



PLAN SNAPSHOT REPORT DHOWVR-2026-00001 FOR CITY OF ALBUQUERQUE

Plan Type: DHO Waiver **Project:** PR-2026-000001 (PR-2026-000001) **App Date:** 01/04/2026
Work Class: DHO Waiver **District:** City of Albuquerque **Exp Date:** NOT AVAILABLE
Status: Fees Due **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval**
Expire Date:

Description: Waive the requirement for a sidewalk. The sidewalk would not connect to anything and it would be out of character for the neighborhood.

Parcel: 102305509138120332 Main	Address: 908 Four Hills Rd Se Main Albuquerque, NM 87123	Zone:
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Applicant	Owner
RJ Chess	RJ Chess
1907 Buena Vista Dr SE OFC	Home: (505) 362-6184
100	
Albuquerque, NM 87106	
Business: (505) 362-6184	

Plan Custom Fields

Existing Project NumberN/A
(If none, type "N/A")

IDO/DPM Requirement IDO 5-3: Access &
Waiver Request Connectivity

Detailed Feature
Waiver Request

I am requesting a waiver for the sidewalk requirement for a new construction house that I am building. The following are the justifications that I have come up with for the waiver in relation to Section 6-6(P)(3) of the IDO.

1. (c) The neighborhood character of Four Hills would be adversely effected with the addition of a sidewalk. There are no sidewalks on this street and sidewalks are out of character for the neighborhood. All the other houses have landscaping that goes to the curb.
2. This waiver will not be materially contrary to the public safety, health, or welfare. The streets are plenty wide for pedestrians and cars to share the road and cars tend to drive carefully as the lot is adjacent to the gold course.
3. The waiver would not cause significant material adverse impacts on surrounding properties. None of the other houses have sidewalks.
4. The waiver will not hinder future planning,

PLAN SNAPSHOT REPORT (DHOWVR-2026-00001)

<p>public right-of-way acquisition, or the financing or building of public infrastructure improvements.</p> <p>5. The Waiver will not conflict significantly with the goals and provisions of any City, County, or AMAFCA adopted plan or policy, this IDO, or any other City code or ordinance.</p> <p>6. The waiver will not allow, encourage, or make possible undesired development in the 100-year Floodplain.</p> <p>7. The waiver will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.</p> <p>8. The Waiver does not allow a lot or type of development that does not meet the applicable Development Standards for the zone district where the lot is located, unless a deviation is within Subsection 14-16-6-4(N) (Deviations) and is granted by the DHO.</p> <p>9. The Waiver approved is the minimum necessary to provide redress without being inconsistent with the provisions of this Subsection 14-16-6-6(P).</p> <p>10. This lot is low intensity and the sidewalk requirement is only on one side of the property. There are no sidewalks that would connect to it.</p>		Do you request an interpreter for the hearing?	No	Lot and/or Tract Number	1
Block Number	9	Subdivision Name and/or Unit Number	FOUR HILLS VILLAGE FIRST INSTALLMENT	Legal Description	* 001 009FOUR HILLS VILLAGE FIRST INSTALLMENT
Existing Zone District	R-1D	Zone Atlas Page(s)	M-23	Acreage	0.7231
Calculated Acreage	0.73979	Council District	9	Community Planning Area(s)	East Gateway
Development Area(s)	Consistency	Current Land Use(s)	01 Low-density Residential	IDO Administration & Enforcement Name	Kirtland AFB Military Influence Area
IDO Administration & Enforcement Subsection	Referrals to Commenting Agencies (6-4)	Pre-IDO Zoning District	R-1	Pre-IDO Zoning Description	
FEMA Flood Zone	X, AO				

PLAN SNAPSHOT REPORT (DHOWVR-2026-00001)

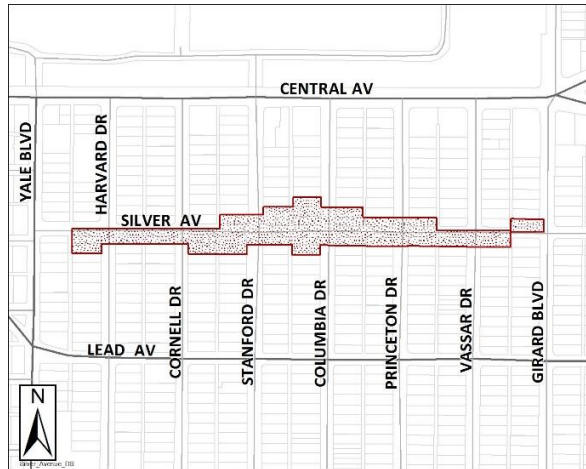
Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_RJ_Chess_1/5/2026.jpg	01/04/2026 17:54	Chess, RJ		Uploaded via CSS

