



PLAN SNAPSHOT REPORT MAJOR_PLT-2026-00003 FOR CITY OF ALBUQUERQUE

Plan Type: Preliminary Plat Applications	Project: PR-2020-003688 (PR-2020-003688)	App Date: 01/29/2026
Work Class: Major Preliminary Plat	District: City of Albuquerque	Exp Date: NOT AVAILABLE
Status: In Review	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:
Description: 62nd Street Habitat for Humanity - Preliminary Plat Application		

Parcel:	Address:	Zone:
101005852116340404	544 62Nd St Nw Albuquerque, NM 87105	
101105800115131824		
101005852115840405	556 Coors Blvd Nw Albuquerque, NM 87121	
101105800114531825		
101005852017040403	544 Coors Blvd Nw Albuquerque, NM 87121	
101105800314031826		
101005851214240212	536 Coors Blvd Nw Albuquerque, NM 87121	
101105800613431827		
101105800712831828	532 62Nd St Nw Albuquerque, NM 87105	
Main	552 62Nd St Nw Albuquerque, NM 87105	
	536 62Nd St Nw Albuquerque, NM 87105	
	540 62Nd St Nw Albuquerque, NM 87105	
	548 62Nd St Nw Albuquerque, NM 87105	
	540 Coors Blvd Nw Albuquerque, NM 87121	
	528 62Nd St Nw Albuquerque, NM 87105	Main

Applicant Renee Regal 9384 Valley View Drive NW Suite100 Albuquerque, NM 87114 Business: (505) 366-4187 Mobile: (717) 443-3717	Owner Rick M Crouse II 4900 Menaul Blvd NE Albuquerque, NM 87110 Business: (505) 265-5700 Mobile: (505) 280-4401	Engineer John Stapleton 9384 Valley View Dr NW Albuquerque, NM 87114 Business: (505) 545-9607
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Plan Custom Fields

Existing Project Number	PR-2020-003688	Existing Zoning	R-1B - Residential - Single-Family - Medium Lo	Number of Existing Lots	13
Number of Proposed Lots	13	Total Area of Site in Acres	1.74	Site Address/Street	556 COORS BLVD NW ALBUQUERQUE NM 87105
Site Location Located Between Streets	Coors Blvd between Coors Blvd and Daytona Rd	Case History	PA-2025-00184 / Hydrology approved G&D J11D043	Do you request an interpreter for the hearing?	No
Lot and/or Tract Number	42	Block Number	0000	Subdivision Name and/or Unit Number	DAVIS-PEREA-COURSON S
Legal Description	LT 44 PLAT OF DAVIS-PEREA-COURSON SUBDIVISION OF TRACTS 113,114 & 115 IN		AIRPORT UNIT CONT .1446 AC +/-, LOTS 53, 54 & 55 DAVIS PEREA & COURSON SUBDCONT		.3203 AC, LT 49 DAVIS PEREA & COURSON SUBDIVISIONCONT .1433 +/- AC, LT 45 PLAT OF

PLAN SNAPSHOT REPORT (MAJOR_PLT-2026-00003)

	DAVIS-PEREA-COURSON SUBDIVISION OF TRACTS 113,114 & 115 IN AIRPORT UNIT CONT .1446 AC +/-, * 047 DAVIS PEREA COURSON SUBD. LT 42 PLAT OF DAVIS-PEREA-COURSON SUBDIVISION OF TRACTS 113,114 & 115 IN AIRPORT UNIT CONT .1446 AC +/-, LT 48 PLAT OF DAVIS-PEREA-COURSON SUBDIVISION OF TRACTS 113, 114 & 115 IN AIRPORT UNIT CONT .1446 AC +/-, LT 43 PLAT OF DAVIS-PEREA-COURSON SUBDIVISION OF TRACTS 113,114 & 115 IN AIRPORT UNIT CONT .1446 AC +/-, LT 46 PLAT OF DAVIS-PEREA-COURSON SUBDIVISION OF TRACTS 113,114 & 115 IN AIRPORT UNIT CONT .1446 AC +/-	Existing Zone District R-1B	Zone Atlas Page(s) J-11
Acreage	0.1446, 0.3203, 0.1433, 0.1446, 0.0826, 0.1446, 0.1446, 0.1446, 0.1446	Calculated Acreage	0.14732637, 0.32134984, 0.14330661, 0.14556933, 0.15060936, 0.14250441, 0.14354649, 0.15537654, 0.14125656
Community Planning Area(s)	Southwest Mesa	Character Protection Overlay	Coors Boulevard – CPO-2
Current Land Use(s)	15 Vacant	IDO Use Development Standards Name	Coors Boulevard – CPO-2
Corridor Type	Major Transit (MT) Area	Pre-IDO Zoning District	R-1
FEMA Flood Zone	X	Total Number of Dwelling Units	0
Total Gross Square Footage3	0	Total Gross Square Footage4	0
		Pre-IDO Zoning Description	
		Total Gross Square Footage	0
		Total Gross Square Footage2	0

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Renee_Regal_1/29/2026.jpg	01/29/2026 13:31	Regal, Renee		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00074056	Proposed Lot Fee	\$260.00	\$260.00
	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$50.00
	Major Preliminary Plat Fee	\$815.00	\$815.00
	Technology Fee	\$84.00	\$84.00
	Published Notice Fee - Legal Ad	\$75.00	\$75.00
	Total for Invoice INV-00074056	\$1,284.00	\$1,284.00
NOT INVOICED	Intersection Fee	\$0.00	\$0.00
	Total for Invoice NOT INVOICED	\$0.00	\$0.00
Grand Total for Plan		\$1,284.00	\$1,284.00

PLAN SNAPSHOT REPORT (MAJOR_PLT-2026-00003)

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	02/25/2026	Scheduled	Major Preliminary Plat
Workflow Step / Action Name		Action Type	Start Date	End Date
Application Screening v.1			02/03/2026 9:25	
Associate Project Number v.1		Generic Action		02/03/2026 9:25
Screen for Completeness v.1		Generic Action		02/03/2026 9:25
Verify Payment v.1		Generic Action		02/03/2026 9:49
Sign Posting v.1		Generic Action		02/03/2026 9:49
Application Review v.1			02/03/2026 9:49	
Create and Email Advertisement v.1		Generic Action		02/03/2026 9:49
DHO Hearing v.1		Hold Hearing	02/03/2026 9:49	02/03/2026 9:50
Major Preliminary Plat Review v.1		Receive Submittal		
DFT Comments Submittal v.1		Generic Action		
Notice of Decision v.1				
Upload Notice of Decision v.1		Generic Action		
Confirm AGIS Approval and Upload v.1		Generic Action		
Conditions of Approval v.1				
Add in Conditions of Approval v.1		Generic Action		
Signature v.1				
Confirm Latest PLAT Uploaded v.1		Generic Action		
Confirm Latest Infrastructure List Uploaded v.1		Generic Action		
Confirm Conditions Satisfied v.1		Generic Action		
Confirm Recorded IIA Uploaded v.1		Generic Action		
Signature Review for Plats v.1		Receive Submittal		
Confirm Recorded Plat is Uploaded v.1		Generic Action		
Linked Applications v.1				
Linked Major Final Plat v.1		Create Plan Case		

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 23, 2022

Ian Anderson, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. N.E
Albuquerque, NM 87108

**RE: 62nd Street Subdivision
Grading Plans & Drainage Report
Engineer's Stamp Date: 06/07/22
Hydrology File: J11D043**

Dear Mr. Anderson:

Based upon the information provided in your submittal received 06/08/2022, the Grading Plans & Drainage Report are approved for Grading Permit, Work Order and for action by the DRB on Platting.

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal/Request Descriptions & Location: 62nd Street Subdivision, Lot A-1, Tract A, LOT 53, Lot 50-A & 51-A,
Davis-Perea-Courson Sub, Sect 15, T 10 N, R 2 E, N.M.P.M. City of Albuquerque, NM | UPC 101005851214240212

Hydrology:

- Sensitive Lands Analysis (5-2(C)) Approved X NA
- Grading and Drainage Plan X Approved NA
- AMAFCA Approved X NA
- Bernalillo County Approved X NA
- NMDOT Approved X NA
- MRGCD Approved X NA

Antto M... 1/22/2026
 Hydrology Department Date

Transportation:

- Traffic Circulations Layout (TCL) Approved X NA
- Traffic Impact Study (TIS) Approved X NA
- Neighborhood Impact Analysis (NIA) Approved X NA
- Bernalillo County Approved X NA
- NMDOT Approved X NA

Ernest Armijo 1/28/2026
 Transportation Department Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Availability Statement: Approved NA
- Development Agreement: Approved NA
- If None Explain: Signed Availability Statement #250609

Aryam Hernandez 1/29/2026
 ABCWUA Date

- Infrastructure Improvements Agreement (IIA*) Approved
- AGIS (DXF File**) Approved

Signatures on Plat:

- Owner(s) X Yes
- City Surveyor X Yes
- AMAFCA*** Yes NA
- NM Gas*** Yes
- PNM *** Yes
- COMCAST*** Yes
- MRGCD*** Yes NA

* Prior to **Final Plat** submittals (include a copy of the recorded IIA)

** DXF file required for **Preliminary/Final Plat** and **Final Plat** approval submittals and not required for **Preliminary Plat** application

*** Signatures required for **Preliminary/Final Plat** and **Final Plat** applications and not required for **Preliminary Plat** application

AGENT LETTER / LETTER OF AUTHORIZATION

OWNER: Greater Albuquerque Habitat for Humanity
Attn: Rick Crouse
505-280-4401
rick@habitatbqrr.org

AGENT: Community Design Solutions, LLC | CDS
John Stapleton, PE
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114
John.Stapleton@cdsnm.com

Property Description: 62nd Street NW, Albuquerque, New Mexico, 87105
LOT A-I, TRACT A, LOT 50-A & 51-A, DAVIS-PEREA-COURSON SUB, BEING A REPLAT OF LOTS 42-51,
PORTION OF LOT 52,53,54 & 55, TOWN OF ATRISCO GRANT, PROJECTED SECTION 15, T 10 N, R 2 E,
N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO| APPROX. 1.72 AC

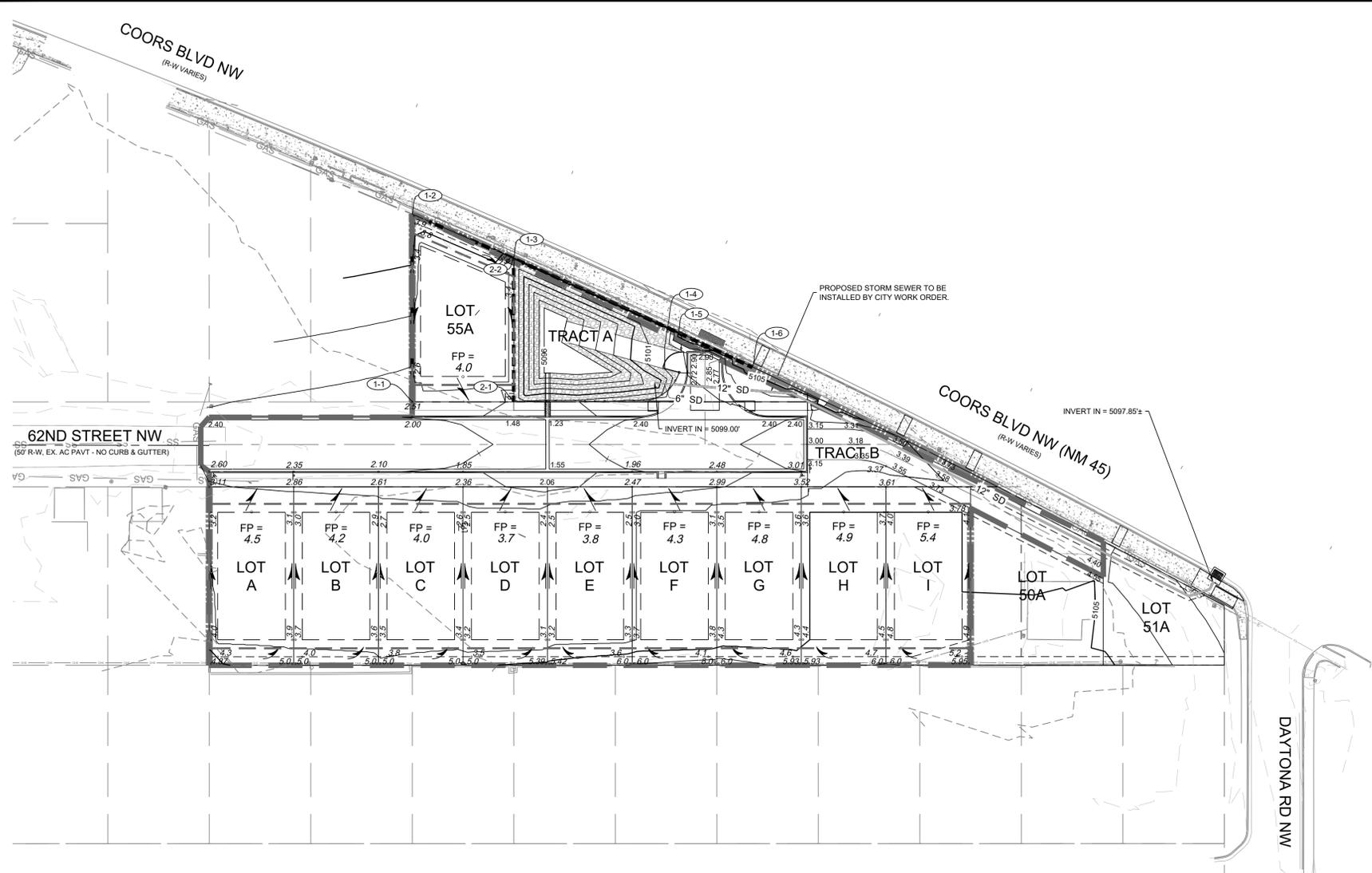
Greater Albuquerque Habitat for Humanity, owner of the above-referenced land, hereby authorizes
CDS as agent for all applications for the property.


Signature

12-22-25
Date


Printed Name

NAME: P:\Habitat for Humanity\256702 62nd Subdivision\3_DWG\Sheets\6 Grading & Drainage Plan.dwg Plotted: Dec 22, 2025 12:46pm



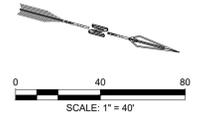
LEGEND

- DIRECTION OF FLOW
- PROPOSED SPOT ELEVATION
- TOP OF CURB OR FINISHED GROUND ELEVATION
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- RIGHT OF WAY (ROW)
- PROPERTY LINE
- ROADWAY CENTERLINE
- LIMITS OF GRADING
- RETAINING WALL
- RETAINING WALL POINT
- LIMITS OF OVER EXCAVATION
- SWALE
- PERIMETER WALL

ABBREVIATIONS:

EG - EXISTING GROUND
 FP - FINISH PAD
 TYP - TYPICAL
 FF - FINISH FLOOR
 LP - LOW POINT

- GRADING NOTES**
- ALL SPOT ELEVATIONS SHOWN IN ROADWAY ON GRADING PLAN SHEETS ARE FOR INFORMATION ONLY. CONTRACTOR SHALL CONSTRUCT ROADWAYS PER PLAN AND PROFILE SHEETS.
 - SEE SHEET 17 FOR RETAINING WALL DETAILS.
 - RETAINING WALLS LESS THAN 2 FEET ARE NOT SHOWN.
 - THE FINISH FLOOR (FF) ELEVATION ASSUMES AN 8" THICK SLAB. IF THIS IS NOT THE CASE, ADJUST THE FF ELEVATION RELATIVE TO THE FINISH PAD (FP) ELEVATION ACCORDINGLY.



