



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

<b>SUBDIVISIONS</b>		<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)	<b>MISCELLANEOUS APPLICATIONS</b>		<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)	<b>PRE-APPLICATIONS</b>	
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input checked="" 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)		
<b>SITE PLANS</b>		<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<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) and combine it with Lot 6, Four Hills Village, 21<sup>st</sup> Installation and grant easements as shown.

**APPLICATION INFORMATION**

Applicant: Naser Alikhani, Alikhani RVT		Phone: (505) 363-5613
Address: 13816 Winterwood Way SE		Email:
City: Albuquerque	State: NM	Zip: 87123
Professional/Agent (if any): Andrew Garcia – JAG Planning & Zoning, LLC		Phone: (505) 363-5613
Address: P.O. Box 7857		Email: jag@jagpandz.com
City: Albuquerque	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.: Lot 6	Block:	Unit:
Subdivision/Addition: Four Hills Village 21 <sup>st</sup> 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>Andrew Garcia</i>	Date: 3/8/2020
Printed Name: Andrew 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 S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

### SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? 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](mailto: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 S2 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 describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

### MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

- \_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 S2 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
- \_\_\_ Proposed Final Plat
- \_\_\_ Design elevations & cross sections of perimeter walls
- \_\_\_ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

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

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

- \_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 S2 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 describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- \_\_\_ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- \_\_\_ 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
- \_\_\_ Sidewalk Exhibit and/or cross sections of proposed streets
- \_\_\_ Proposed Infrastructure List, if applicable
- \_\_\_ Required notice with content per IDO Section 14-16-6-4(K)
  - \_\_\_ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- \_\_\_ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- \_\_\_ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

**Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.**

### MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

- \_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 S2 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 describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- \_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- \_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- \_\_\_ Infrastructure List, if applicable

**Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.**



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March 8, 2022

Ms. Jolene Wolfley, Chair  
Development Review Board  
City of Albuquerque, Planning Department  
600 2<sup>nd</sup> Street NW, Albuquerque NM 87102

Ms. Wolfley and members of the Development Review Board:

JAG Planning & Zoning, agent for Naser Alikhani, Trustee Alikhani RVT, respectfully requests your review of a sketch plat.