Note	Created By	Date and Time Created
1. Revisions required	Renee Zamora	01/05/2026 12:08
2. Submittal has been reviewed and is ready to be processed	Renee Zamora	01/07/2026 12:53

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00068841	DHO Waiver Application Fee	\$275.00	\$0.00
	Facilitated Meeting Fee for Planning Applications	\$50.00	\$0.00
	Technology Fee	\$22.75	\$0.00
Total for Invoice INV-00068841		\$347.75	\$0.00
Grand Total for Plan		\$347.75	\$0.00

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	01/21/2026	Scheduled	DHO Waiver

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		01/06/2026 12:08	01/07/2026 13:08
Associate Project Number v.1	Generic Action		01/06/2026 12:08
Screen for Completeness v.1	Generic Action		01/07/2026 12:52
Verify Payment v.1	Generic Action		01/07/2026 13:07
Application Review v.1		01/07/2026 13:08	
DHO Hearing v.1	Hold Hearing	01/07/2026 13:08	01/07/2026 13:08
DHO Waiver Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
Notice of Decision v.1			
Print Notice of Decision v.1	Create Report		
Linked Project Plans v.1			

**5-3(C)(4) Pedestrian Circulation**

Development shall comply with the pedestrian circulation standards in Subsection 14-16-5-3(D) (Pedestrian Circulation) and the DPM.

5-3(C)(5) Bicycle Circulation

5-3(C)(5)(a) New development involving more than 1 lot or sites over 5 acres in size adjacent to existing bikeways shall provide at least 1 access point to the bikeways to allow residents and users of the development to easily and safely access those bikeways. Access location and design shall be coordinated with City Parks and Recreation Department.

5-3(C)(5)(b) Development shall comply with the bicycle circulation standards in Section 14-16-5-3(E)(4) (Bicycle Facilities) and the DPM.

5-3(D) PEDESTRIAN CIRCULATION**5-3(D)(1) Sidewalks in Residential Development**

5-3(D)(1)(a) Perimeter sidewalks shall be provided in accordance with the DPM, except as noted in Subsection (b) below.

5-3(D)(1)(b) In the Los Duranes – CPO-6, a sidewalk at least 4 feet wide shall be provided on at least 1 side of new public residential subdivision streets or on residential private ways that have been dedicated as public right-of-way. A sidewalk on such a street that serves 10 or fewer dwelling units may be accommodated within the minimum required roadway width.

5-3(D)(2) Sidewalks in Mixed-use and Non-residential Development**5-3(D)(2)(a) Applicability**

These standards apply to the following mixed-use and non-residential development, except in the NR-SU and NR-PO zone districts unless specified otherwise in this IDO:

1. Construction of a new building.
2. Expansion of an existing building that increases the existing square footage by 25 percent.

5-3(D)(2)(b) Sidewalks

Sidewalks meeting the standards of the DPM shall be provided along the entire frontage of each lot.

5-3(D)(3) On-site Pedestrian Connections

All multi-family residential, mixed-use, and non-residential development shall comply with all of the following standards.

5-3(D)(3)(a) General

1. For the purposes of this Subsection 14-16-5-3(D)(3), the building's overall footprint will be considered the area for calculation of sidewalk width. A collection of smaller buildings linked by common walls will be considered as 1 building.
2. Where primary pedestrian entrances are located adjacent to a public sidewalk, the width of the public sidewalk may be included in the calculation.
3. Shade trees along required pedestrian walkways are required pursuant to Subsection 14-16-5-6(C)(4)(i) (Required Plant Materials and Site Amenities).

5-3(D)(3)(b) Network of Pedestrian Walkways

1. On-site pedestrian walkways that meet the minimum width required by the DPM shall be provided between the pedestrian entrances of each primary building on the site.
2. A 4-foot wide clear path shall be maintained along the pedestrian walkway at all times. Site amenities, other uses of the sidewalk, the overhang of parked cars, and landscaping may not encroach upon the 4-foot wide clear path.
3. On-site pedestrian walkways shall connect to all of the following:
 - a. A sidewalk meeting the standards of the DPM along at least one lot frontage.
 - b. Any abutting City park or trail, Major Public Open Space, or other Civic or Institutional uses, as long as such access is coordinated with and approved by the Parks and Recreation Department or the property owner of the civic or institutional use.
 - c. Any abutting public transit facility.
4. Pedestrian walkways shall be installed along any street-facing façade with a pedestrian entrance of a building containing any of the following development:
 - a. Mixed-use or non-residential development in any Mixed-use zone district.
 - b. Development of uses in the Civic and Institutional or Commercial categories in Table 4-2-1 in any Non-residential zone district.