WALL POINT	TOP OF WALL ELEVATION	TOP OF FOOTING ELEVATION	WALL HEIGHT (FT)
1-1	2.67	1.33	1.33
1-2	STEP	STEP	1.33
	6.00	2.67	
1-3	6.00	2.67/1.33	3.33
1-4	6.00	1.33	4.67
1-5	6.00	STEP	4.67
		4.00	
1-6	6.00	4.00/4.67	2.00
2-1	2.00	0.00	2.00
2-2	STEP		2.00
	4.00	0.00	

DRAINAGE SUMMARY

This Site is subject to an approved drainage report by Issacson Arfman, Inc. (HydroTrans #J11D043) and complies with the drainage design and analysis provided in that report.

In addition, the 100-year 10-day storm retention volume for the proposed subdivision (see the table on this sheet) is contained within the pond and the right of way.

DRAINAGE CALCULATIONS

Pond Elev	Area (Sq. Ft.)	Vol (Cu. Ft.)	Cum. (Cu. Ft.)	Cum. (Ac. Ft.)
5096.0	782	0	0	0.000
5097.0	1375	1079	1079	0.025
5098.0	2085	1730	2809	0.064
5099.0	2900	2493	5301	0.122
5100.0	3838	3369	8670	0.199
5101.0	4824	4331	13001	0.298
5102.0	9623	7224	20225	0.464

V ₃₆₀ (Ac. Ft.)	A _D (Ac.)	P _{10DAY} (In.)	P ₃₆₀ (In.)	V _{10DAY} (Ac. Ft.)
0.298	1.19	3.67	2.18	0.445

CDS
 COMMUNITY DESIGN SOLUTIONS, LLC
 9384 VALLEY VIEW DR NW, SUITE 100
 ALBUQUERQUE, NEW MEXICO 87114
 PHONE: (505)366-4187

BENCH MARKS

A SCRIBED "+ IN CONCRETE CURB NEAR THE WESTERN END OF THE PROJECT SITE, APPROXIMATELY FEET WEST OF THE EDGE OF ASPHALT OF STREET SW AND FEET NORTH OF THE EDGE OF ASPHALT OF AN UNNAMED ONE WAY ROAD. MODIFIED GROUND COORDINATES:
 NORTHING = ##### FEET
 EASTING = ##### FEET
 ELEVATION = ##### FEET (NAVD 1988)

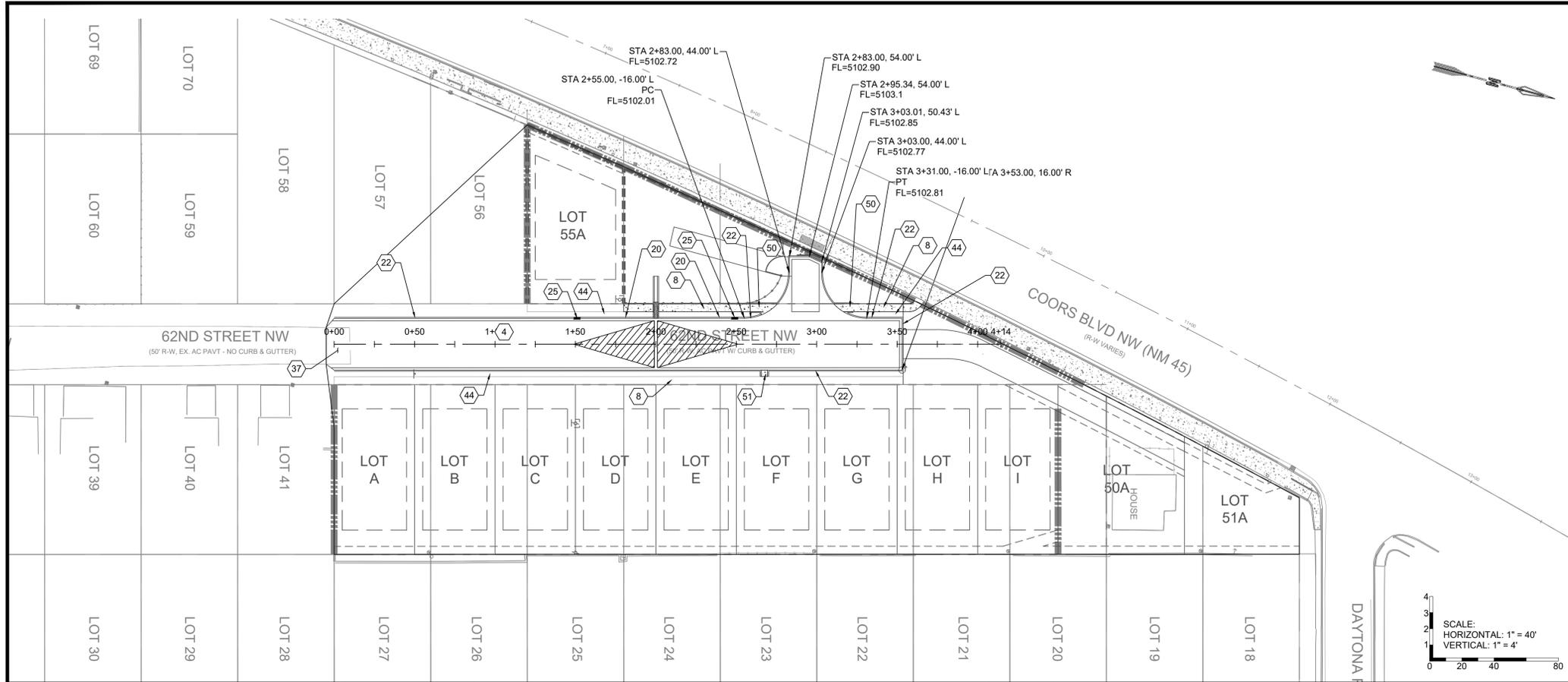


NO.	DATE	DESCRIPTION	BY
		AS-BUILT INFORMATION	
		WORK STAKED BY:	
		INSPECTOR'S ACCEPTANCE BY:	
		FIELD VERIFICATION BY:	
		DRAWINGS CORRECTED BY:	

DESIGNED BY: JS
 DRAWN BY: RW
 CHECKED BY: JS
 DATE: 3/10/2025



	CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT ENGINEERING DIVISION	
	GRADING & DRAINAGE PLAN	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. J-10-Z
		CITY PROJECT NO. 660294
		SHEET NO. 6



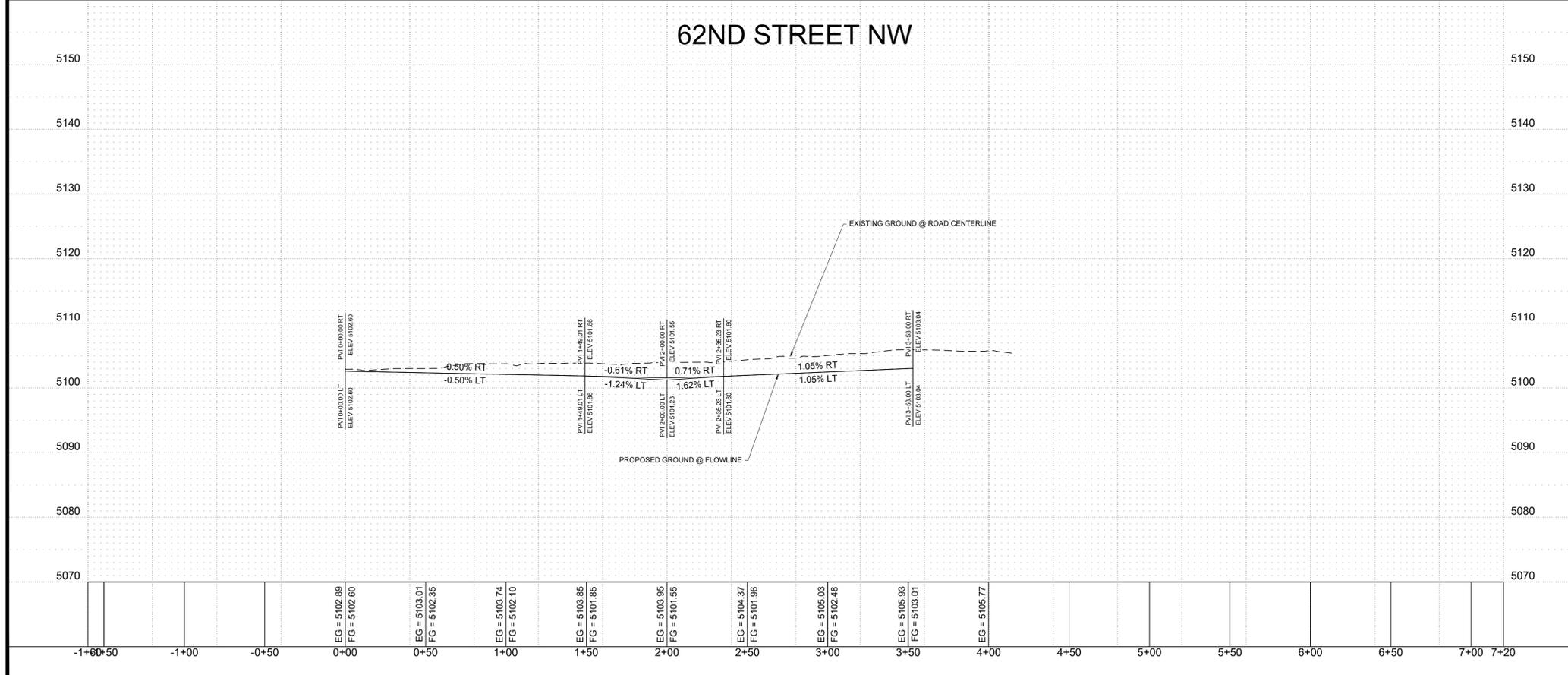
PAVING CONSTRUCTION NOTES

I.D.#	DESCRIPTION
4	BUILD LOCAL PAVING PER CITY OF ALBUQUERQUE STANDARD DETAILS 2405A.
8	BUILD 5' PCC SIDEWALK PER CITY OF ALBUQUERQUE STANDARD DETAIL 2430
9	5' PCC SIDEWALK PER CITY OF ALBUQUERQUE STANDARD DETAIL 2430 (DEFERRED)
20	BUILD PCC STANDARD CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD DETAIL 2415
22	BUILD PCC ROLL TYPE CURB & GUTTER PER CITY OF ALBUQUERQUE STANDARD DETAIL 2415B.
25	BUILD TRANSITION FROM STANDARD TO ROLL TYPE CURB AND GUTTER
37	REMOVE EXISTING CUTOFF WALL. ENSURE CLEAN PAVEMENT EDGE. SAWCUT IF NECESSARY.
44	BUILD LANDSCAPE BUFFER SWALE PER CITY OF ALBUQUERQUE STANDARD DRAWING 2414
50	BUILD ADA PARALLEL CURB RAMP PER CITY OF ALBUQUERQUE STANDARD DETAIL 2443, DETAIL C
51	BUILD ADA PERPENDICULAR CURB RAMP WITH BUFFER PER COA STANDARD DETAIL 2447

- GENERAL NOTES**
- FOR CENTERLINE ALIGNMENT AND CENTERLINE TABLES, SEE SHEET ##.
 - FOR ROADWAY SECTION SEE SHEET 9.
 - CONTRACTOR SHALL VERIFY CONDUIT NUMBER, SIZE, AND LOCATION FOR DRY UTILITIES (POWER, GAS, AND COMMUNICATIONS) PRIOR TO CONDUIT INSTALLATION.

LEGEND

MATCH NEW ASPHALT PAVEMENT TO EXISTING ASPHALT PAVEMENT	
CROWN TRANSITION	
FLOWLINE OF INVERTED CROWN	
NONDEFERRED SIDEWALK	
CURB TRANSITION	
PERIMETER WALL	



CDS
COMMUNITY DESIGN SOLUTIONS, LLC
9384 VALLEY VIEW DR NW, SUITE 100
ALBUQUERQUE, NEW MEXICO 87114
PHONE: (505)366-4187

CONSULTANTS

BENCH MARKS
ACS MONUMENT "13 L14" HAVING ELEVATION OF ##### (BENCHMARK - NAVD 88)

COORDINATES SHOWN REFERENCE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE)
GROUND TO GRID FACTOR OF 0.9996807506 WITH AN ORIGIN OF (0,0)



NO.	DATE	DESCRIPTION	BY
		AS-BUILT INFORMATION <td> </td>	
		WORK STAKED BY: <td> </td>	
		INSPECTOR'S ACCEPTANCE BY: <td> </td>	
		FIELD VERIFICATION BY: <td> </td>	
		DRAWINGS CORRECTED BY: <td> </td>	



CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

62ND ST NW SITE PLAN

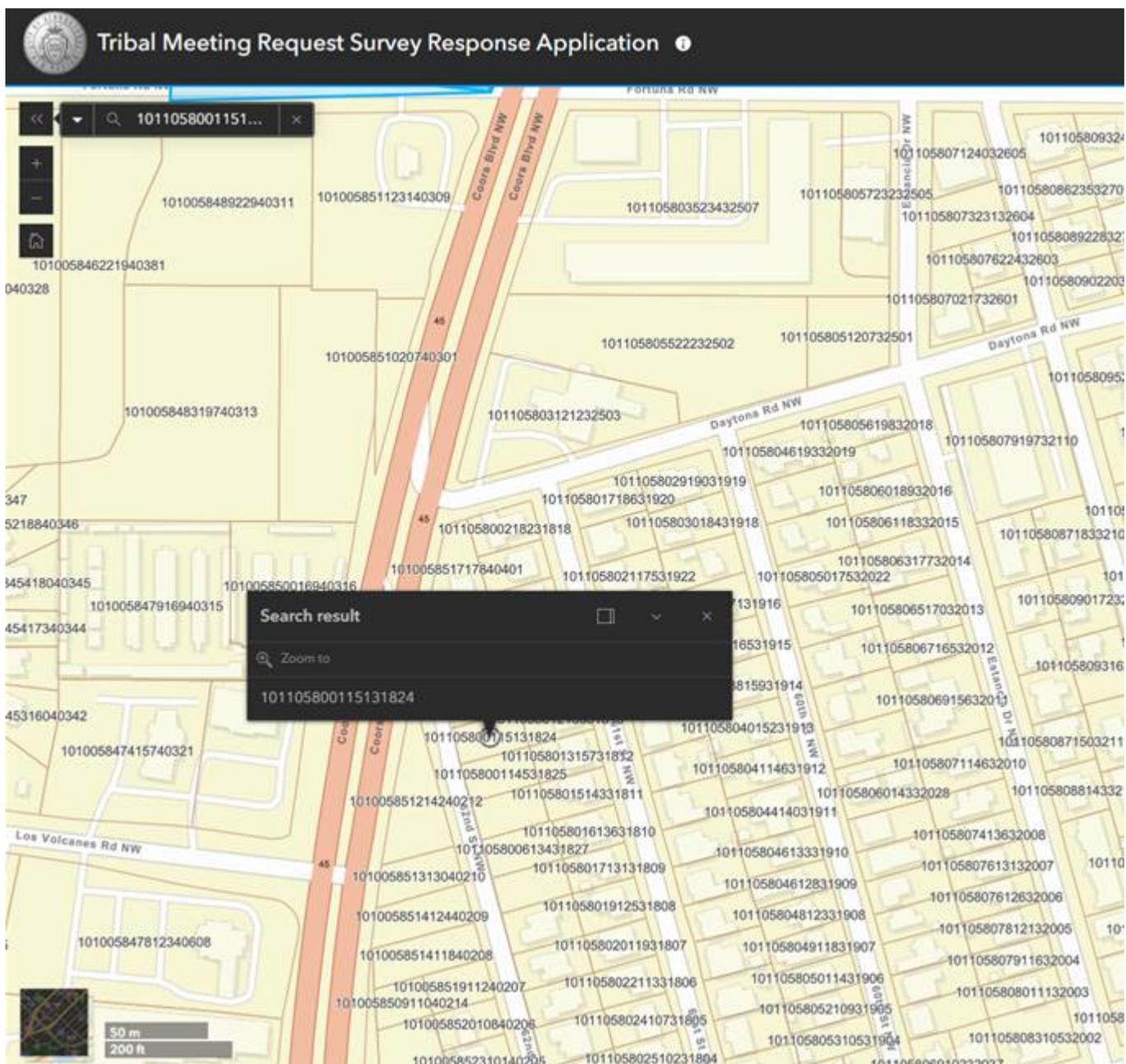
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. J-10-Z
		CITY PROJECT NO. 660294
		SHEET NO. SP

Renee Regal

From: Ortiz, Annette <annetteortiz@cabq.gov>
Sent: Tuesday, December 23, 2025 9:19 AM
To: Renee Regal
Cc: Rodenbeck, Jay B.; Webb, Robert L.; Zamora, Renee C.; Sloan, Terry
Subject: 62nd St (UPC# 101105800115131824) (Tribal Meeting email)

Good morning Renee,

We can confirm that the site in question at (62nd St (UPC# 101105800115131824)) will not require a Tribal Meeting offer or notice per Table 6-1-1 and 6-4(B) of the IDO, as it's not located within 660 feet of Major Public Open Space or a Tribal boundary per our Tribal Meeting Request GIS map that captured your request (see screenshot below):



Please include a copy of this email with your submittal for this site. Upload as pdf to attachments in ABQ-PLAN.