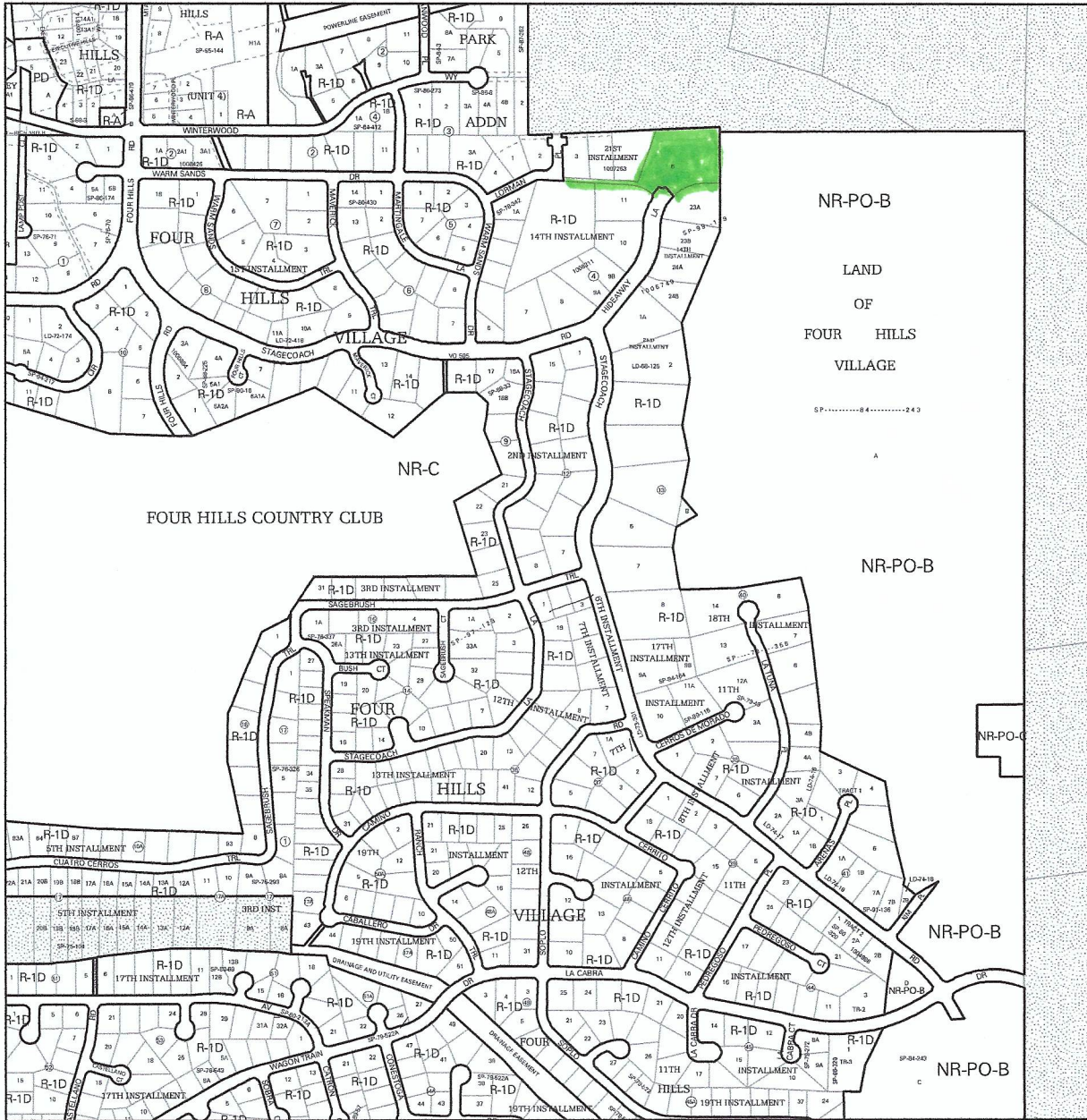
The property owner intends to vacate a portion of Hideaway Lane and incorporate the area into existing Lot 6, Four Hills Village, 21<sup>st</sup> Installment, located at 1200 Hideaway Lane SE (~8,729.31 Square Feet) and grant any easements as shown.

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

Thank you for your consideration on this matter. I can be reached at (505) 363-5613 or at [jag@jagpandz.com](mailto:jag@jagpandz.com).

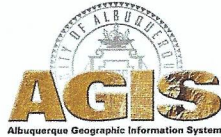
Sincerely,

  
Andrew Garcia  
Principal  
JAG Planning and Zoning, LLC



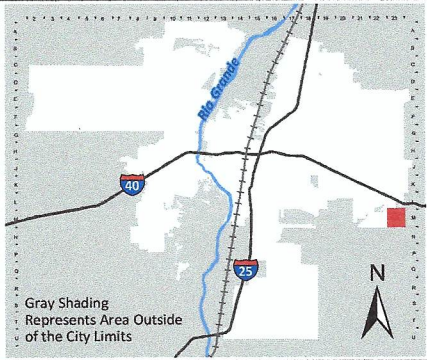
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>




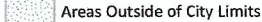
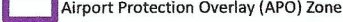
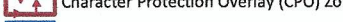


## IDO Zone Atlas May 2018



**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

N

0 250 500 1,000 Feet



## LETTER OF AUTHORIZATION

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

*1200 Hideaway Lane SE WA*

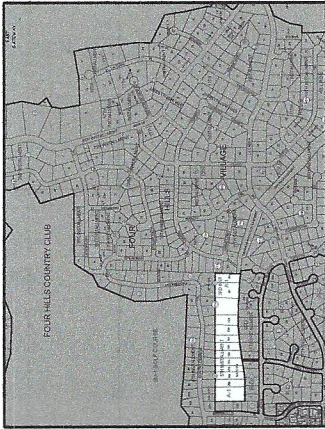
I, the undersigned owner of subject property, hereby designate JAG Planning & Zoning, LLC to be my authorized representative for all Subdivision matters associated with this property.

