

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

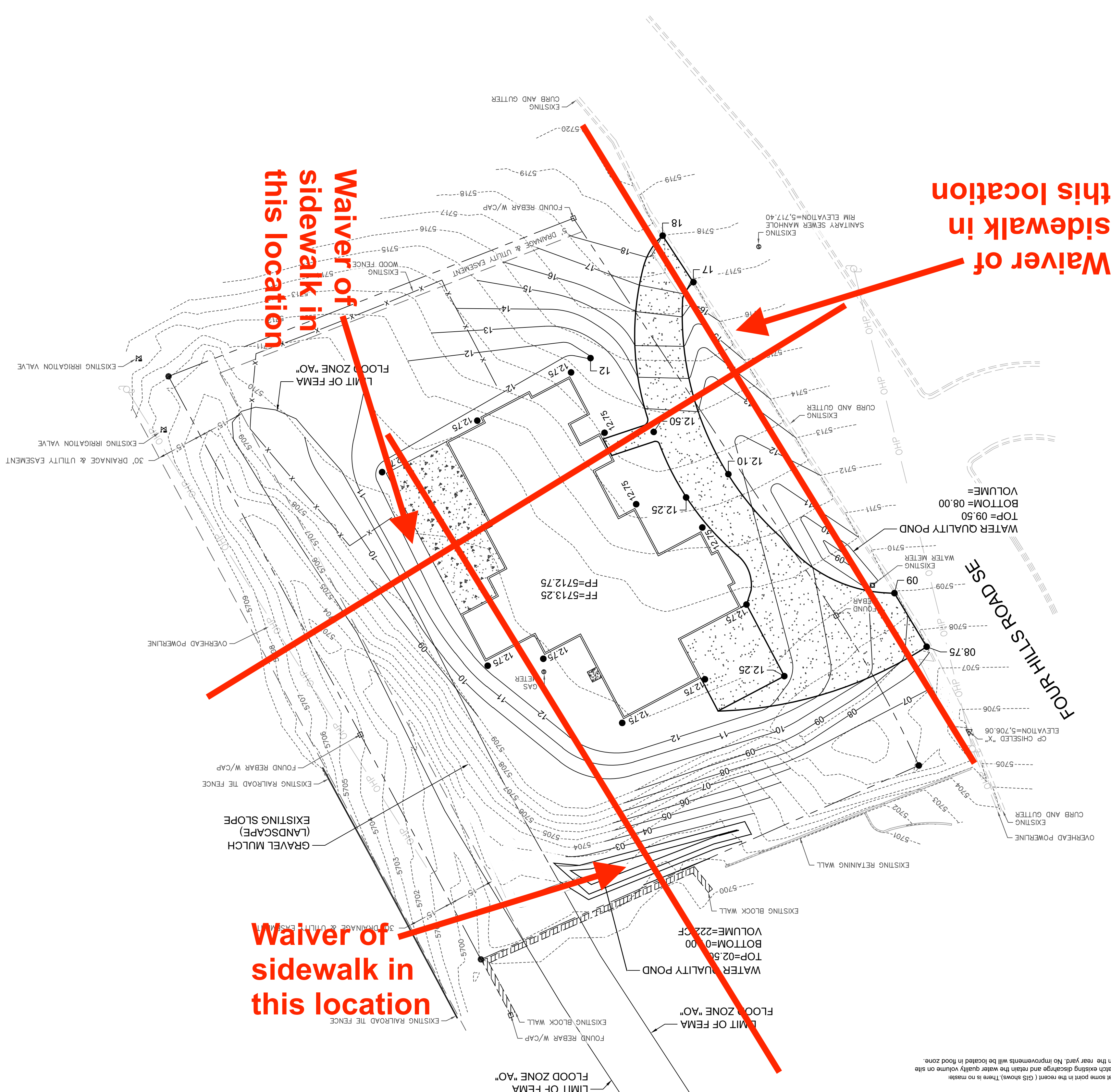
Public Notice Inquiry For:

1. CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL PRIOR TO BEGINNING WORK.
4. REPAIR OF DAMAGED FENCING AND ADJACENT PROPERTIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM EROSION PRIOR TO FINAL GRADE.