- c. Pedestrian walkways required by this Subsection shall meet the standards of the DPM, except where Table 5-3-1 requires a wider walkway.

Table 5-3-1: Required Walkway Width

Building Size (sq. ft.)	Minimum Walkway Width (ft.)
≤10,000	8
>10,000 and ≤50,000	10
>50,000 and ≤60,000	11
>60,000 and ≤70,000	12
>70,000 and ≤80,000	13
>80,000 and ≤90,000	14
>90,000	15

- d. The width of the required walkway may vary along the entire length of the façade provided that the average required width is maintained and provided that the width of the walkway along the façade is a minimum of 8 feet.

5-3(D)(3)(c) Materials to Alert Motorists

On-site pedestrian walkways and crosswalks shall be identified to motorists and pedestrians through the use of one or more of the following:

1. Changing material, patterns, or paving color (i.e., changing the color of the paving itself, not painting the paving material).
2. Changing paving height.
3. Decorative bollards or planters.
4. Raised median walkways with landscaped buffers.
5. Stamped or stained concrete.

5-3(D)(4) Trails

Trails shall be dedicated on alignments that connect to any planned or existing trails on adjacent properties, as necessary to serve the residents, occupants, and users of the proposed development, and shall be constructed pursuant to the DPM.

5-3(E) SUBDIVISION ACCESS AND CIRCULATION

5-3(E)(1) Street Connectivity

5-3(E)(1)(a) Level of Connectivity Required

The street network in new subdivisions shall be created through block standards in Subsection 14-16-5-4(E) (Block Design and Layout). The connectivity and classification of each street shall be consistent with the Mid-region Council of Governments (MRCOG) Long Range Roadway System Map, the Long Range Transportation System Guide of the Metropolitan Transportation Plan, and the DPM, intended to create a hierarchy of street classifications for arterials, collectors, and local streets spaced adequately for a complete network that provides circulation throughout the city to accommodate various travel modes.

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2. This waiver will not be materially contrary to the public safety, health, or welfare. The streets are plenty wide for pedestrians and cars to share the road and cars tend to drive carefully as the lot is adjacent to the gold course.
3. The waiver would not cause significant material adverse impacts on surrounding properties. None of the other houses have sidewalks and waiving the sidewalk will have no adverse impacts.
4. The waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.
5. The Waiver will not conflict significantly with the goals and provisions of any City, County, or AMAFCA adopted plan or policy, this IDO, or any other City code or ordinance.
6. The waiver will not allow, encourage, or make possible undesired development in the 100-year Floodplain.
7. The waiver will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.
8. The Waiver does not allow a lot or type of development that does not meet the applicable Development Standards for the zone district where the lot is located, unless a deviation is within Subsection 14-16-6-4(N) (Deviations) and is granted by the DHO.
9. The Waiver approved is the minimum necessary to provide redress without being inconsistent with the provisions of this Subsection 14-16-6-6(P).
10. This lot is low intensity and the sidewalk requirement is only on one side of the property. There are no sidewalks that would connect to it.

Please see waiver exhibit. It would not let me resubmit without a document.

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Subject: Re: DHO Sidewalk River Public Notice
Date: Wednesday, January 7, 2026 at 10:38:12 AM Mountain Standard Time
From: RJ Chess
To: eastgatewaycoalition@gmail.com
CC: dreikeja@comcast.net, presidentfhva@gmail.com, AustinC@commercialdoormfg.com
Attachments: Public Notice revised.pdf

Hello,

Attached is my public notice form that describes a new construction home in Four Hills. The IDO requires a sidewalk, and I am working on getting a waiver, so I don't have to put one in. The previous attachment was not correct, and the city wanted me to send the correct notice.

Thanks,
RJ Chess
(505) 362-6184

From: RJ chess <rjchess1@gmail.com>
Date: Sunday, January 4, 2026 at 5:59 PM
To: eastgatewaycoalition@gmail.com <eastgatewaycoalition@gmail.com>
Cc: dreikeja@comcast.net <dreikeja@comcast.net>, presidentfhva@gmail.com <presidentfhva@gmail.com>, AustinC@commercialdoormfg.com <AustinC@commercialdoormfg.com>
Subject: DHO Sidewalk River Public Notice

Hello,

Attached is my public notice form that describes a new construction home in Four Hills. The IDO requires a sidewalk, and I am working on getting a waiver, so I don't have to put one in. This is my first time doing the public notice form so hopefully it's correct.