Thank you,



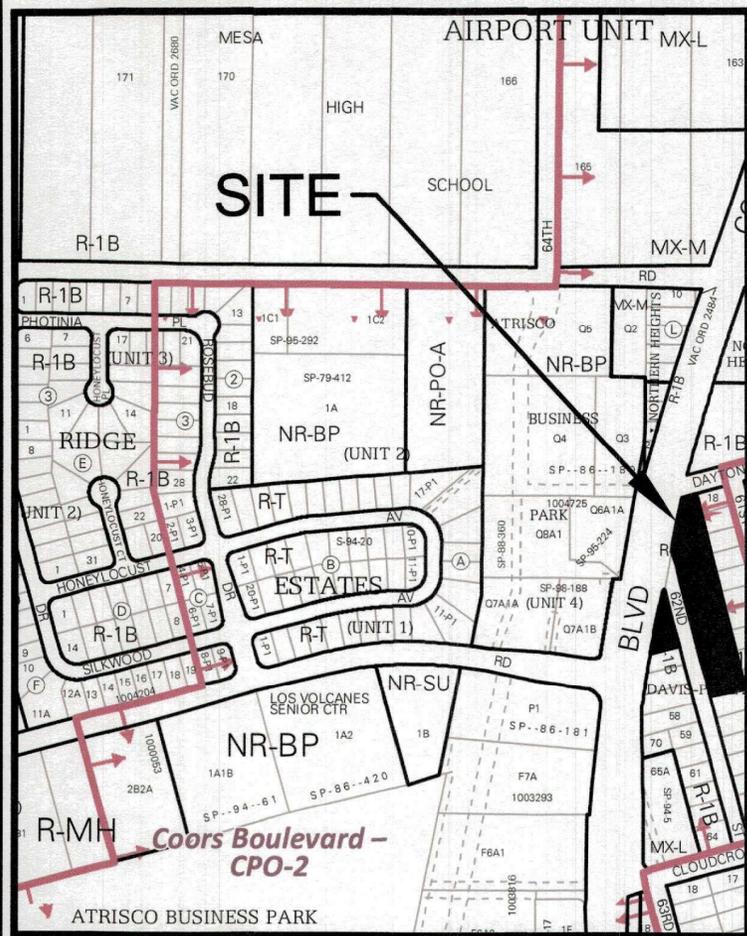
ANNETTE V. ORTIZ

senior admin/navigator

o 505-924-3623

e annetteortiz@cabq.gov

cabq.gov/planning



ZONE ATLAS J-10-Z NO SCALE

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CREATE 14 LOTS FROM 13 LOTS AND TO GRANT ANY EASEMENTS AS SHOWN HEREON.

NOTES:

1. BEARINGS ARE GRID BASED---NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED. (ONLY EXTERIOR BOUNDARY MONUMENTS WERE SET. INTERIOR MONUMENTS TO BE SET POST CONSTRUCTION).
4. BEARINGS AND DISTANCES IN () ARE RECORD

NEW EASEMENTS NOTES:

TRACT A

1. BLANKET PUBLIC ACCESS EASEMENT- FOR THE EMERGENCY TURN AROUND AREA AND POND ACCESS
2. BLANKET GRADING EASEMENT- FOR THE RETAINING WALL HOLDING UP COORS ROW, FOR PUBLIC ACCESS TO MAINTAIN RETAINING WALL AND COORS ROW
3. BLANKET PUBLIC DRAINAGE EASEMENT- FOR ACCEPTING PUBLIC RUNOFF INTO THE POND
4. TRACT A SHALL BE OWNED AND MAINTAINED BY THE HOA

TRACT B

1. BLANKET ACCESS EASEMENT- REQUIRED FOR LOTS H, I, 50A, AND 51A THROUGH TRACT B
2. BLANKET PUBLIC WATER AND SEWER EASEMENT- FOR THE WATER AND SEWER MAIN RUNNING THROUGH TO COORS BLVD
3. BLANKET PRIVATE DRAINAGE EASEMENT- FOR THE STORM DRAIN LINE AND FOR THE CROSS-LOT DRAINAGE FROM LOTS H, I, 50A, AND 51A THROUGH TRACT B
4. TRACT B SHALL BE OWNED AND MAINTAINED BY THE HOA

LEGAL DESCRIPTION:

LOTS 42-51, PORTION OF LOT 52, LOT 53-55 OF THE DAVIS-PEREA-COURSON SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK ON APRIL 02, 1948 AS PLAT BOOK VOLUME C, FOLIO 93

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

QWEST CORPORATION D.B.A. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGED OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

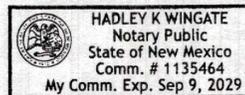
FREE CONSENT:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND HEREBY GRANT ALL EASEMENTS AS SHOWN. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: Richard M. Crowe 1-22-26
OWNER/DATE

ACKNOWLEDGMENT

STATE OF NM)
) SS.
COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22 DAY OF JANUARY, 2026, BY RICHARD M. CROWE JR

NOTARY PUBLIC: Hadley K Wingate
MY COMMISSION EXPIRES: SEP 9, 2029

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #:

BERNALILLO COUNTY TREASURE'S OFFICE: _____

SUBDIVISION DATA:

DRB#
ZONE ATLAS INDEX NO. J-20-Z
DATE OF FIELD SURVEY: JULY, 2021
TOTAL NO. OF TRACTS EXISTING 13
TOTAL NO. OF LOTS CREATED 14
TOTAL GROSS ACREAGE: 1.7296 ACRES

DOCUMENTS USED:

VOL C, FOLIO 93
VOL 2004S, PAGE 1

SUBDIVISION PLAT OF
LOT A THRU LOT I, TRACT A, TRACT B
LOT 50-A & 51-A AND LOT 55-A
DAVIS-PEREA-COURSON SUBDIVISION
BEING A REPLAT OF LOTS 42-51, PORTION OF LOT 52, 53, 54 & 55
TOWN OF ATRISCO GRANT
PROJECTED SECTION 15, T 10 N, R 2 E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2026

PROJECT NUMBER: _____

CITY APPROVALS:

Laron N. Risenhoover P.S. 1/22/2026
CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

UTILITIES DEVELOPMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

A.M.A.F.C.A. DATE

ABCWUA DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

REAL PROPERTY DIVISION DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES DATE

NEW MEXICO GAS DATE

QWEST CORPORATION D.B.A. CENTURY LINK QC DATE

COMCAST DATE

SURVEYOR'S CERTIFICATE:

I, DAVID P ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MARCH 12, 2022; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David P. Acosta JANUARY 19, 2026
DAVID P. ACOSTA, NMPLS NO. 21082 DATE



SURVEYING AND MAPPING, LLC
277 E AMADOR AVE SUITE 303
LAS CRUCES, NM 88001
505-917-8921

SHEET INDEX

PAGE 1. COVER
PAGE 2. SUBDIVISION PLAT

SUBDIVISION PLAT OF
LOT A THRU LOT I, TRACT A, TRACT B
LOT 50-A & 51-A AND LOT 55-A
DAVIS-PEREA-COURSON SUBDIVISION
 BEING A REPLAT OF LOTS 42-51, PORTION OF LOT 52, 53, 54 & 55
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 15, T 10 N, R 2 E, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2026

SOLAR COLLECTION NOTE:

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

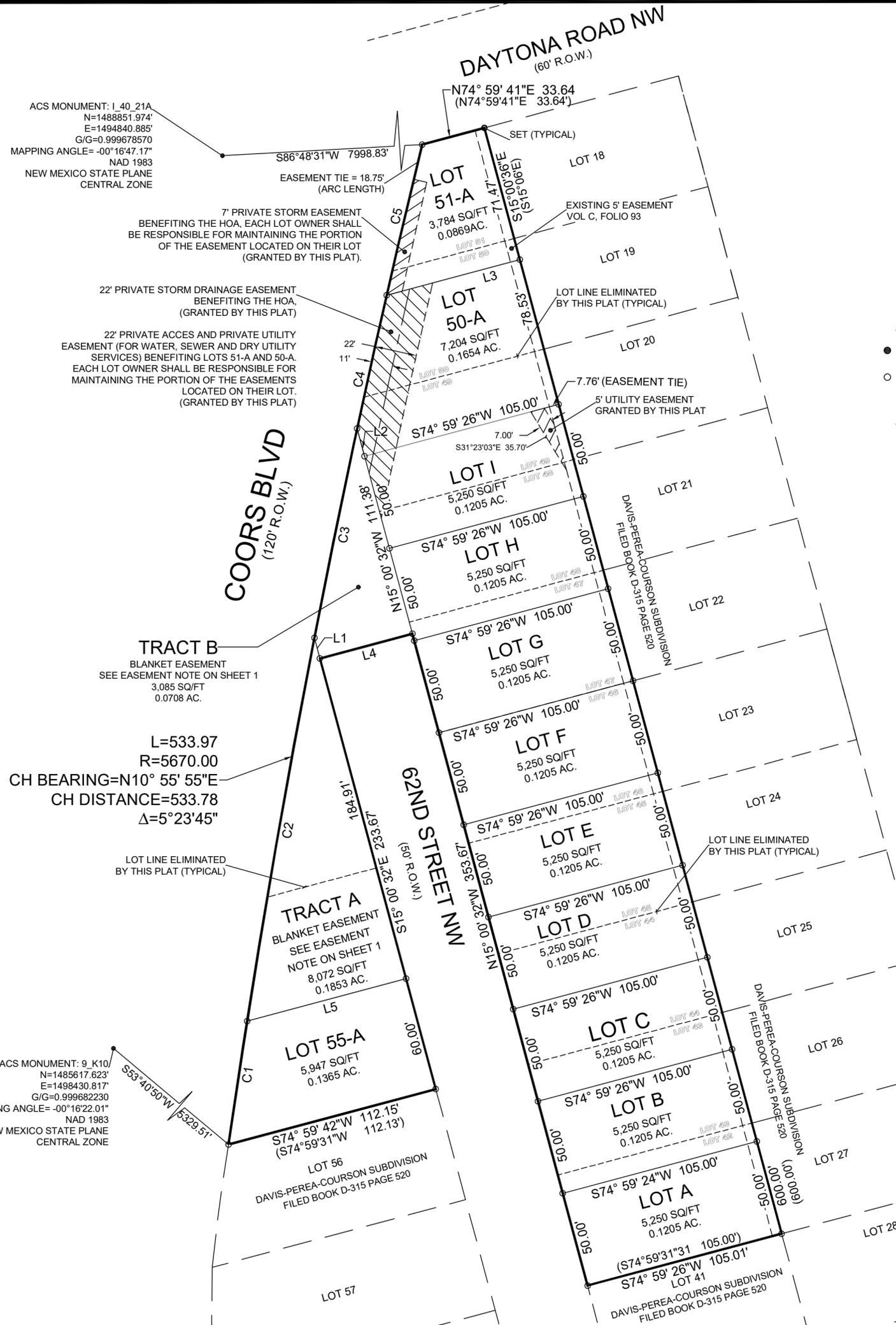
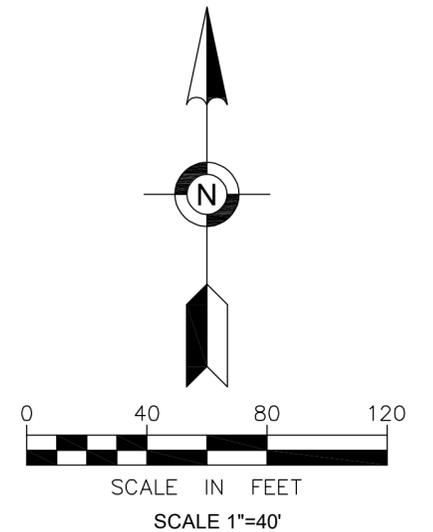
NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

LEGEND OF SYMBOLS

- FOUND MONUMENT AS NOTED
 - SET 5/8" REBAR WITH MORASSE CAP "LS 21082" OR PK NAIL WITH SHINER "21082"
- NOTE:** ONLY EXTERIOR CORNERS WILL BE SET AT RECORDING OF PLAT. INTERIOR CORNERS WILL BE SET POST CONSTRUCTION BY SAM OR OTHERS.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	65.45'	5670.00'	0°39'41"	N8° 33' 53"E	65.45'
C2	203.93'	5670.00'	2°03'39"	N9° 55' 33"E	203.92'
C3	111.91'	5670.00'	1°07'51"	N11° 31' 18"E	111.91'
C4	71.55'	5670.00'	0°43'23"	N12° 26' 55"E	71.54'
C5	81.13'	5670.01'	0°49'11"	N13° 13' 12"E	81.13'

Line Table		
Line #	Length	Direction
L1	11.24'	N15° 00' 32"W
L2	15.05'	N15° 00' 32"W
L3	72.01'	N74° 59' 19"E
L4	49.99'	S74° 59' 25"W
L5	85.95'	N74° 59' 26"E



ACS MONUMENT: I_40_21A
 N=1488851.974'
 E=1494840.885'
 G/G=0.999678570
 MAPPING ANGLE=-00°16'47.17"
 NAD 1983
 NEW MEXICO STATE PLANE
 CENTRAL ZONE

ACS MONUMENT: 9_K10
 N=1485617.623'
 E=1498430.817'
 G/G=0.999682230
 MAPPING ANGLE=-00°16'22.01"
 NAD 1983
 NEW MEXICO STATE PLANE
 CENTRAL ZONE



SURVEYING AND MAPPING, LLC
 277 E AMADOR AVE SUITE 303
 LAS CRUCES, NM 88001
 505-917-8921

January 29, 2026

Development Hearing Officer
City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102

RE: Project Description/Justification Letter for a Preliminary Plat Application – BEING A REPLAT OF LOTS 42-51, PORTION OF LOT 52,53,54 & 55, TOWN OF ATRISCO GRANT, PROJECTED SECTION 15, T 10 N, R 2 E, N.M.P.M., 1.7296 Acres, 62nd Street NW, Albuquerque, NM 87110

Dear Development Hearing Officer,

Community Design Solutions, LLC (CDS), on behalf of the Albuquerque Greater Habitat for Humanity, submits this project description/justification letter per the City's preliminary plat application requirements.

