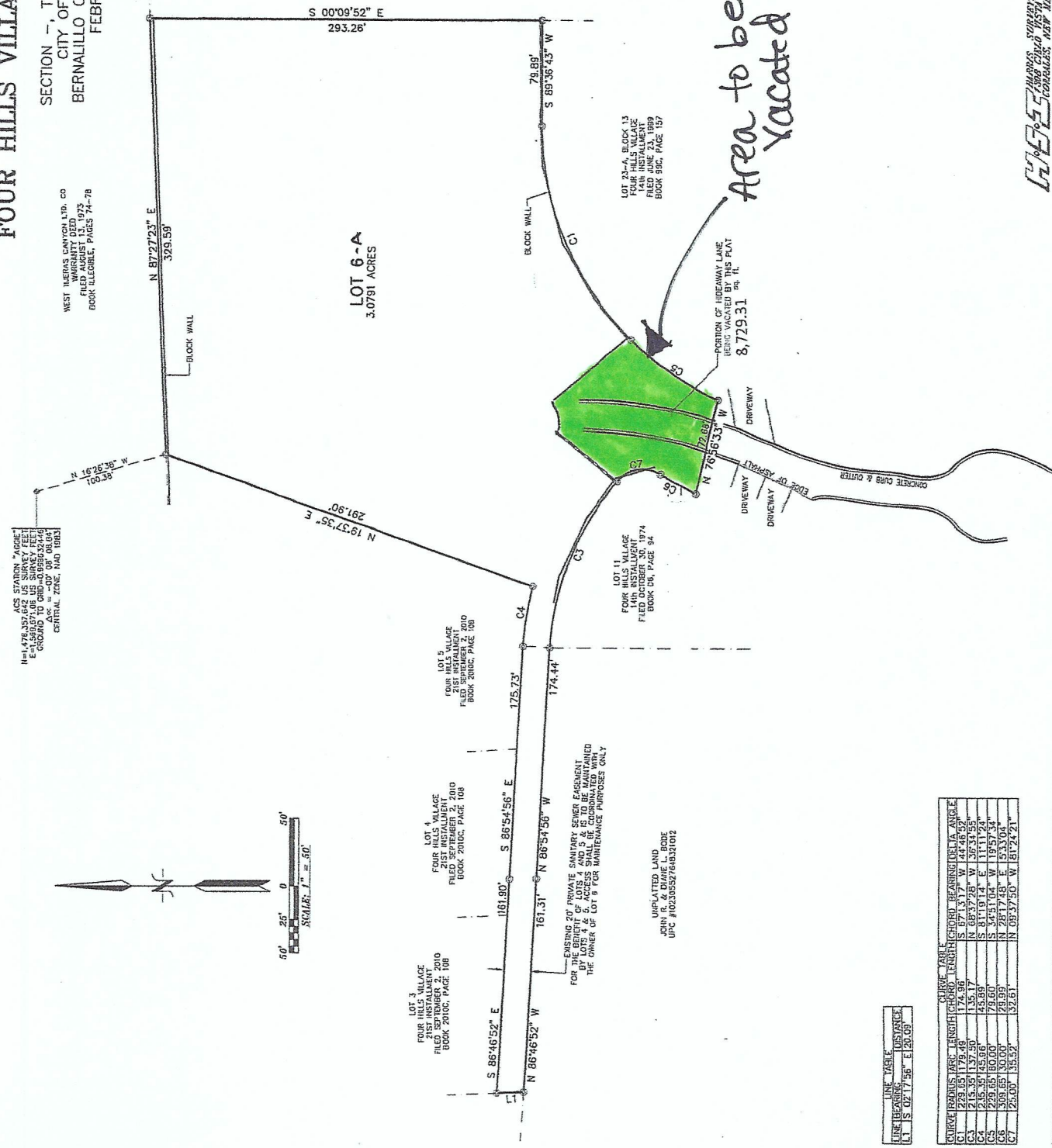
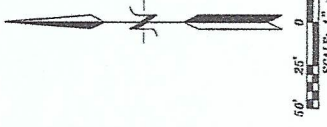
Exhibit for Vacation of Right of Way

PLAT OF
LOT 6-A
 FOUR HILLS VILLAGE 21st INSTALLMENT
 WITHIN
 SECTION 1, T-1-N., R.-E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2022

WEST MEASUREMENTS LTD. CO.
 11000 10th St. NW
 ALBUQUERQUE, NM 87121
 FILED AUGUST 13, 1973
 BOOK ELEGIBLE, PAGES 74-78

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

NAD 83
 ACS STATION "AGDE1"
 E=1450.07106 US SURVEY FEET
 GROUND TO GRID=0.005632446
 CENTRAL ZONE, NAD 1983



Area to be vacated

LOT 6-A
 3.0791 ACRES

LOT 23-A, BLOCK 13
 FOUR HILLS VILLAGE
 21st INSTALLMENT
 FILED JUNE 23, 1989
 BOOK 99C, PAGE 157

LOT 11
 FOUR HILLS VILLAGE
 21st INSTALLMENT
 FILED OCTOBER 30, 1974
 BOOK 05, PAGE 84

LOT 5
 FOUR HILLS VILLAGE
 21st INSTALLMENT
 FILED SEPTEMBER 2, 2010
 BOOK 200C, PAGE 100

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

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

EXISTING 70' PRIVATE SANITARY SEWER EASEMENT
 FOR THE BENEFIT OF LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

UNPLATTED LAND
 JOHN R. & DIANE L. BODE
 UPC #023053276831012

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

CURVE	BEARING	MARK	LENGTH	CHORD	LENGTH	CHORD	BEARING	DELTA ANGLE
C1	S 67°13'17" W	44.46	174.96'	174.96'	174.96'	S 67°13'17" W	44.46	92°
C2	N 68°37'26" W	36.34	135.17'	135.17'	135.17'	N 68°37'26" W	36.34	92°
C3	S 81°19'14" E	11.11	40.00'	40.00'	40.00'	S 81°19'14" E	11.11	92°
C4	N 20°17'43" E	13.30	48.00'	48.00'	48.00'	N 20°17'43" E	13.30	92°
C5	N 03°37'50" W	81.24	293.26'	293.26'	293.26'	N 03°37'50" W	81.24	92°

JAG PLANNING
& ZONING

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Albuquerque, NM 87194



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CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

JAG PLANNING
& ZONING

P.O. Box 7857
Albuquerque, NM 87194



Resident
1206 Hideaway Lane SE
Albuquerque, NM 87123

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Juanita Garcia
(Applicant or Agent)

8/19/2022
(Date)

I issued _____ signs for this application, _____ (Date), _____ (Staff Member)

PROJECT NUMBER: _____