*Naser Alikhani*

Naser Alikhani, Trustee Alikhani RVT

*3/7/2022*

Date



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, PARTIAL REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL CORNERS AND THE BOUNDARIES OF THE DESCRIBED ASSESSMENTS BEGINNING AT THE NORTHWEST CORNER OF THE HEREBY DESCRIBED TRACT, WEAKS CITY OF ALBUQUERQUE CONTROL MONUMENT "AGRIE" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) N=1476.357,642 AND E=1,569.671,068 BEARS N 16 DEG. 16' 21" W, A DISTANCE OF 100.38 FEET RUNNING THENCE N 87 DEG. 27' 42" 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 SOUTHWEST 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' 17.00" W, 174.96 FEET TO A POINT OF CURVE; THENCE 80.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 27 DEG. 47' 29.44" AND HAVING A CHORD BEARING AND DISTANCE OF S. 34 DEG. 57' 29.44" 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 38 DEG. 46' 52" W, 174.96 FEET TO AN ANGLE POINT; THENCE S. 88 DEG. 58' 46" W, A DISTANCE OF 88.00 FEET TO AN ANGLE POINT; THENCE N. 86 DEG. 46' 52" W, A DISTANCE OF 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 281.90 FEET TO THE NORTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 3.0791 ACRES MORE OR LESS.

**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.

- GENERAL NOTES:**
- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
  - THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
  - TOTAL AREA OF PROPERTY: 3.0791 ACRES.
  - BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
  - DISTANCES ARE GROUND, BEARINGS ARE GRID.
  - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
  - DATE OF FIELD WORK: FEBRUARY 2022
  - NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A FLOOD HAZARD. ALL BUILDINGS OR STRUCTURES INSTALLED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
  - PLATS USED TO ESTABLISH BOUNDARY
  - FOUR HILLS VILLAGE 21st INSTALLMENT  
A: FILED: 9-2-2010 PLAT BOOK 2010C, PAGE 108

10: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD ZONE. THE 100 YEAR FLOOD PLAIN FIRM PANEL NO. 550010306863 DATED 8-20-2006

**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  
FEBRUARY 2022

PROJECT NUMBER:	_____	DATE	_____
APPLICATION NUMBER:	_____	DATE	_____
UTILITY APPROVALS:	_____	DATE	_____
PUBLIC SERVICE COMPANY OF NEW MEXICO	_____	DATE	_____
NEW MEXICO GAS COMPANY	_____	DATE	_____
QUEST CORPORATION D/B/A CENTURYLINK QC	_____	DATE	_____
COMCAST	_____	DATE	_____
CITY APPROVALS:	_____	DATE	_____
CITY SURVEYOR	_____	DATE	_____
*REAL PROPERTY DIVISION (CONDITIONAL)	_____	DATE	_____
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	_____	DATE	_____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	_____	DATE	_____
ZOBOWIA	_____	DATE	_____
PARKS AND RECREATION DEPARTMENT	_____	DATE	_____
AMAFCA	_____	DATE	_____
CITY ENGINEER	_____	DATE	_____
DRB CHAIRPERSON, PLANNING DEPARTMENT	_____	DATE	_____
CODE ENFORCEMENT	_____	DATE	_____

**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.

SURVEYORS CERTIFICATE,  
STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )  
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 THAT I AM IN FULL COMPLIANCE WITH ALL 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.