This request seeks to create 14 residential lots from 13 lots with a total gross acreage of 1.7296 acres. The current zoning is R1B and no zone change is being requested.

The plat includes a proposed 22ft wide private storm drainage easement and a 7ft private storm drainage easement to benefit the HOA.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,



Community Design Solutions, LLC
John Stapleton P.E.
CDS | Project Manager
505-545-9607



DEVELOPMENT FACILITATION TEAM (DFT) MEETING AGENDA

July 2, 2025

(Via Public Zoom Video Conference)

Join Zoom Meeting:

<https://cabq.zoom.us/j/89785314995>

Meeting ID: 897 8531 4995

Dial by your location

+1 346 248 7799 US (Houston)

Find your local number: <https://cabq.zoom.us/u/kceqFf3L0L>

DFT - CASES FOR REVIEW AND COMMENT

Comments due – July 1st

1. [PR-2019-002380](#)
[SP-2025-00047](#) – SITE PLAN DFT

All or a portion of: **LT 2A BLK 1 PLAT OF LOT 2-A, BLOCK 1 LANDS OF THE ATRISCOGRANT (A REPLAT OF LOTS 1-A AND 2, BLOCK 1) CONT 8.6669 AC** zoned **NR-C**, located at **10000 CENTRAL AVE SW** containing approximately **8.6669** acre(s). **(L-09)**

REQUEST: Site Plan Administrative DFT to increase the square footage of a previously approved development from 44,089 square feet per a Minor-Administrative Amendment and from 49,035 square feet per the original Site Plan – DRB approval to 54,616 square feet (a major amendment)

IDO – 2025

2. [PR-2024-010691](#) *(Second Submittal)*

SP-2025-00031 – SITE PLAN DFT

All or a portion of: **Lot/Tract 11A, BLOCK 2 VOLCANO CLIFFS UNIT 14** zoned **MX-L**, located at **7520 RAINBOW BLVD BETWEEN RAINBOW BLVD NW & UNIVERSE BLVD NW** containing approximately **2.03** acre(s). **(D-09)**

REQUEST: Site Plan Administrative DFT Review for a self-storage facility

IDO – 2025

3. [PR-2024-010846](#) *(Second Submittal)*

SP-2025-00043 – SITE PLAN DFT

All or a portion of: **Lot/Tract 1 thru 5, UNIVERSITY HEIGHTS, MONTE VISTA ADDN** zoned **MX-M**, located at **3200 CENTRAL AVE SE** containing approximately **1.0847** acre(s). **(K-16)**

REQUEST: Site Plan for Hiway Hotel

SKETCH PLAT 9-25-24 (DFT)

IDO – 2025

4. [PR-2023-008710](#) *(Second Submittal)*

SI-2025-00082 – SITE PLAN DFT

SI-2024-01652 – ALTERNATIVE LANDSCAPING PLAN

All or a portion of: **TR OF LAND IN SE SW SE SEC 14 T11N R3E (AKA HARLEY TRACT WITHIN LOOP INDUSTRIALDISTRICT UNIT NO. 1) EXCL S'LY PORTOUT TO R/W** zoned **NR-LM**, located at **8200 Jefferson St NE** containing approximately **9.16** acre(s). **(C-17)**

REQUEST: New U-Haul site development

SKETCH PLAT 6-7-23 (DFT)

IDO – 2023

5.

[PR-2024-011052](#) *(Second Submittal)*

[SI-2024-01468](#) – EPC FINAL SITE PLAN SIGN-OFF

All or a portion of: **TRACT B-1 PLAT OF TRACT B-1, AND B-2 AND C-1 ADOBE WELLS SUBDIVISION CONT.** zoned **NR-C**, located at **9640 EAGLE RANCH RD. NW** containing approximately **6.3** acre(s). **(B-13)**

REQUEST: EPC Site Plan review for an approximately 5,900 square foot expansion of an existing building consisting of Light Vehicle Sales and Rental Uses.

IDO – 2023

6.

[PR-2022-006673](#)

[PA-2025-00174](#) – SKETCH

All or a portion of: **TRACT 1-A BLOCK 101 PLAT FOR TRACTS 1-A AND 2-A BLOCK 101 BRENTWOOD HILLS SUBDIVISION CONT 1.8004 AC** zoned **MX-M**, located at **2600 JUAN TABO BLVD NE** containing approximately **0.58** acre(s). **(H-21, H-22)**

REQUEST: Proposed 510 sqft drive-thru coffee shop with no onsite seating or consumption

IDO - 2025

7.

[PR-2020-004622](#)

[PA-2025-00187](#) – SKETCH

All or a portion of: **Lot/Tract 6 thru 10, UNM Gibson Commercial District** zoned **R-MH**, located on **UNIVERSITY BLVD SE between ALUMNI DR SE and VARSITY AVE SE.** (L-15)

REQUEST: Vacations of Right-of-Way and various easements, update Right-of-Way alignments, and replat the tracts into five (5) new tracts

IDO – 2025

8.

[PR-2024-010490](#)

[PA-2025-00185](#) – SKETCH

All or a portion of: **Lot/Tract 3A1, PAVILLIONS AT SAN MATEO** zoned **MX-M**, located at **4600 Cutler Blvd NE, 4610 Cutler Blvd NE, 4700 Cutler Blvd NE, 4900 Cutler Blvd NE between San Mateo Blvd NE and Washington ST NE** containing approximately 9.4 acre(s). **(H-17)**

REQUEST: Create six lots from one lot

IDO - 2025

9. [PR-2025-020082](#)
[PA-2025-00182](#) – SKETCH

All or a portion of: **Lot/Tract 1A, SUMMER GARDEN ADDN** zoned **MX-L**, located at **1501 MOUNTAIN RD NW** located east of 15th St and West of Sawmill road on the north side of Mountain containing approximately **0.1148, 0.1379** acre(s). (J-13)

REQUEST: Purchase the city right-of-way that crosses my property

IDO – 2025

10. [PR-2021-005862](#)
[PA-2025-00183](#) – SKETCH

All or a portion of: **Lot/Tract 16D2, EL RANCHO GRANDE UNIT 16** zoned **R-1A**, located on **Gibson Boulevard between Gibson Boulevard SW and Delgado Road SW** containing approximately **16.4561** acre(s). (M-08, N-08)

REQUEST: Proposed 102 lot layout

IDO – 2025

11. [PR-2020-003688](#)
[PA-2025-00184](#) – SKETCH

All or a portion of: **Lot/Tracts 53 thru 55, DAVIS-PEREA-COURSON** zoned **R-1B**, located on **Coors blvd between Coors blvd and Daytona Rd** containing approximately **1.74** acre(s). (J-10)

REQUEST: Approximately 1.74 acres zoned R1-B to redistribute lot lines to accommodate 13 residential lots

IDO – 2025

OTHER ACTIVE DFT CASES/APPLICATIONS UNDER REVIEW

*****(No New Information received from applicants/agents)***

[PR-2024-010931](#)

SP-2025-00005 – SITE PLAN DFT

SP-2025-00004 – ALTERNATIVE LANDSCAPING PLAN

All or a portion of: **Lot/Tract 23, ORIGINAL TOWNSITE OF WESTLAND** zoned **NR-C**, located on **Sunset Gardens SW, between 90th Street and 94th Street SW** containing approximately **8.34639** acre(s). **(K-09, L-09)**

REQUEST: Site Plan - DFT to identify Major Public Infrastructure. Phased Charter School

SKETCH PLAT 9-25-24 (DFT)

IDO – 2023

[PR-2024-011229](#)

SI-2024-01628 – SITE PLAN DFT

All or a portion of: **Tract A-2-C-2, Block 2, Unit 3, West Business Park** zoned **NR-BP**, located at **501 Unser Blvd NW between Los Volcanes and Saul Bell Road** containing approximately **4.9892** acre(s). **(K-10)**

REQUEST: Compliance with the ABQ IDO for proposed Light Vehicle Fueling Station with Auto and Truck canopies

IDO – 2023

[PR-2020-003259](#)

SI-2024-01088 – SITE PLAN DFT

All or a portion of: **TRACT 1-A-1-A PLAT OF TRACTS 1-A-1-A & 1-A-1-B, HONEYWELLSITE** zoned **NR-LM**, located at **9201 SAN MATEO BLVD NE between SAN DIEGO AVE and JEFFERSON** containing approximately **59.6960** acre(s). **(B-17)**

REQUEST: Major Amendment - Site Plan. This site plan was approved by DRB, See project number DRB-99-88

IDO -2022

[PR-2024-009765](#)

SI-2024-00468 – EPC FINAL SIGN OFF

Located at **1100 Woodward PI NE** containing approximately **2.8** acre(s).

REQUEST: Major Amendment to existing EPC Site Plan for Subdivision - Gateway Center

IDO – 2022

[PR-2023-009105](#)

SI-2023-01377 – EPC FINAL SITE PLAN

SIGN-OFF

SI-2023-01402 – EPC FINAL SITE PLAN

SIGN-OFF

All or a portion of: **Lot Tract: LOT 2-A AND 2-B LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSING PHASE II** located at **10080 & 10088 between Coors & 7 Bar Loop**

REQUEST: EPC Final Site Plan Sign-Off

IDO – 2022



Development Facilitation Team (DFT) – Review Comments

Reviewer: David Gutierrez | Phone: 505-289-3381 | dggutierrez@abcwua.org

Project No: PR-2020-003688 Date: 7/02/2025 Agenda Item: #11 Zone Atlas Page: J-10

Legal Description: Lot/Tracts 53 thru 55, Davis-Perea-Courson

Location: Coors Blvd between Coors Blvd and Daytona Rd

Request: Approximately 1.74 acres zoned R1-B to redistribute lot lines to accommodate 13 residential lots

Approved No Conditions **Approved W/Conditions** **Not Approved**

Application For: PA-2025-00184 - SKETCH

1. A Request for Availability (250609) has been received and will provide conditions for service.
 - a. Please note there is a previous letter (200905) that provided conditions for a similar subdivision and requirements may be very similar however if any changes have taken place please elaborate.
2. It is not clear the plat boundary. Please ensure this is clearly delineated.
3. Please label all existing and proposed lots. It is not clear if lot 51-a is existing as well as lot 50-a.
4. For this plat, coordination with Utility Development will be required and a utility plan will need to be reviewed prior to any approvals to ensure the utility plan acquires adequate easements for the public infrastructure needed for the site.
5. Add the following note on the plat when easements are being granted for public water and/or public sanitary sewer infrastructure.

ABCWUA Public Water & Sanitary Sewer Easements

Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

Comment: (Provide written response explaining how comments were addressed)

DEVELOPMENT FACILITATIVE TEAM (DFT) - **HYDROLOGY SECTION**

Tiequan Chen, PE, Principal Engineer | 505-924-3695 tchen@cabq.gov

DRB Project Number: PR-2020-003688, PA-2025-00184 Hearing Date: **07-02-2025**

Lots A-J & 50A, 51A, A, & 55A,
Davis-Perea-Courson

Project: Subdivision, redistribute lot lines Agenda Item No: **11**

Sketch Plat

Site Plan for Bldg.
Permit

ENGINEERING COMMENTS:

- Hydrology has an approved Grading & Drainage Plan (J11D043) with engineer's stamp date of 06/07/2022.
- Hydrology has no objection to the Sketch Plat.

APPROVED
 DENIED

DELEGATED TO: TRANS HYD WUA PRKS PLNG

Delegated For: _____

SIGNED: I.L. SPSD SPBP FINAL PLAT

DEFERRED TO _____



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2020-003688

PA-2025-00184 – SKETCH

All or a portion of: Lot/Tracts 53 thru 55, DAVIS-PEREA-COURSON zoned R-1B, located on Coors blvd between Coors blvd and Daytona Rd containing approximately 1.74 acre(s). (J-10)

REQUEST: Approximately 1.74 acres zoned R1-B to redistribute lot lines to accommodate 13 residential lots

IDO – 2025

COMMENTS

7.1.2025

- No comments at this time.

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2020-003688
Coors and Daytona

AGENDA ITEM NO: 11

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. Coors is a Principal Arterial and a Major Transit Corridor and requires 6' to 10' sidewalks with a 6' to 8' landscape buffer. Daytona, Cloudcroft and 62nd are local roads and require 5' sidewalks with 4' to 6' landscape buffers. Please provide dimensions of existing sidewalks and buffers to determine if widening or construction is needed.
2. 62nd will need to be constructed along all frontages including roadway, curb, gutter and sidewalk.
3. All work in the ROW will need to be on an infrastructure list and be completed through work order.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: July 2, 2025

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

MEETING DATE: 7/2/25 -- **AGENDA ITEM:** #11

Project Number: PR-2020-03688

Application Number: PA-2025-00184

Project Name: 540 Coors Blvd NW – 528-564 & 536-544 Coors Blvd NW

Request: Sketch Plat

Proposed subdivision of 10 lot into 13 new lots

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

BACKGROUND

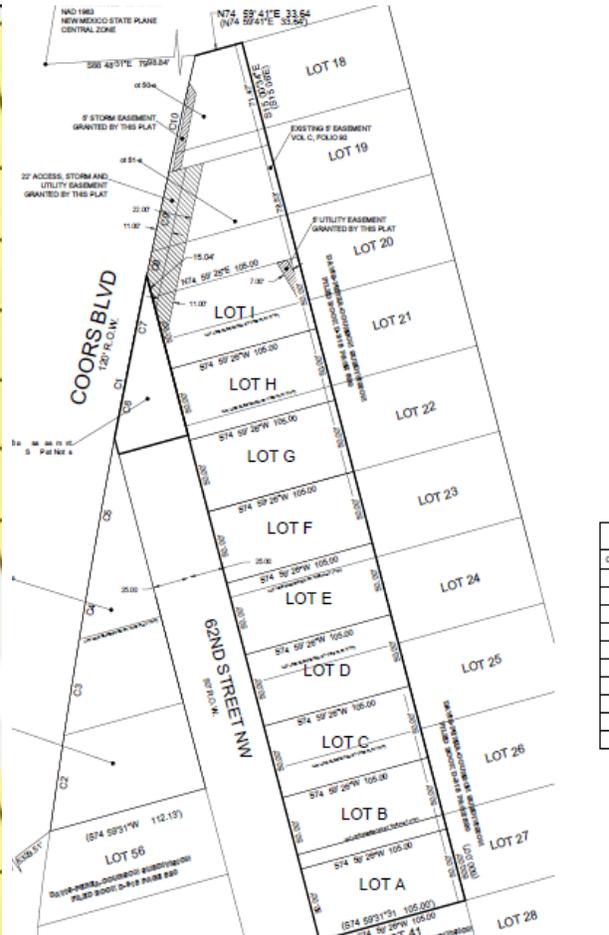
Items that need immediate attention are in orange type

- This is a request for a Sketch Plat review to divide 10 recorded parcels into 13 lots along 62nd Street and Coors Blvd NW. of the Davis-Perea-Coursons Subdivision. The goal of this request is to be able to redistribute lot lines to accommodate thirteen residential lots and provide utilities for each lot. ***See exhibits below**
- The subject property is zoned R-1B (Residential – Single-Family Zone District), and is located at 540 Coors Boulevard NW. This subject property is within the boundaries of the Coors Boulevard Character Protection Overlay (CPO-2).
- This site has been previously reviewed for a Sketch Plat under PR-2020-033688 / PS-2020-00042 & PS-2021-00112.
- The subject property is within an area of consistency and within the boundaries of the West Mesa Neighborhood Association. Additionally, this property is within the Major Transit Corridor area and the Southwest Mesa Community Planning area (CPA).