Thanks,
RJ Chess
(505) 362-6184

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: January 5, 2025

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [§14-16-6-4\(J\) Public Notice](#). This notice is being provided to (mark as relevant):

☒ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹

☐ Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address* 908 Four Hills Rd. SE

Location Description _____

2. Property Owner* Richard Chess

3. Agent/Applicant* [if applicable] _____

4. Application Type(s)²* see IDO [Table 6-1-1](#)

- ☐ Site Plan – EPC
- ☐ Subdivision _____ (Minor, Major, or Bulk Land)
- ☐ Vacation _____ (Easement, Private Way, or Public Right-of-way)
- ☐ Variance – EPC
- ☒ Waiver DHO _____ (DHO or Wireless Telecommunication Facility)
- ☐ Other: _____

Summary of project/request³*:

Waiver for required sidewalk per IDO along Four Hills Rd.

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

Development Hearing Officer (DHO)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time*: Wednesday, January 21, 2025 9am

Location*⁴: Zoom

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*:

Preferred project contact information:

Name: Richard Chess

Email: rjchess1@gmail.com

Phone: _____

☐ Website or project page: _____

☐ Attachments:

☒ Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*

☐ Other: _____

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(J\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ M-23-Z

2. Project Illustrations, as relevant*⁶

☒ Architectural drawings

☐ Elevations of the proposed building(s)

☐ Other relevant illustrations

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☒ Waiver(s)

Explanation*:

Waiver of required sidewalk along Four Hills Road due to it being out of character for the neighborhood and not connecting to anything.

⁴ Physical address or Zoom link

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas>

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

4. Was a Pre-submittal Neighborhood Meeting held? ☒ Yes ☐ No

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

[Note: If a meeting was held, the meeting report is required to be provided in the application materials.]

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

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

Additional Information from IDO Zoning Map⁷:

1. Area of Property [acres] 0.7087 acres (30,870.23 sq ft)
 2. IDO Zone District R-1D Select
 3. Overlay Zone(s) [if applicable] _____ Select Select Select Select
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

NOTE: Pursuant to [IDO §14-16-6-4\(K\)](#), 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 hearing date. Requests for a facilitated meeting must be submitted through ABQ-Plan: <https://www.cabq.gov/planning/abq-plan>

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>
IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

Subject: FW: 908 Four Hills rd SE_ Public Notice Inquiry Sheet Submission
Date: Friday, January 2, 2026 at 3:18:38 PM Mountain Standard Time
From: RJ Chess
To: Larissa Chess
Attachments: image001.png, IDOZoneAtlasPage_M-23-Z.pdf

From: Office of Neighborhood Coordination <onc@cabq.gov>
Date: Friday, January 2, 2026 at 3:11 PM
To: rjchess1@gmail.com <rjchess1@gmail.com>
Subject: 908 Four Hills rd SE_ Public Notice Inquiry Sheet Submission

PLEASE NOTE:
The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State
District 9 East Gateway Coalition		Michael	Brasher	eastgatewaycoalition@gmail.com	216 Zena Lona NE	Albuquerque	NM
District 9 East Gateway Coalition		Julie	Dreike	dreikeja@comcast.net	13917 Indian School Road NE	Albuquerque	NM
Four Hills Village Association	PresidentFHVA@gmail.com	Austin	Cummings	AustinC@commercialdoormfg.com	No Address	Albuquerque	NM
Four Hills Village Association	PresidentFHVA@gmail.com	Tim	Gallegos	presidentfhva@gmail.com	708 Lamp Post Cir SE	Albuquerque	NM

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, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- 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 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,

