

**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-2023-00028 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

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

On January 25, 2023, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced application and approved the request, based on the following Findings:

1. This request is to add 8,729.31 square feet of right-of-way from Hideaway Lane (which was vacated per PR-2022-006708 / SD-2022-00117 and approved by the City Council on November 21, 2022) to existing Lot 6 of the Four Hills Village 21st Installment, creating Lot 6-A at 3.0791 acres in size.
2. The property is zoned R-1D. Future development must be consistent with the underlying zone district.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

Final sign-off of the Plat by the DFT staff is conditioned as follows:

- a. The DXF file approval email from AGIS must be submitted.
- b. The application number must be added to the Plat.

- c. The project and application numbers regarding the right-of-way vacation and the date of City Council approval must be included as a note on the Plat.
- d. A note indicating the 45-ft major public open space buffer per IDO 5-2(K)(2)(a) must be added to the Plat.
- e. A private drainage easement and note should be added to the Plat indicating that the property owners shall maintain the existing storm inlet and storm pipe.
- f. Line spots must be added to the Plat indicating where all utilities are located.
- g. An exclusive 20-ft easement to ABCWUA must be provided with defined limits and to note any overlapping of the drainage easement.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **FEBRUARY 10, 2023**. The date of the DHO's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,



David S. Campbell
Development Hearing Officer

DSC/jr

Juanita Garcia, JAG Planning & Zoning, LLC, P.O. 7857, Albuquerque, NM 87194







PR-2022-006708_January_25_2023 - Notice of Decision

Final Audit Report

2023-01-30

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