**(See additional comments on next pages)*

- Demonstrate compliance with Section 7 of the **DPM, Table 7.2.29**, regarding Sidewalk width requirements and its landscape buffer. Coors Boulevard is considered a Principal Arterial Street in the Long-Range Roadway System (LRRS). This type of street requires a 6ft sidewalk width and a 5-6ft landscape buffer.

***Verification of required standards per the Transportation section.**



IDO/DPM COMMENTS

- Subject property is located within the [Fast Housing](#) buffer area but lies outside the buffer zone for Major Public Open Space (MPOS). **Any future residential development on them can go through an expedited review process without additional fees.**

2-3(B)(2) Use and Development Standards

Table 2-3-3: R-1 Zone District Dimensional Standards Summary
 See Table 5-1-1 for complete Dimensional Standards

R-1 Sub-zone		A	B	C	D
Site Standards					
A	Lot size, minimum	3,500 sq. ft.	5,000 sq. ft.	7,000 sq. ft.	10,000 sq. ft.
B	Lot width, minimum	25 ft.	35 ft.	50 ft.	70 ft.
C	Usable open space, minimum	N/A	N/A	N/A	N/A
Setback Standards					
D	Front, minimum	10 ft.	15 ft.	20 ft.	
E	Side, minimum	Interior: 5 ft. Street side of corner lots: 10 ft.			10 ft.
F	Rear, minimum	10 ft.	15 ft.		
Building Height					
G	Building height, maximum	26 ft.			

4-2 ALLOWABLE USES

- Per Table 4-2-1, R-1B zone allows for a Dwelling, single-family detached to be placed on these lots. Abide as per the Use-specific standards for this use. **See exhibit below*

4-2 ALLOWABLE USES ☆

Table 4-2-1: Allowable Uses
 P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory
 CV = Conditional if Structure Vacant for 5+ years T = Temporary CT = Conditional Temporary
 Blank Cell = Not Allowed

Zone District >>	Residential					Mixed-use				Non-residential					Use-specific Standards				
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM		NR-SU	A	B	C
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																			
RESIDENTIAL USES																			
Household Living																			
Dwelling, single-family detached	P	P	P	P	P		P												4-3(B)(1)

4-3 USE-SPECIFIC STANDARDS

4-3(B)(1) Dwelling, Single-family Detached

5-1 DIMENSIONAL STANDARDS

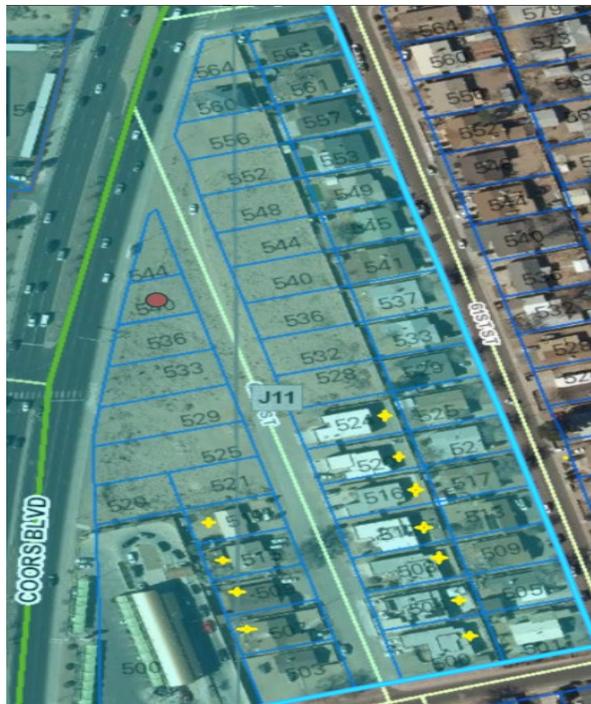
Table 5-1-1 Residential Zone District Dimensional Standards for **R-1B**

- According to Section 5-1(C)(2) of the IDO, which outlines the contextual Residential Development Standards in Areas of Consistency, the subject property is zoned R-1B and may be subject to these standards.

5-1(C)(2)(a) Applicability

5-1(C)(2)(b) Lot Size

- *In any Residential zone district in an Area of Consistency, the minimum and maximum lot sizes for construction of new low-density residential development shall be based on the size of the Bernalillo County Tax Assessor's lot, or a combination of adjacent Tax Assessor's lots, on the portions of the blocks **fronting the same street** as the lot where the new low-density residential development is to be constructed, rather than on the size of the individual subdivision lots shown on the existing subdivision plat.*
- Subject property is zoned R-1B, and is located within an Area of Consistency. It is therefore required to meet Dimensional Standards of IDO 5-1(C), Table 5-1-1 and, if applicable, the allowable Lot Size as per IDO 5-1(C)(2)(b), Contextual Residential Development in Areas of Consistency. **Planning staff defer to Code Enforcement for review of contextual lot size standards.**
- The calculations for these standards have been completed. The proposed lots now average 5,250 square-feet, which corresponds to a density of 0.1205 and meets the required standards. For reference, the average lot size in this area is 0.1483. Based on this, the allowable lot sizes for this area range from a minimum of 0.1112 to a maximum of 0.1854. **See exhibit below*



Lot sizes
average lot: 0.1483 smallest lot allowed: 0.1112 largest lot allowed: 0.1854

- The applicant has included a drawing in the submitted packet that shows that there will be a 5' storm easement, a 22' access, storm and utility easement and a 5' utility easement (lot I) granted by this plat.

5-3 ACCESS AND CONNECTIVITY

5-3(C)(3) Driveways, Drive Aisles, and Access



- Per IDO section 6-6(K) SUBDIVISION OF LAND – **MINOR**

6-6(K)(1)(a) Approval of a subdivision of land within the City that:

1. Creates 10 or fewer lots on any single lot that has been recorded as a single lot for at least 3 years previously.
 2. **Does not require any new streets.**
 3. **Does not require major public infrastructure.**
 4. Does not create any lots that do not front on a public or private street previously approved by the city.
 5. Is on land 5 acres or greater adjacent to Major Public Open Space with a Site Plan – EPC.
 6. Is on land zoned NR-SU or PD with a Site Plan – EPC.
 7. Is on land zoned NR-BP with a Master Development Plan.
 8. Is on land zoned PC with a Framework Plan.
- If it doesn't meet the criteria listed above, it must be processed as a Major Subdivision of Land under Section 6-6(L) of the IDO.
 - All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-platting action cannot increase any existing nonconformity or create a new nonconformity.
 - A platting application will require the submittal and Development Hearing Officer (DHO) approval of a Minor Preliminary/Final Plat application.

- A Minor Preliminary/Final Plat application can be applied for at the ABQ-PLAN portal (click on the 'ENTER ABQ-PLAN' icon in the ABQ-PLAN webpage accessible at the following link below to enter the ABQ-PLAN portal):
<https://www.cabq.gov/planning/abq-plan/abq-plan>
<https://www.cabq.gov/planning/download-forms-applications>
- Within the ABQ-PLAN webpage, there's also a link to an ABQ-PLAN Resources and FAQs webpage to access guides and tutorials to assist with creating an account and applying for applications in ABQ-PLAN (you will be applying for a 'Minor Plat Application'):
<https://www.cabq.gov/planning/abq-plan/abq-plan-resources-and-faqs>
- The DHO application form and Form S2 are no longer required to be included with the application submittal for a Minor Preliminary/Final Plat in ABQ-PLAN. However, for reference to submittal requirements for this application, you can continue to refer to the checklist of items for this application on Form S2, featured in the following link:
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20S2.pdf>
- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff must be obtained on Form PLT and submitted with the platting application. They will not sign Form PLT until/unless they receive any/all required associated application approvals as listed on Form PLT. Form PLT can be obtained at the following link:
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>
- The Plat must be created, as well as sealed and signed by a surveyor licensed in the State of New Mexico.
- All public notice requirements of IDO Section 6, Table 6-1-1 will need to be completed prior to submitting the platting application, and included in the platting application packet. For a Minor Preliminary/Final Plat, Neighborhood Associations (NA's) as identified by the Office of Neighborhood Coordination (ONC) must be notified by email of the proposed platting application. Notifications sent to the NA's must include the following:
 1. Completed notification form noting the application type, date/time of the DHO meeting, and that the DHO meeting will be held remotely via Zoom, providing the Zoom link to the meeting. A blank notification form can be obtained at the following link:
https://documents.cabq.gov/planning/development-hearing-officer/Emailed-Mailed-Notice-PublicMeetingHearing-Print&Fill_DHO.pdf

2. Zone Atlas Map sheet with the site highlighted and labeled

3. Copy of the Plat

- In the platting application packet, in addition to including the documentation listed above, proof of email to the NA's must be included along with the ONC confirmation email with the list of NA's to contact. ONC can be contacted at: onc@cabq.gov as well as (505) 768-3334.
- Per 6-4(B) of the IDO, a Pre-Submittal Tribal Meeting request must be offered to tribal contacts on file with the Planning Department if the subject property for a Minor Preliminary/Final Plat application is located within 660 feet of Major Public Open Space and/or a tribal boundary. The subject property for this Sketch Plat is not located within this area, therefore a Pre-Submittal Tribal Meeting request will ***not*** be required for a future platting application on the subject property.
- For Platting actions, all signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all required prior to the acceptance of the application file and the placement on a DHO agenda.
- The following will need to be on the final platting sheets:
Project and Application #'s, documents signed/stamped by a design professional licensed in the State of NM.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- The proposed platting action would be reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual. Here is a link to both:
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>
<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>
- **If infrastructure is needed**, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.

**** Once approved, before a Site Plan, Plat, or Infrastructure List will be distributed for signatures, the following must be met.**

1. The Site Plan, Plat, or Infrastructure List to be distributed for signatures must depict any revisions required per the conditions and/or findings featured in the Notice of Decision for the application.
2. All Site Plan, Plat, or Infrastructure List sheets must be included in the submittal to be distributed for signatures; no additional documents/sheets should be included in this submittal (for example, submit a comment response letter separately).
3. The Site Plan, Plat, or Infrastructure List submittal to be distributed for signatures must be featured in a single PDF.
4. The Site Plan, Plat, or Infrastructure List must feature/depict the project and application numbers.
5. All Site Plan sheets must be stamped and signed by a design professional licensed in the State of New Mexico, with the Landscape Plan sheet(s) stamped and signed by a Landscape Architect licensed in the State of New Mexico.
6. The Plat must be stamped and signed by a surveyor licensed in the State of New Mexico.
7. The title of the Site Plan, Plat, or Infrastructure must follow the following naming scheme:
 - a. Site Plan: project number_application number_Site_Plan_Approved_date of approval
 - b. Plat: project number_application number_Platform_Approved_date of approval
 - c. Infrastructure List: project number_application number_IL_Approved_date of approval

FUTURE DEVELOPMENT

- ❖ SITE DESIGN AND SENSITIVE LANDS
- ❖ 5-3 ACCESS AND CONNECTIVITY
- ❖ 5-4 SUBDIVISION OF LAND
 - 5-4(E)(1) Connectivity, Streets, and Alleys
- ❖ 5-5 PARKING AND LOADING
- ❖ 5-7 WALLS AND FENCES

DEFINITIONS

Dwelling, Single-family Detached

A residential building used for occupancy by 1 household that is not attached to any other dwelling unit through shared side or rear walls, floors or ceilings, or corner points. See also Manufactured Home and Development Definitions for Low-density Residential.

Minor Subdivision

Any subdivision that meets the eligibility requirements for a Subdivision of Land – Minor pursuant to Subsection 14-16-6-6(K)

Zoning Hearing Examiner (ZHE)

A person or firm on contract with the City who reviews and decides applications for Conditional Use Approvals, Expansions of Nonconforming Use or Structure, Permit – Carport, Permit – Wall or Fence – Major, and Variances.



Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Marcelo Ibarra/Jay Rodenbeck
Planning Department

DATE: 7/1/25



January 29, 2026

Dear Property Owner:

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Development Hearing Officer (DHO) will hold a Public Hearing on **Wednesday, February 25, 2026**, at **9:00 AM** for the request below. The DHO hearing will be held via Zoom. To access the hearing online use the following link and select the February 25th hearing date: [Development Hearing Officer Agendas & Actions — City of Albuquerque](#).

REQUEST

Community Design Solutions, LLC (CDS), Agents for the Albuquerque Greater Habitat for Humanity, is submitting an application for a Preliminary Plat for the development of 13 lots into 14 single-family units. The property is located at the southwest corner of Daytona Road NW and 62nd Street NW, Albuquerque, NM (see enclosed Zone Atlas pages J-10-Z and J-11-Z) and is a total of 1.7296 acres. Included in this mailing is an exhibit showing the Plat.

If you have any questions or would like more information, contact John Stapleton at (505) 545-9607 or email at john.stapleton@cdsn.com. You can also check the Development Hearing Officer website for information [Development Hearing Officer — City of Albuquerque](#).

Sincerely,



John Stapleton P.E.
CDS | Project Manager



**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:Preliminary Plat	
Decision-making Body:Development Hearing Officer	
Pre-Application meeting required:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Neighborhood meeting required:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Mailed Notice required:	<input checked="" type="radio"/> Yes <input type="radio"/> No
Electronic Mail required:	<input checked="" type="radio"/> Yes <input type="radio"/> No
Is this a Site Plan Application:	<input type="radio"/> Yes <input checked="" type="radio"/> No Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application:556 Coors Boulevard NW Albuquerque NM 87110	
Name of property owner:Greater Albuquerque Habitat for Humanity	
Name of applicant:Community Design Solutions / John Stapleton	
Date, time, and place of public meeting or hearing, if applicable:	
Wednesday, February 25, 2026, City of Albuquerque, Development Hearing Officer, 9:00am	
Address, phone number, or website for additional information:	
For questions please contact: John Stapleton / (505) 545-9607	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/>	Zone Atlas page indicating subject property.
<input checked="" type="checkbox"/>	Drawings, elevations, or other illustrations of this request.
<input type="checkbox"/>	Summary of pre-submittal neighborhood meeting, if applicable.
<input checked="" type="checkbox"/>	Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT:	
PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO IDO §14-16-6-4(K). 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.

(Applicant signature) 1/29/26 (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 §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**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- 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.

[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*: 1/29/26

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [§14-16-6-4\(K\) 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\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 556 Coors Boulevard NW Albuquerque NM 87110
Location Description LT 49 DAVIS PEREA & COURSON SUBDIVISION
2. Property Owner* Greater Albuquerque Habitat for Humanity
3. Agent/Applicant* [if applicable] Community Design Solutions / John Stapleton
4. Application Type(s)²* per IDO [Table 6-1-1](#)

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

Summary of project/request³*:

Create 14 residential lots from 13 lots with a total gross acreage of 1.7296 acres. Includes a proposed 22ft wide private storm drainage easement and a 7ft private storm drainage easement to benefit the HOA.

5. This application will be decided 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, February 25, 2026 - 9:00am

Location*4: City of Albuquerque, DHO

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 and select the option for “Boards, Commissions, and ZHE Signs.”