Suzie



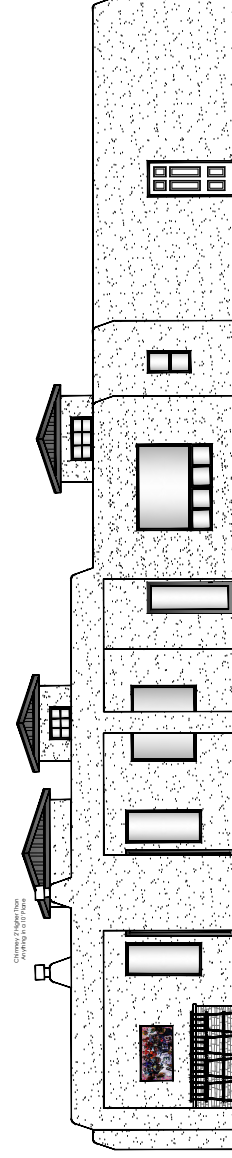
Suzie Flores

Senior Administrative Assistant

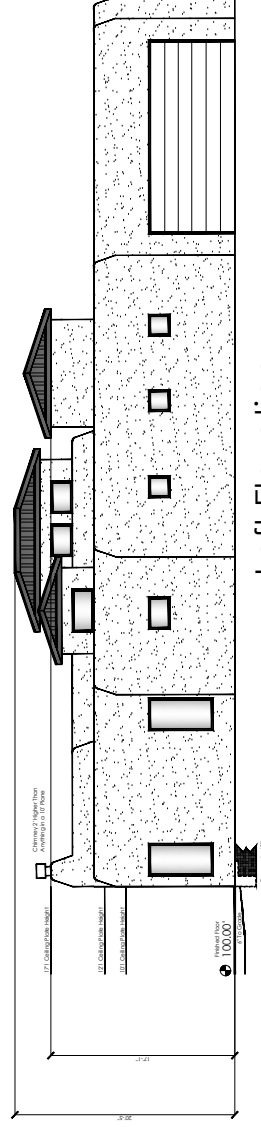
Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov
Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Friday, January 2, 2026 2:11 PM
To: Office of Neighborhood Coordination <rjchess1@gmail.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

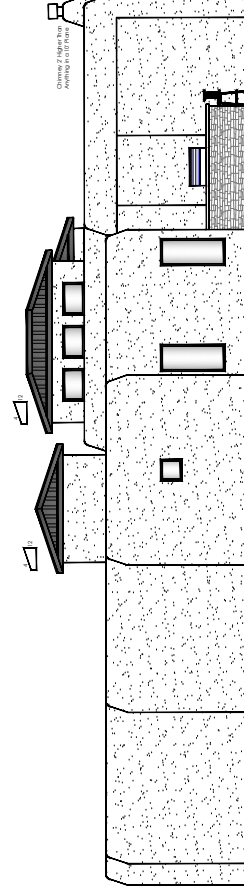
Public Notice Inquiry For:



Back Elevation



Left Elevation

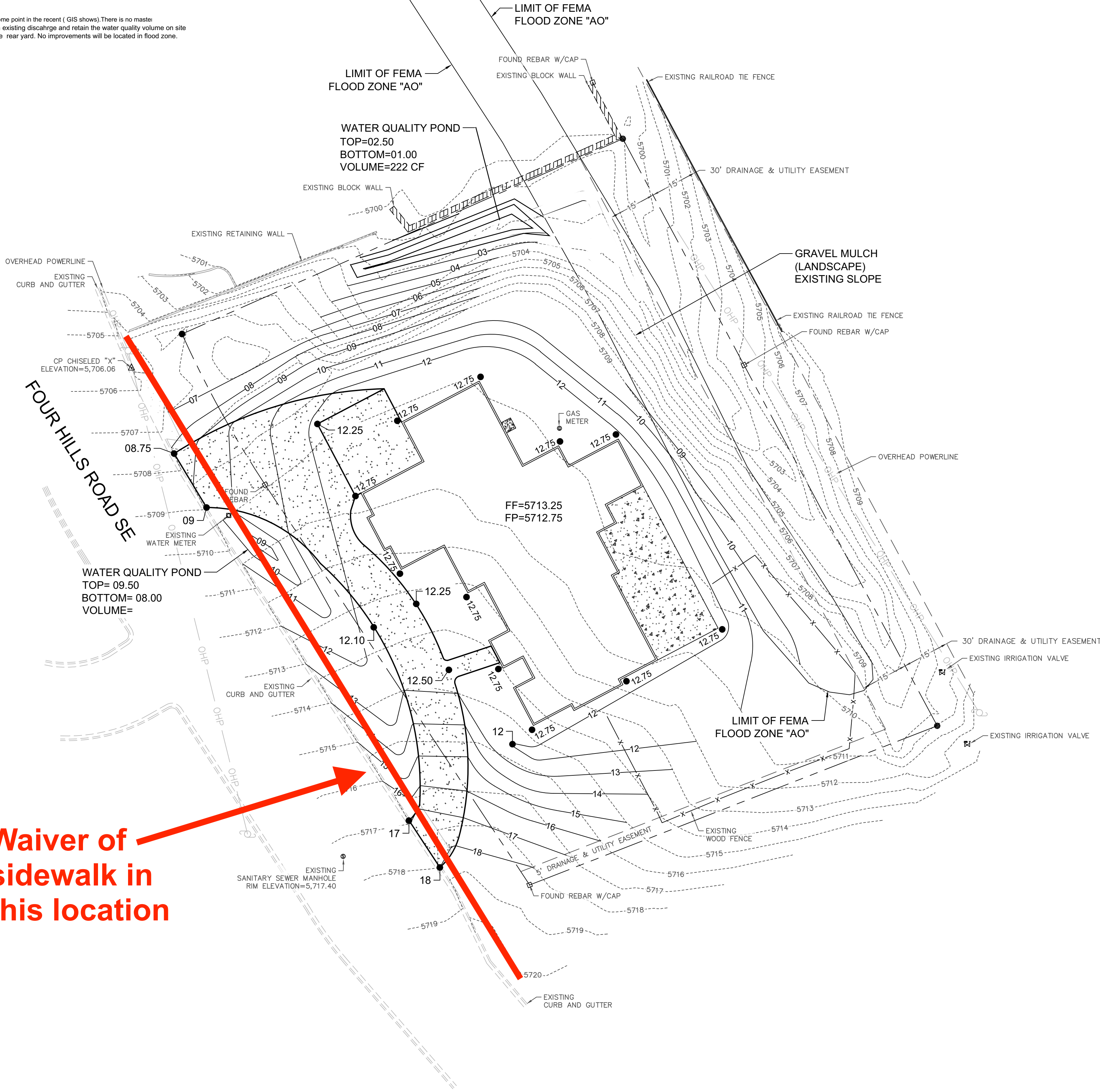


Right Elevation

Weighted E Method											
Basin	Area (sf)	Area (acres)	Treatment				100-Year, 6-hr		100 yr 24-HOUR		
			A	B	C	D	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)	
HISTORICAL	30976.00	0.711	0%	0	38%	0.270	30%	0.213	34%	0.242	
PROPOSED	30976.00	0.711	0%	0	38%	0.270	32%	0.228	32%	0.228	
Equations:											

Weighted E = Ea* <i>Aa</i> + Eb* <i>Ab</i> + Ec* <i>Ac</i> + Ed* <i>Ad</i> / (Total Areas)											
Volume = Weighted D * Total Area											
Flow = Qa * <i>Aa</i> + Qb * <i>Ab</i> + Qc * <i>Ac</i> + Qd * <i>Ad</i>											
Where for 100-year, 6-hour storm(zone4)											
Ea= 0.76			Qa= 2.09			water quality required ponding provided			215 cubic feet		
Eb= 0.95			Qb= 2.73								
Ec= 1.2			Qc= 3.41								
Ed= 3.34			Qd= 4.78								
Developed Conditions						TOTAL VOLUME					
DISCHARGE PROPOSED						2.60 CFS		GENERATED 5343 CF			
EXISTING DISCHARGE						2.62 CFS		5495 CF			
DIFFERENCE						-0.02 CFS		-151.78 CF			