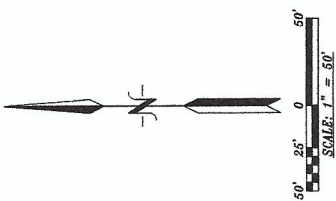
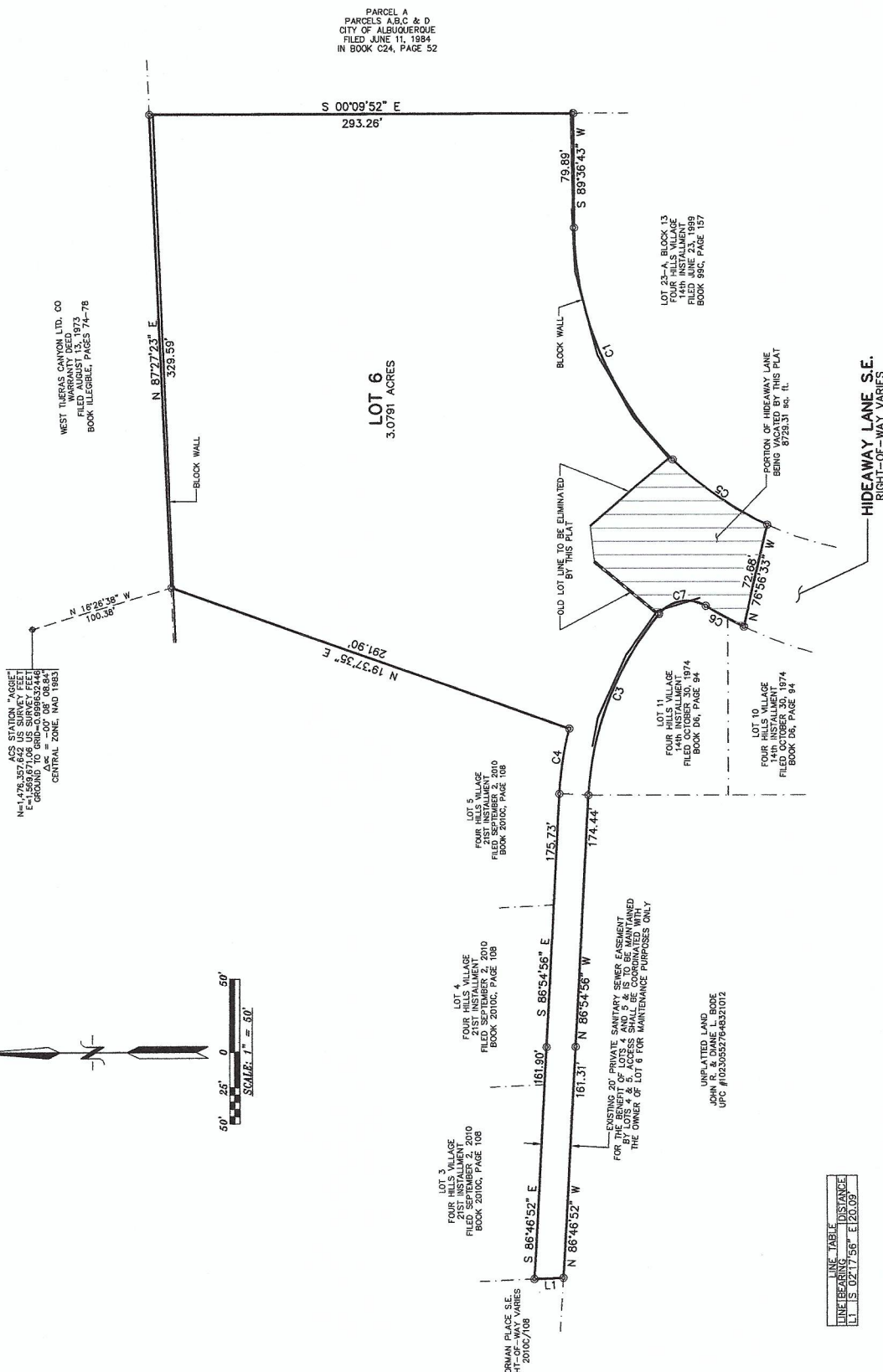
*Anthony L. Harris*  
ANTHONY L. HARRIS, P.S.# 11463

DATE \_\_\_\_\_  
ACKNOWLEDGMENT  
STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY: \_\_\_\_\_  
OWNERS NAME \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_ BY: \_\_\_\_\_ NOTARY PUBLIC

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# \_\_\_\_\_

PROPERTY OWNER OF RECORD: \_\_\_\_\_  
BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

**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  
FEBRUARY 2022



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

CURVE	RADIUS	ISS	LENGTH	CHORD	BEARING	DELTA ANGLE
C1	229.65	178.46	174.96	S 67°13'17" W	44°46'52"	
C2	215.35	137.50	135.17	N 66°37'28" W	36°34'55"	
C3	235.35	45.96	45.89	S 61°19'14" E	11°11'24"	
C4	228.65	60.00	75.60	S 34°51'04" W	19°57'34"	
C5	309.65	39.39	32.81	N 68°37'50" W	18°12'42"	