6. Where more information about the project can be found*:

Preferred project contact information:

Name: John Stapleton

Email: john.stapleton@cdsn.com

Phone: 505-545-9607



Attachments:



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



Others: _____



Online website or project page: _____

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

1. Zone Atlas Page(s)*5 J-10-Z, J-11-Z

2. Project Illustrations, as relevant*6



Architectural drawings



Elevations of the proposed building(s)



Other illustrations of the proposed application

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*:

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. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

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

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

5. **For Site Plan Applications only***, attach 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 [typically in acres] 1.7296
- 2. IDO Zone District R-1
- 3. Overlay Zone(s) [if applicable] CPO-2
- 4. Center or Corridor Area [if applicable] Major Transit Corridor Area 660ft
- Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to [IDO §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 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

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'inaaszil 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 nihihgii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

January 29, 2026

Development Hearing Officer
City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102

RE: Project Description/Justification Letter for a Preliminary Plat Application – BEING A REPLAT OF LOTS 42-51, PORTION OF LOT 52,53,54 & 55, TOWN OF ATRISCO GRANT, PROJECTED SECTION 15, T 10 N, R 2 E, N.M.P.M., 1.7296 Acres, 62nd Street NW, Albuquerque, NM 87110

Dear Development Hearing Officer,

Community Design Solutions, LLC (CDS), on behalf of the Albuquerque Greater Habitat for Humanity, submits this project description/justification letter per the City's preliminary plat application requirements.

This request seeks to create 14 residential lots from 13 lots with a total gross acreage of 1.7296 acres. The current zoning is R1B and no zone change is being requested.

The plat includes a proposed 22ft wide private storm drainage easement and a 7ft private storm drainage easement to benefit the HOA.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,



Community Design Solutions, LLC
John Stapleton P.E.
CDS | Project Manager
505-545-9607

Renee Regal

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Friday, January 23, 2026 11:36 AM
To: Renee Regal
Subject: 556 COORS BLVD NW _Public Notice Inquiry Sheet Submission
Attachments: IDOZoneAtlasPages.pdf

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	First Name	Last Name	Email	Address Line
Los Volcanes NA	Ted	Trujillo	nedcarla@live.com	6601 Honeyl NW
Los Volcanes NA	Ben	Sandoval	bensandoval@q.com	6516 Honeyl NW
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	6301 Central
South West Alliance of Neighborhoods (SWAN Coalition)	Lorenzo	Otero	housealbchrome@gmail.com	1413 Hilda C
West Mesa NA	Michael	Quintana	westmesa63@gmail.com	301 63rd Str
West Mesa NA	Lorenzo	Otero	housealbchrome@gmail.com	1413 Hilda C

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 23, 2026 10:18 AM

To: Office of Neighborhood Coordination <renee.regal@cdsn.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Hearing Officer

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Applicant Information

Contact Name

Renee Regal

Telephone Number

7174433717

Email Address

renee.regal@cdsn.com

Company Name

Community Design Solutions

Company Address

9384 Valley View Drive NW

City

Albuquerque

State

NM

ZIP

87120

Subject Site Information

Legal description of the subject site for this project:

LT 49 DAVIS PEREA & COURSON SUBDIVISIONCONT .1433 +/- AC

Physical address of subject site:

556 COORS BLVD NW ALBUQUERQUE NM 87105

Subject site cross streets:

Daytona Road NW and 62nd Street NW

Other subject site identifiers:

This site is located on the following zone atlas page:

J-10-Z, J-11-Z

Link for map
Captcha

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Los Volcanes NA	Ted	Trujillo	nedcarla@live.com	6601 Honeylocust Avenue NW	Albuquerque	NM	87121	5058508375	
Los Volcanes NA	Ben	Sandoval	bensandoval@q.com	6516 Honeylocust Avenue NW	Albuquerque	NM	87121		5058364419
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	6301 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
South West Alliance of Neighborhoods (SWAN Coalition)	Lorenzo	Otero	housealbchrome@gmail.com	1413 Hilda Ct NW	Albuquerque	NM	87105		5053851251
West Mesa NA	Michael	Quintana	westmesa63@gmail.com	301 63rd Street NW	Albuquerque	NM	87105	5059330277	
West Mesa NA	Lorenzo	Otero	housealbchrome@gmail.com	1413 Hilda Ct NW	Albuquerque	NM	87105		5053851251

Renee Regal

From: postmaster@outlook.com
To: nedcarla@live.com
Sent: Thursday, January 29, 2026 12:44 PM
Subject: Delivered: 62nd Street Preliminary Plat Submission - PR-2020-003688 _ Public Notice of Plat Submission

Your message has been delivered to the following recipients:

[nedcarla@live.com \(nedcarla@live.com\)](mailto:nedcarla@live.com)

Subject: 62nd Street Preliminary Plat Submission - PR-2020-003688 _ Public Notice of Plat Submission

Renee Regal

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@cdsn.com>
To: benjsandoval@q.com
Sent: Thursday, January 29, 2026 12:44 PM
Subject: Relayed: 62nd Street Preliminary Plat Submission - PR-2020-003688 _ Public Notice of Plat Submission

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

benjsandoval@q.com (benjsandoval@q.com)

Subject: 62nd Street Preliminary Plat Submission - PR-2020-003688 _ Public Notice of Plat Submission

Renee Regal

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@cdsnm.com>
To: jgallegoswccd@gmail.com; housealbchrome@gmail.com; westmesa63@gmail.com
Sent: Thursday, January 29, 2026 12:44 PM
Subject: Relayed: 62nd Street Preliminary Plat Submission - PR-2020-003688 _ Public Notice of Plat Submission

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

jgallegoswccd@gmail.com (jgallegoswccd@gmail.com)

housealbchrome@gmail.com (housealbchrome@gmail.com)

westmesa63@gmail.com (westmesa63@gmail.com)

Subject: 62nd Street Preliminary Plat Submission - PR-2020-003688 _ Public Notice of Plat Submission

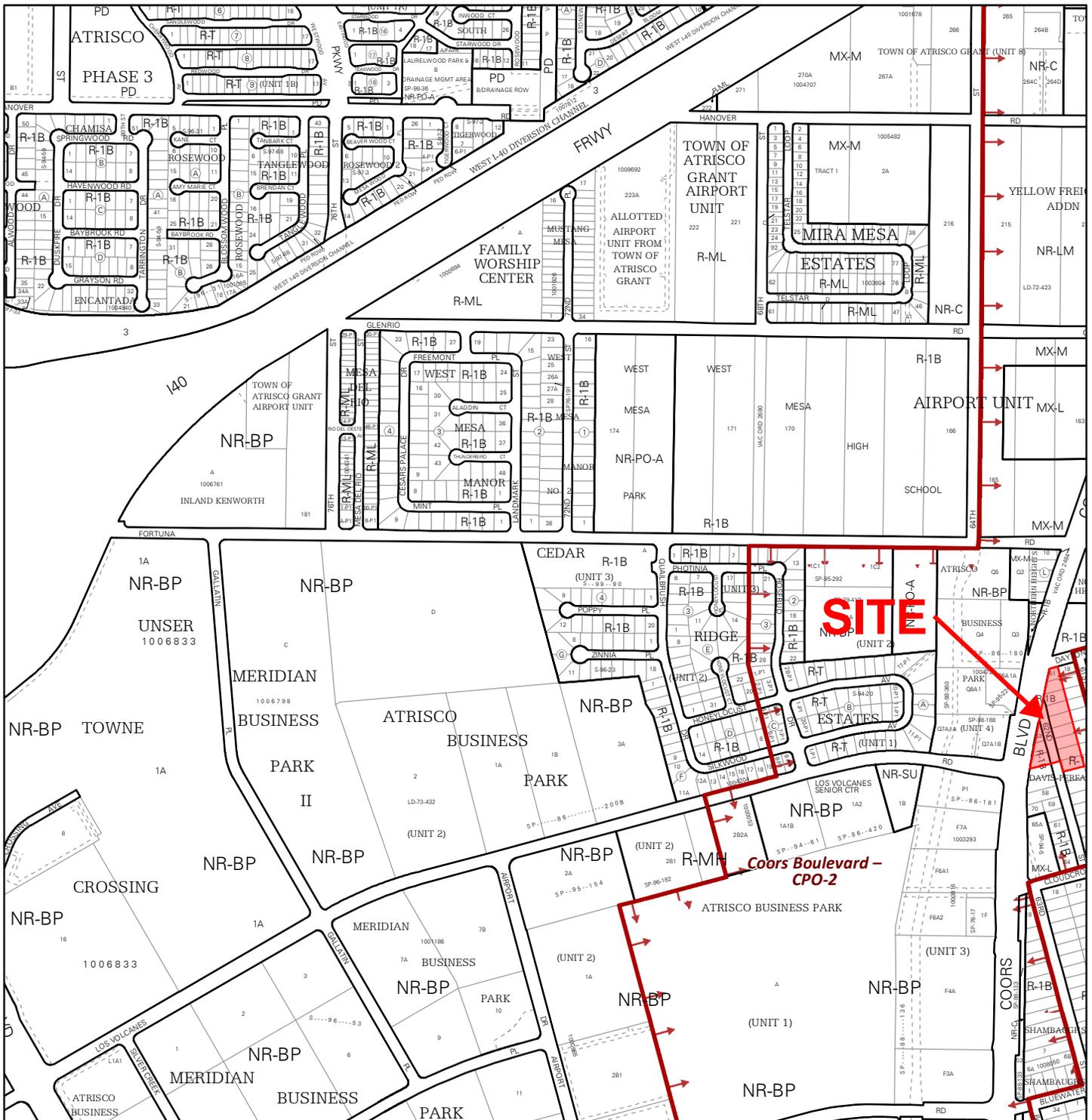
Renee Regal

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@cdsnm.com>
To: John Stapleton
Sent: Thursday, January 29, 2026 12:44 PM
Subject: Delivered: 62nd Street Preliminary Plat Submission - PR-2020-003688 _ Public Notice of Plat Submission

Your message has been delivered to the following recipients:

[John Stapleton \(John.Stapleton@cdsnm.com\)](mailto:John.Stapleton@cdsnm.com)

Subject: 62nd Street Preliminary Plat Submission - PR-2020-003688 _ Public Notice of Plat Submission

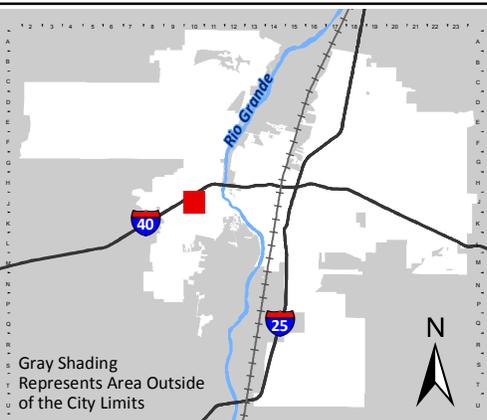


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).

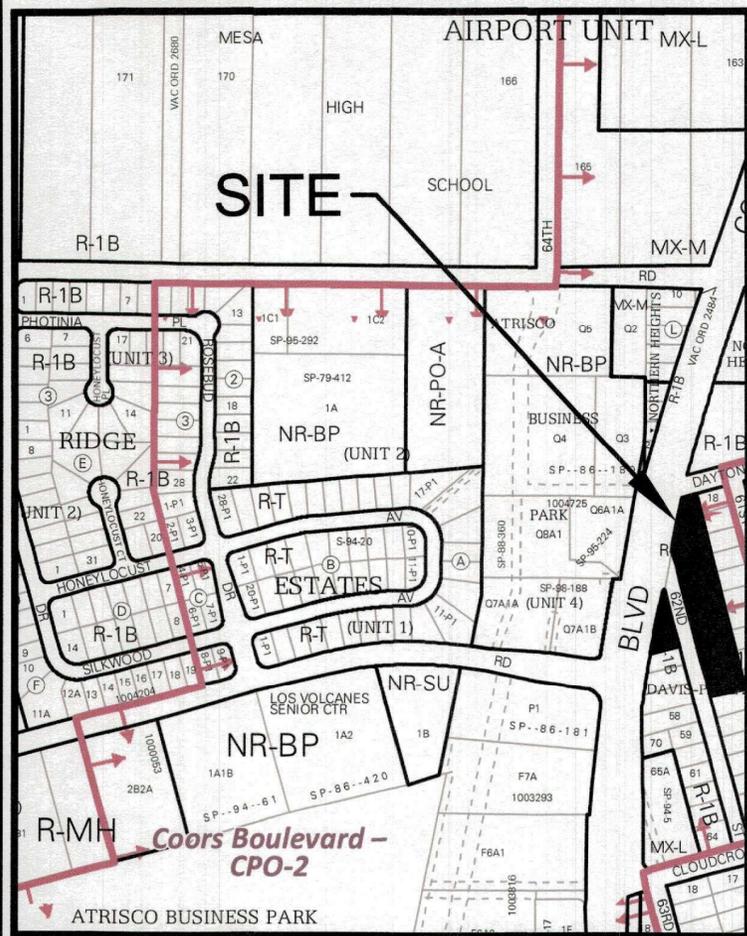


Zone Atlas Page:
J-10-Z

-  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

Feet
0 250 500 1,000



ZONE ATLAS J-10-Z NO SCALE

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CREATE 14 LOTS FROM 13 LOTS AND TO GRANT ANY EASEMENTS AS SHOWN HEREON.

NOTES:

1. BEARINGS ARE GRID BASED---NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED. (ONLY EXTERIOR BOUNDARY MONUMENTS WERE SET. INTERIOR MONUMENTS TO BE SET POST CONSTRUCTION).
4. BEARINGS AND DISTANCES IN () ARE RECORD

NEW EASEMENTS NOTES:

TRACT A

1. BLANKET PUBLIC ACCESS EASEMENT- FOR THE EMERGENCY TURN AROUND AREA AND POND ACCESS
2. BLANKET GRADING EASEMENT- FOR THE RETAINING WALL HOLDING UP COORS ROW, FOR PUBLIC ACCESS TO MAINTAIN RETAINING WALL AND COORS ROW
3. BLANKET PUBLIC DRAINAGE EASEMENT- FOR ACCEPTING PUBLIC RUNOFF INTO THE POND
4. TRACT A SHALL BE OWNED AND MAINTAINED BY THE HOA

TRACT B

1. BLANKET ACCESS EASEMENT- REQUIRED FOR LOTS H, I, 50A, AND 51A THROUGH TRACT B
2. BLANKET PUBLIC WATER AND SEWER EASEMENT- FOR THE WATER AND SEWER MAIN RUNNING THROUGH TO COORS BLVD
3. BLANKET PRIVATE DRAINAGE EASEMENT- FOR THE STORM DRAIN LINE AND FOR THE CROSS-LOT DRAINAGE FROM LOTS H, I, 50A, AND 51A THROUGH TRACT B
4. TRACT B SHALL BE OWNED AND MAINTAINED BY THE HOA

LEGAL DESCRIPTION:

LOTS 42-51, PORTION OF LOT 52, LOT 53-55 OF THE DAVIS-PEREA-COURSON SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK ON APRIL 02, 1948 AS PLAT BOOK VOLUME C, FOLIO 93

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

QWEST CORPORATION D.B.A. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGED OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

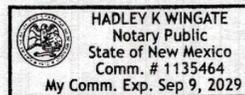
FREE CONSENT:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND HEREBY GRANT ALL EASEMENTS AS SHOWN. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: Richard M. Crowe 1-22-26
OWNER/DATE

ACKNOWLEDGMENT

STATE OF NM)
) SS.
COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22 DAY OF JANUARY, 2026, BY RICHARD M. CROWE JR.