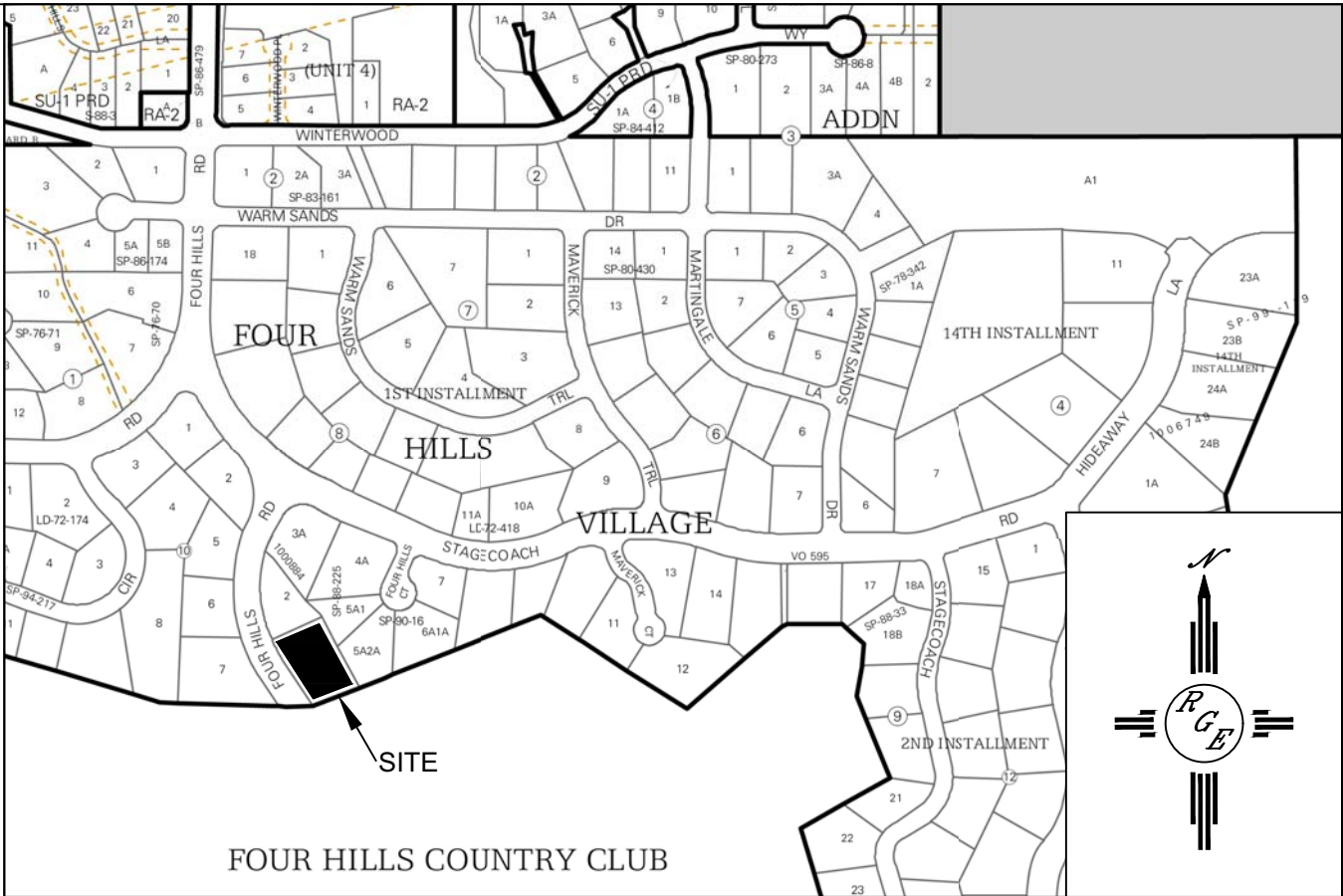
This site is an redevelopment of a previously developed lot. The existing house was demolished at some point in the recent (GIS shows). There is no master drainage plan for this area, all lots currently free discharge. The drainage solution is to match existing discharge and retain the water quality volume on site. The ponds will overflow to the historical out fall. An existing flood zone AO-1 foot exists in the rear yard. No improvements will be located in flood zone. A flood plain permit will be required



CAUTION:
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



FIRM MAP:

LEGAL DESCRIPTION:

LOT 1, BLOCK 9, FOUR HILLS VILLAGE
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.
3. ANY PERIMETER WALLS MUST BE PERMITTED SEPARATELY ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
4. SURVEY INFORMATION PROVIDED BY ANTHONY L. HARRIS, N.M.P.S.#11463 HARRIS SURVEYING, INC. USING NAVD DATUM 1988.
5. A PAD ELEVATION CERTIFICATION SHALL BE REQUIRED PRIOR TO RELEASE OF BUILDING PERMIT.