Weighted E Method									
100 Year, 6-Hour Storm									
Basin	Area (sq ft)	Weighted E (lb/ft)	Weighted E (lb/ft)	Weighted E (lb/ft)	Weighted E (lb/ft)	Weighted E (lb/ft)	Weighted E (lb/ft)	Weighted E (lb/ft)	Weighted E (lb/ft)
PROPOSED	30976.00	0.711	0.711	0.711	0.711	0.711	0.711	0.711	0.711
HISTORICAL	30976.00	0.711	0.711	0.711	0.711	0.711	0.711	0.711	0.711
DIFFERENCE									
DISCHARGE PROPOSED	2.60 CFS								
DISCHARGE HISTORICAL	2.62 CFS								
DIFFERENCE	-0.02 CFS								
Developed Conditions									
EA= 2.09									
EB= 0.95									
EC= 3.41									
ED= 3.34									
Flow = Qa + Qb + Qc + Qd + Qe + Qf + Qg + Qh + Qi + Qj + Qk + Ql + Qm + Qn + Qo + Qp + Qq + Qr + Qs + Qt + Qu + Qv + Qw + Qx + Qy + Qz									
Volume = Weighted E * Total Area									
water quality required									
ponding provided									
215 cubic feet									

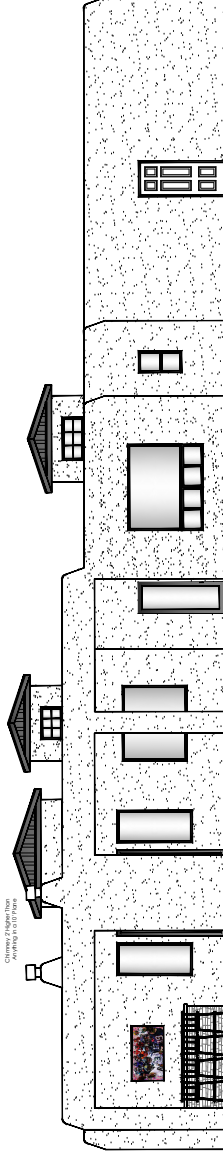
This site is an redevelopment of a previously developed lot. The existing house was demolished at some point in the recent (GIS shows). There is no match drainage plan for this area, all lots currently have five discharges. The drainage solution is to match existing discharge and retain the water quality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

A flood plain permit will be required.



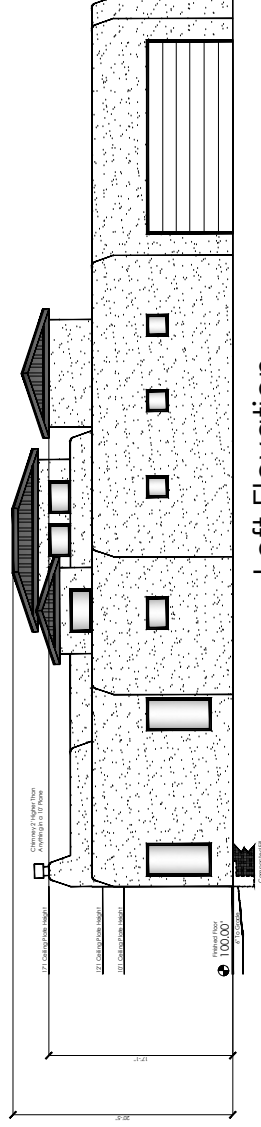
CAUTION:
EXISTING UTILITIES ARE NOT SHOWN.
IT SHALL BE THE SOLE RESPONSIBILITY
OF THE CONTRACTOR TO CONDUCT ALL
NECESSARY FIELD INVESTIGATIONS PRIOR
TO ANY EXCAVATION TO DETERMINE THE
ACTUAL LOCATION OF UTILITIES & OTHER
IMPROVEMENTS.

Chimney 2 Higher Than
Roofline is 10' 0" from

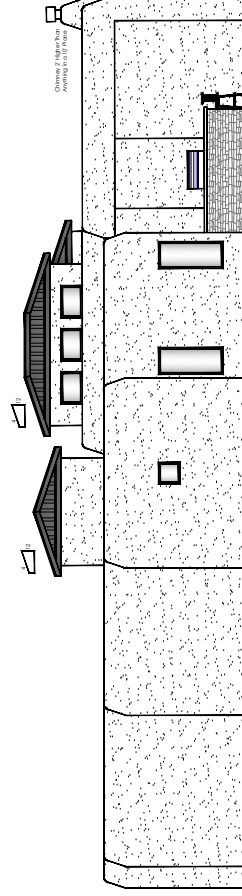


Back Elevation

Chimney 2 Higher Than
Roofline is 10' 0" from



Left Elevation



Right Elevation

Chimney 2 Higher Than
Roofline is 10' 0" from

Chimney 2 Higher Than
Roofline is 10' 0" from

Chimney 2 Higher Than
Roofline is 10' 0" from