NOTARY PUBLIC: Hadley K. Wingate
MY COMMISSION EXPIRES: SEP 9, 2029

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #:

BERNALILLO COUNTY TREASURE'S OFFICE: _____

SUBDIVISION DATA:

DRB#
ZONE ATLAS INDEX NO. J-20-Z
DATE OF FIELD SURVEY: JULY, 2021
TOTAL NO. OF TRACTS EXISTING 13
TOTAL NO. OF LOTS CREATED 14
TOTAL GROSS ACREAGE: 1.7296 ACRES

DOCUMENTS USED:

VOL C, FOLIO 93
VOL 2004S, PAGE 1

**SUBDIVISION PLAT OF
LOT A THRU LOT I, TRACT A, TRACT B
LOT 50-A & 51-A AND LOT 55-A
DAVIS-PEREA-COURSON SUBDIVISION
BEING A REPLAT OF LOTS 42-51, PORTION OF LOT 52, 53, 54 & 55
TOWN OF ATRISCO GRANT
PROJECTED SECTION 15, T 10 N, R 2 E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2026**

PROJECT NUMBER: _____

CITY APPROVALS:

Laron N. Risenhoover P.S. 1/22/2026
CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

UTILITIES DEVELOPMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

A.M.A.F.C.A. DATE

ABCWUA DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

REAL PROPERTY DIVISION DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES DATE

NEW MEXICO GAS DATE

QWEST CORPORATION D.B.A. CENTURY LINK QC DATE

COMCAST DATE

SURVEYOR'S CERTIFICATE:

I, DAVID P ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MARCH 12, 2022; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David P. Acosta JANUARY 19, 2026
DAVID P. ACOSTA, NMPLS NO. 21082 DATE



SURVEYING AND MAPPING, LLC
277 E AMADOR AVE SUITE 303
LAS CRUCES, NM 88001
505-917-8921

SHEET INDEX

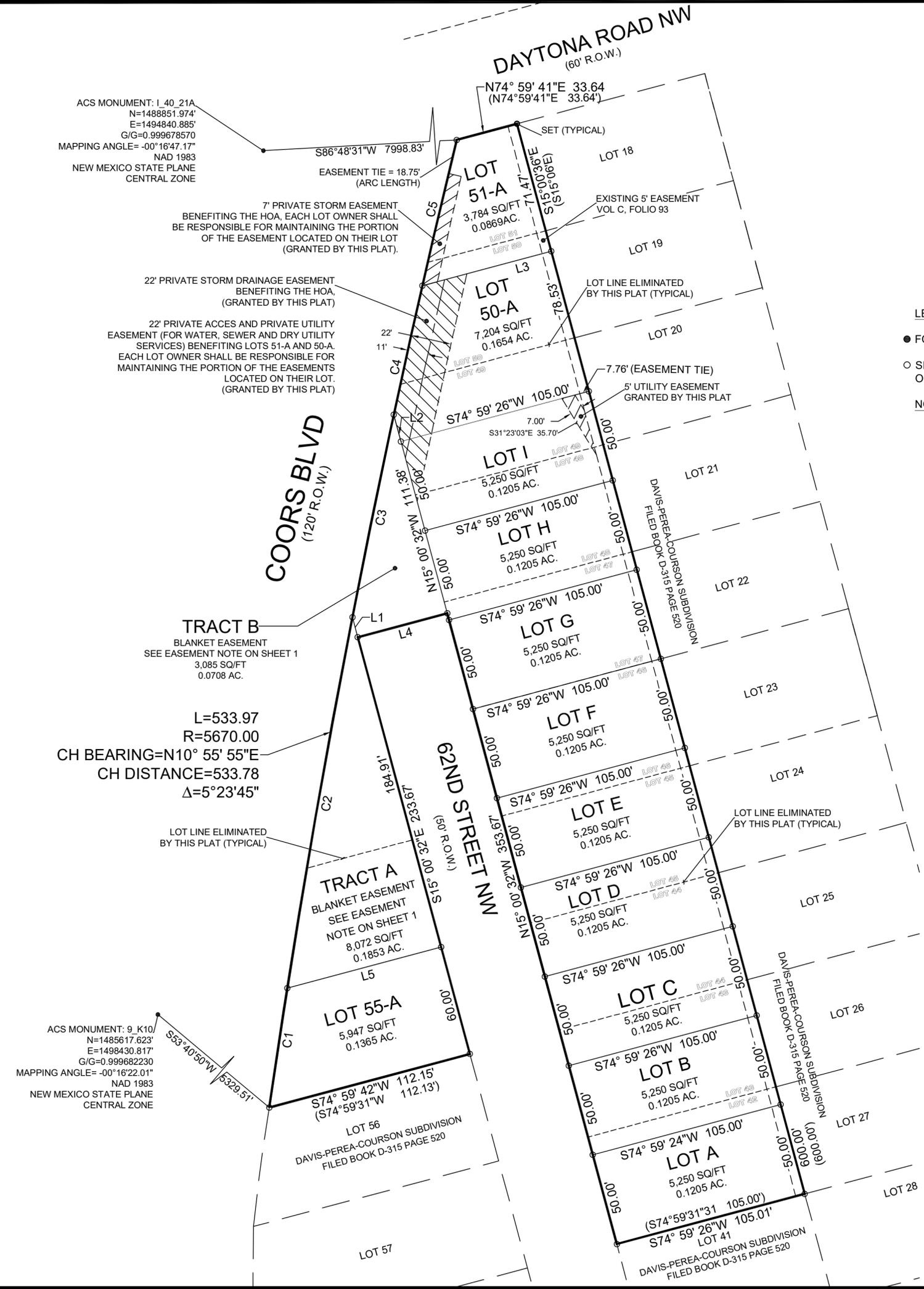
PAGE 1. COVER
PAGE 2. SUBDIVISION PLAT

SUBDIVISION PLAT OF
LOT A THRU LOT I, TRACT A, TRACT B
LOT 50-A & 51-A AND LOT 55-A
DAVIS-PEREA-COURSON SUBDIVISION
 BEING A REPLAT OF LOTS 42-51, PORTION OF LOT 52, 53, 54 & 55
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 15, T 10 N, R 2 E, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2026

ACS MONUMENT: I_40_21A
 N=1488851.974'
 E=1494840.885'
 G/G=0.999678570
 MAPPING ANGLE=-00°16'47.17"
 NAD 1983
 NEW MEXICO STATE PLANE
 CENTRAL ZONE

L=533.97
 R=5670.00
 CH BEARING=N10° 55' 55"E
 CH DISTANCE=533.78
 Δ=5°23'45"

ACS MONUMENT: 9_K10
 N=1485617.623'
 E=1498430.817'
 G/G=0.999682230
 MAPPING ANGLE=-00°16'22.01"
 NAD 1983
 NEW MEXICO STATE PLANE
 CENTRAL ZONE



LEGEND OF SYMBOLS

- FOUND MONUMENT AS NOTED
 - SET 5/8" REBAR WITH MORASSE CAP "LS 21082" OR PK NAIL WITH SHINER "21082"
- NOTE:** ONLY EXTERIOR CORNERS WILL BE SET AT RECORDING OF PLAT. INTERIOR CORNERS WILL BE SET POST CONSTRUCTION BY SAM OR OTHERS.

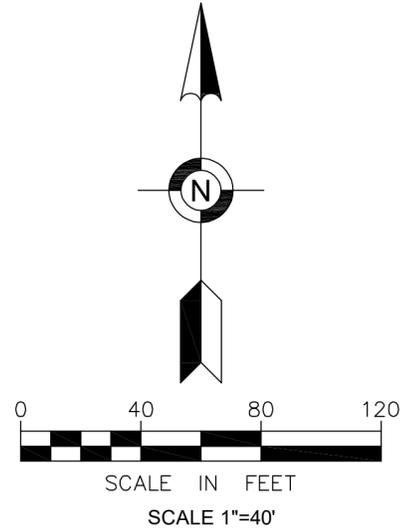
SOLAR COLLECTION NOTE:

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	65.45'	5670.00'	0°39'41"	N8° 33' 53"E	65.45'
C2	203.93'	5670.00'	2°03'39"	N9° 55' 33"E	203.92'
C3	111.91'	5670.00'	1°07'51"	N11° 31' 18"E	111.91'
C4	71.55'	5670.00'	0°43'23"	N12° 26' 55"E	71.54'
C5	81.13'	5670.01'	0°49'11"	N13° 13' 12"E	81.13'

Line Table		
Line #	Length	Direction
L1	11.24'	N15° 00' 32"W
L2	15.05'	N15° 00' 32"W
L3	72.01'	N74° 59' 19"E
L4	49.99'	S74° 59' 25"W
L5	85.95'	N74° 59' 26"E



SURVEYING AND MAPPING, LLC
 277 E AMADOR AVE SUITE 303
 LAS CRUCES, NM 88001
 505-917-8921

January 29, 2026

Dear Property Owner:

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Development Hearing Officer (DHO) will hold a Public Hearing on **Wednesday, February 25, 2026**, at **9:00 AM** for the request below. The DHO hearing will be held via Zoom. To access the hearing online use the following link and select the February 25th hearing date: [Development Hearing Officer Agendas & Actions — City of Albuquerque](#).

REQUEST

Community Design Solutions, LLC (CDS), Agents for the Albuquerque Greater Habitat for Humanity, is submitting an application for a Preliminary Plat for the development of 13 lots into 14 single-family units. The property is located at the southwest corner of Daytona Road NW and 62nd Street NW, Albuquerque, NM (see enclosed Zone Atlas pages J-10-Z and J-11-Z) and is a total of 1.7296 acres. Included in this mailing is an exhibit showing the Plat.

If you have any questions or would like more information, contact John Stapleton at (505) 545-9607 or email at john.stapleton@cdsn.com. You can also check the Development Hearing Officer website for information [Development Hearing Officer — City of Albuquerque](#).

Sincerely,



John Stapleton P.E.
CDS | Project Manager



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:Preliminary Plat
Decision-making Body:Development Hearing Officer
Pre-Application meeting required: Yes No
Neighborhood meeting required: Yes No
Mailed Notice required: Yes No
Electronic Mail required: Yes No
Is this a Site Plan Application: Yes No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application:556 Coors Boulevard NW Albuquerque NM 87110
Name of property owner:Greater Albuquerque Habitat for Humanity
Name of applicant:Community Design Solutions / John Stapleton
Date, time, and place of public meeting or hearing, if applicable:
Wednesday, February 25, 2026, City of Albuquerque, Development Hearing Officer, 9:00am
Address, phone number, or website for additional information:
For questions please contact: John Stapleton / (505) 545-9607
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[checked] Zone Atlas page indicating subject property.
[checked] Drawings, elevations, or other illustrations of this request.
[] Summary of pre-submittal neighborhood meeting, if applicable.
[checked] Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT:
PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO IDO §14-16-6-4(K).
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.

[Signature] (Applicant signature) 1/29/26 (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 §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**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- 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.

[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*: 1/29/26

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [§14-16-6-4\(K\) 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\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 556 Coors Boulevard NW Albuquerque NM 87110
Location Description LT 49 DAVIS PEREA & COURSON SUBDIVISION
2. Property Owner* Greater Albuquerque Habitat for Humanity
3. Agent/Applicant* [if applicable] Community Design Solutions / John Stapleton
4. Application Type(s)²* per IDO [Table 6-1-1](#)

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

Summary of project/request³*:

Create 14 residential lots from 13 lots with a total gross acreage of 1.7296 acres. Includes a proposed 22ft wide private storm drainage easement and a 7ft private storm drainage easement to benefit the HOA.

5. This application will be decided 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, February 25, 2026 - 9:00am

Location*4: City of Albuquerque, DHO

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 and select the option for “Boards, Commissions, and ZHE Signs.”

6. Where more information about the project can be found*:

Preferred project contact information:

Name: John Stapleton

Email: john.stapleton@cdsn.com

Phone: 505-545-9607



Attachments:



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



Others: _____



Online website or project page: _____

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

1. Zone Atlas Page(s)*5 J-10-Z, J-11-Z

2. Project Illustrations, as relevant*6



Architectural drawings



Elevations of the proposed building(s)



Other illustrations of the proposed application

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*:

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. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No
Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

5. **For Site Plan Applications only***, attach 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 [typically in acres] 1.7296
- 2. IDO Zone District R-1
- 3. Overlay Zone(s) [if applicable] CPO-2
- 4. Center or Corridor Area [if applicable] Major Transit Corridor Area 660ft
Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to [IDO §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 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

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'inaaszil 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 nihihgii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

January 29, 2026

Development Hearing Officer
City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102

RE: Project Description/Justification Letter for a Preliminary Plat Application – BEING A REPLAT OF LOTS 42-51, PORTION OF LOT 52,53,54 & 55, TOWN OF ATRISCO GRANT, PROJECTED SECTION 15, T 10 N, R 2 E, N.M.P.M., 1.7296 Acres, 62nd Street NW, Albuquerque, NM 87110

Dear Development Hearing Officer,

Community Design Solutions, LLC (CDS), on behalf of the Albuquerque Greater Habitat for Humanity, submits this project description/justification letter per the City's preliminary plat application requirements.

This request seeks to create 14 residential lots from 13 lots with a total gross acreage of 1.7296 acres. The current zoning is R1B and no zone change is being requested.

The plat includes a proposed 22ft wide private storm drainage easement and a 7ft private storm drainage easement to benefit the HOA.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,



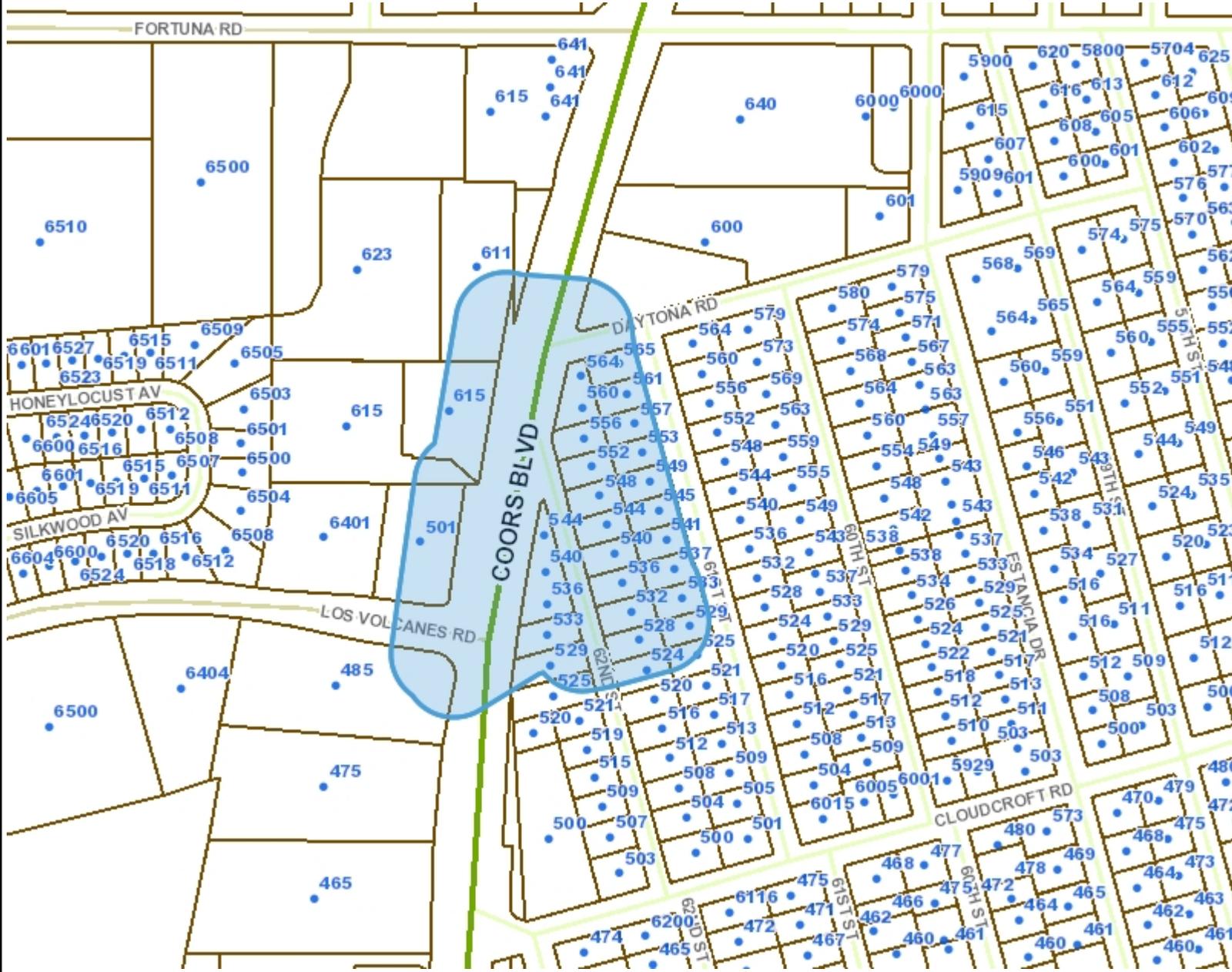
Community Design Solutions, LLC
John Stapleton P.E.
CDS | Project Manager
505-545-9607