LEGEND

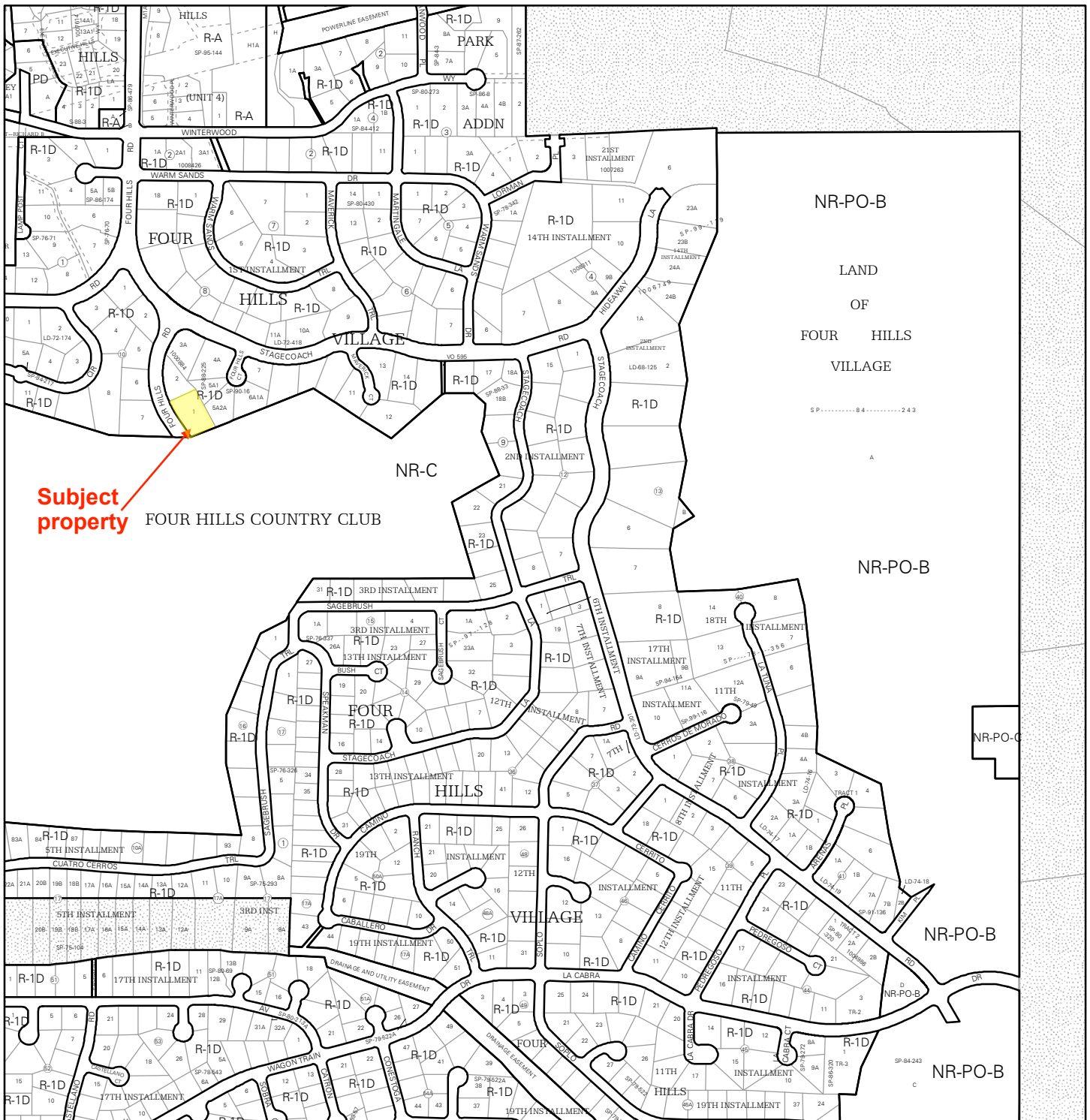
-----XXXX-----	EXISTING CONTOUR
-----XXXX-----	EXISTING INDEX CONTOUR
-----XXXX-----	PROPOSED CONTOUR
-----XXXX-----	PROPOSED INDEX CONTOUR
• XXXX	EXISTING SPOT ELEVATION
● XXXX	PROPOSED SPOT ELEVATION
-----	BOUNDARY
-----	ADJACENT BOUNDARY
=====	EXISTING CURB AND GUTTER
-----	PROPOSED EARTHEN SWALE
-----	PROPOSED CONCRETE
=====	PROPOSED COMPACTED EARTHEN BERM

I DAVID SOULE, HAVE PERSONALLY INSPECTED THE PROPERTY ON _____. NO EARTHWORK HAS BEEN PERFORMED AND THE SITE IS CONSISTENT WITH THE TOPO SHOWN.

DAVID SOULE P.E. #14522

DATE


ENGINEER'S SEAL	LOT 1, BLOCK 9, FOUR HILLS VILLAGE 908 FOUR HILLS ROAD SE GRADING AND DRAINAGE PLAN	DRAWN BY MM DATE 11-28-2025
DAVID SOULE NEW MEXICO 14522 LICENSED PROFESSIONAL ENGINEER	Rio Grande Engineering P.O. BOX 53824 ALBUQUERQUE, NM 87199 (505) 321-9099	SHEET # C1
DAVID SOULE P.E. #14522		JOB #



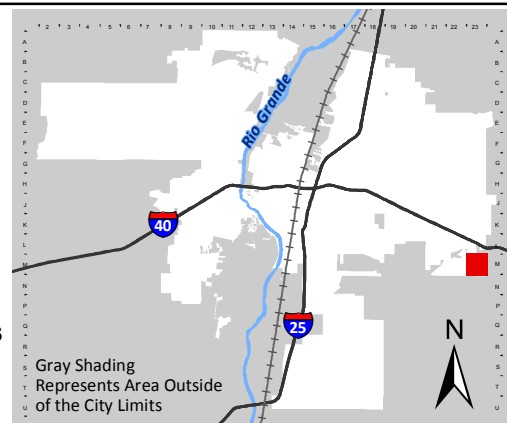
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
M-23-Z

- Easement
- 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

Escarpment
 N
 Feet
0 250 500 1,000