62nd Street Buffer Map Info - Habitat for Humanity

UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUS Address 2	Legal Description	
1	101105800617031816	APODACA CECILIA Y	557 61ST ST NW	ALBUQUERQUE NM 87105-1407	557 61ST ST NW	ALBUQUERQUE NM 87105	* 020 DAVIS PEREA COURSON SUBD
2	101005847916940315	BATTAGLIA JOHN J TRUSTEE BATTAGLIA RVT & BATTAGLIA KA	5202 VALLE VISTA DR NW	ALBUQUERQUE NM 87120	615 COORS BLVD NW B	ALBUQUERQUE NM 87121	TR Q-8-A-1 PLAT OF TRS Q-6-A-1-A & Q-8-A-1 ATRISCC
3	101105801912531808	CAMPA JESUS & GAMEZ TOMASA T	525 61ST ST NW	ALBUQUERQUE NM 87105-1407	525 61ST ST NW	ALBUQUERQUE NM 87105	* 028 DAVIS PEREA COURSON SUBD
4	101105800912331829	CASASUS CHRIS & JULIANA TR SANTELIAANTO TR C/O QUEZAL	524 62ND ST NW	ALBUQUERQUE NM 87105-1448	524 62ND ST NW	ALBUQUERQUE NM 87105	* 041 DAVIS PEREA COURSON SUBD
5	101005851313040210	CASTILLO RALPH M 1999 TRUST	PO BOX 800895	DALLAS TX 75380	533 62ND ST NW	ALBUQUERQUE NM 87105	* 056 DAVIS PEREA COURSON SUBD 10N 2E SEC 15
6	101005851411840208	CHACON-VALDEZ ROMAN FRANCISCO	5525 BROADWAY BLVD SE	ALBUQUERQUE NM 87105-7423	525 62ND ST NW	ALBUQUERQUE NM 87105	* 058 DAVIS,PEREA,COURSON SUBD
7	101005851020740301	COORS INVESTMENT LLC	8400 HELEN HARDIN ST NE	ALBUQUERQUE NM 87122	COORS BLVD NW	ALBUQUERQUE NM 87121	NWLY TRIANGULAR PORT LOT 1 NWLY TRIANGULAR P
8	101105800417631817	DAVIS ADEL	561 61ST ST NW	ALBUQUERQUE NM 87105-1407	561 61ST ST NW	ALBUQUERQUE NM 87105	* 019 DAVIS PEREA COURSON SUBD
9	101105801315731812	GALLEGOS YVONNE V	541 61ST ST NW	ALBUQUERQUE NM 87105	541 61ST ST NW	ALBUQUERQUE NM 87105	* 024 DAVIS PEREA COURSON SUBD
10	101005851214240212	GREATER ALBUQUERQUE HABITAT FOR HUMANITY	4900 MENAUL BLVD NE	ALBUQUERQUE NM 87110-3042	552 62ND ST NW	ALBUQUERQUE NM 87105	LT 48 PLAT OF DAVIS-PEREA-COURSON SUBDIVISION
11	101105800916031814	GUTIERREZ CLARENCE & MARY B	549 61ST ST NW	ALBUQUERQUE NM 87105-1407	549 61ST ST NW	ALBUQUERQUE NM 87105	* 022 DAVIS PEREA COURSON SUBD
12	101005849415540322	HUGS HOLDINGS LLC C/O O'REILLY AUTO PARTS	PO BOX 9167	SPRINGFIELD MO 65801-9167	501 COORS BLVD NW	ALBUQUERQUE NM 87121 1402	TR Q7A1B PLAT OF TR Q7A1A & Q7A1B ATRISCOBUSIN
13	101105801713131809	MANCHA HECTOR & SANDRA	529 61ST ST NW	ALBUQUERQUE NM 87105-1407	529 61ST ST NW	ALBUQUERQUE NM 87105	* 027 DAVIS PEREA COURSON SUBD
14	101105801613631810	MARTINEZ VICTOR J	533 61ST ST NW	ALBUQUERQUE NM 87105-1407	533 61ST ST NW	ALBUQUERQUE NM 87105	* 026 DAVIS PEREA COURSON SUBD
15	101105801215331813	MONROY CARLOS A	545 61ST ST NW	ALBUQUERQUE NM 87105-1407	545 61ST ST NW	ALBUQUERQUE NM 87105	* 023 DAVIS PEREA COURSON SUBD
16	101105801514331811	MONTOYA MARY LORRAINE	537 61ST ST NW	ALBUQUERQUE NM 87105-1407	537 61ST ST NW	ALBUQUERQUE NM 87105	* 025 DAVIS PEREA COURSON SUBD
17	101105800218231818	NIETO GLORIA C	565 61ST ST NW	ALBUQUERQUE NM 87105	565 61ST ST NW	ALBUQUERQUE NM 87105	* 018 DAVIS PEREA COURSON SUBD
18	101005850016940316	NORTH COORS SELF STORAGE LLC	5202 VALLE VISTA DR NW	ALBUQUERQUE NM 87120-2417	615 COORS BLVD NW	ALBUQUERQUE NM 87121 1419	TR Q-6-A-1-A PLAT OF TRS Q-6-A-1-A & Q-8-A-1 ATRIS
19	101105800716531815	ORTEGA ALEX & MARY LORRAINE	553 61ST ST NW	ALBUQUERQUE NM 87105-1407	553 61ST ST NW	ALBUQUERQUE NM 87105	* 021 DAVIS PEREA COURSON SUBD
20	101005847812340608	RIO GRANDE CREDIT UNION	301 RIO BRAVO BLVD SE	ALBUQUERQUE NM 87105-7402	485 COORS BLVD NW	ALBUQUERQUE NM 87121	TR P-1 CORRECTED PLAT OF ATRISCO BUSINESS PARI
21	101105803121232503	RIO GRANDE PRESBYTERIAN CHURCH	PO BOX 66498	ALBUQUERQUE NM 87193-6498	COORS BLVD NW	ALBUQUERQUE NM 87105 1420	LT C-1 BLK J PLAT FOR LOTS C-1 AND C-2, BLOCK J NC
22	101005851412440209	VALDEZ ROMAN FRANCISCO CHACON	5525 BROADWAY BLVD SE	ALBUQUERQUE NM 87105-7423	529 62ND ST NW	ALBUQUERQUE NM 87105	* 057 DAVIS PEREA COURSON SUBD 10N 2E SEC 15
23	101005851717840401	YANES LONNIE S	6220 CENTRAL AVE SW	ALBUQUERQUE NM 87105-2037	560 COORS BLVD NW	ALBUQUERQUE NM 87105	LTS 50 & 51 DAVIS PEREA & COURSON SUBDIVISIONC



556 Coors Blvd NW



- ### Legend
- Address Points
 - Primary Streets
 - Freeway
 - Principal Arterial
 - Minor Arterial
 - Local Streets
 - + BN and SF Railroad
 - Bernalillo County Parcels

Notes

Buffer: 100 Feet
 Right-of-Way: Coors Boulevard NW;
 Daytona Road NW



WGS_1984_Web_Mercator_Auxiliary_Sphere
 1/28/2026
 © City of Albuquerque

1: 3,489

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

Community Design Solutions, LLC
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114



GREATER ALBUQUERQUE HABITAT FOR
HUMANITY
4900 MENIL BLVD NE
ALBUQUERQUE NM 87110-3042

Community Design Solutions, LLC
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114



ORTEGA ALEX & MARY LORRAINE
533 61ST ST NW
ALBUQUERQUE NM 87105-1407

Community Design Solutions, LLC
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114



CASAS CHRIS & JULIANA TR
SANTILLANO TR C/O DEZAMA DRUG
CORONA & CTAL
524 62ND ST NW
ALBUQUERQUE NM 87105-1448

Community Design Solutions, LLC
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114



VALDEZ ROMAN FRANCISCO CHACON
523 BROADWAY BLVD SE
ALBUQUERQUE NM 87105-7423

Community Design Solutions, LLC
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114



HUGO HOLDINGS LLC C/O O'BELLY AUTO
PARTS
PO BOX 5147
SPRINGFIELD MO 65801-9147

Community Design Solutions, LLC
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114



MARTINEZ VICTOR J
533 61ST ST NW
ALBUQUERQUE NM 87105-1407

Community Design Solutions, LLC
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114



NETO ALOHA C
545 01 ST ST NW
ALBUQUERQUE NM 87105

Community Design Solutions, LLC
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114



BATTAGLIA JOHN I TRUSTEE BATTAGLIA
RYT & BATTAGLIA KATHLEEN A TR BATTAGLIA
RYT
5302 VALLE VISTA DR NW
ALBUQUERQUE NM 87120

Community Design Solutions, LLC
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114



COORS INVESTMENT LLC
8400 HELEN HARDS ST NE
ALBUQUERQUE NM 87122

Community Design Solutions, LLC
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114



RIO GRANDE CREDIT UNION
301 RIO BRAVO BLVD SE
ALBUQUERQUE NM 87105-7402

Community Design Solutions, LLC
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114



CASTILLO KALPH M 1999 TRUST
PO BOX 80895
DALLAS TX 75280

Community Design Solutions, LLC
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114



APODACA CECILIA Y
557 61ST ST NW
ALBUQUERQUE NM 87105-1407

Community Design Solutions, LLC
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114



YANIS LONNIE S
8202 CENTRAL AVE SW
ALBUQUERQUE NM 87105-2037

Community Design Solutions, LLC
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114



DAVIS ADEL
541 61ST ST NW
ALBUQUERQUE NM 87105-1407

Community Design Solutions, LLC
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114



MANCHA HECTOR & SANDRA
529 61ST ST NW
ALBUQUERQUE NM 87105-1407

Community Design Solutions, LLC
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114



RIO GRANDE PRESBYTERIAN CHURCH
PO BOX 64493
ALBUQUERQUE NM 87193-6499

Community Design Solutions, LLC
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114



CAMPA JESUS & GABRIEL TOMAS T
525 61ST ST NW
ALBUQUERQUE NM 87105-1407

Community Design Solutions, LLC
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114



OUTERREZ CLARENCE & MARY B
549 61ST ST NW
ALBUQUERQUE NM 87105-1407

Community Design Solutions, LLC
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114



NORTH COORS SELF STORAGE LLC
2502 VALLE VISTA DR NW
ALBUQUERQUE NM 87120-2417

Community Design Solutions, LLC
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114



CHACON VALDEZ ROMAN FRANCISCO
5232 BROADWAY BLVD SE
ALBUQUERQUE NM 87105-7423

Community Design Solutions, LLC
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114



MONTOYA MARY LORRAINE
537 61ST ST NW
ALBUQUERQUE NM 87105-1407

Community Design Solutions, LLC
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114

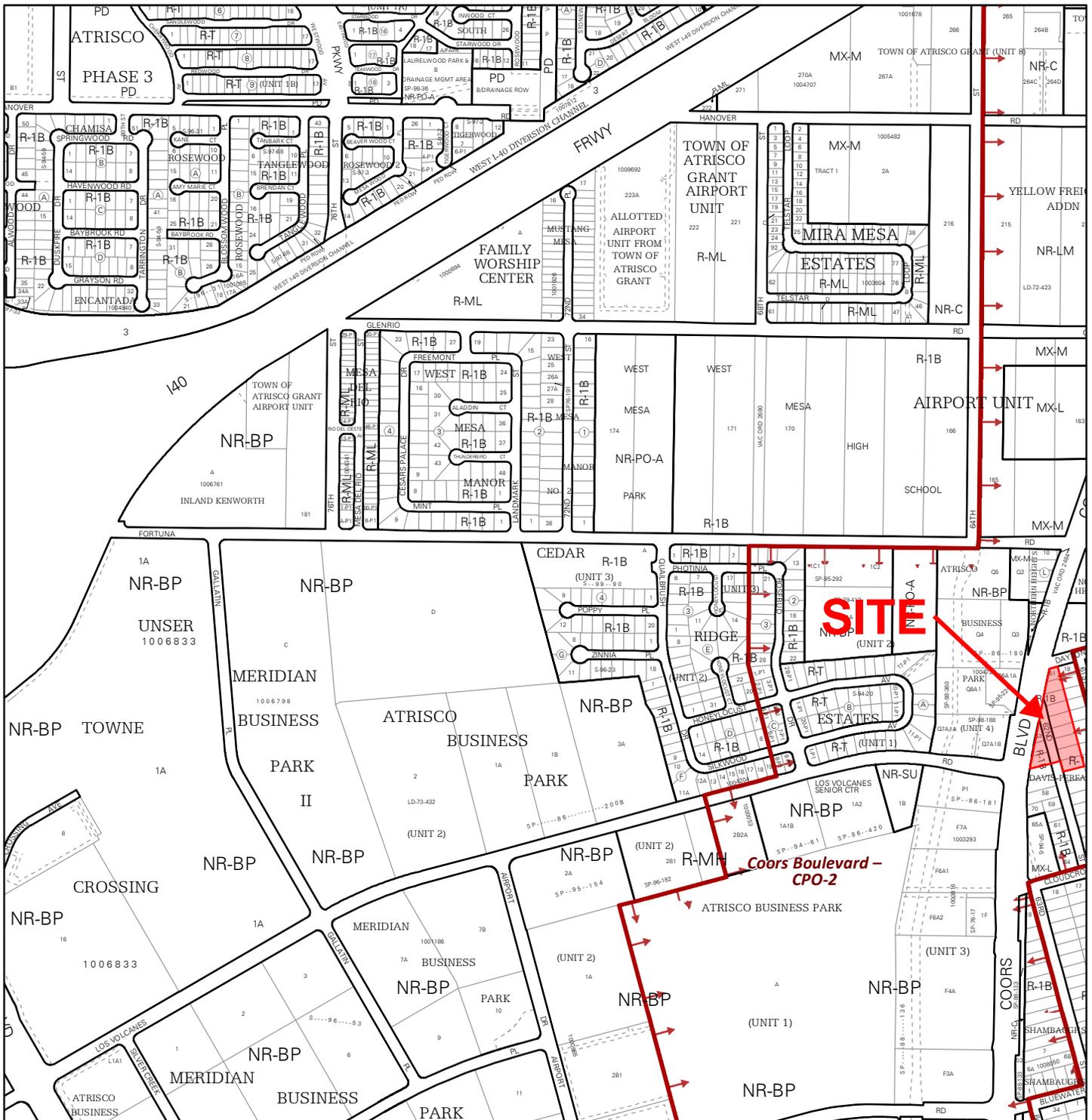


MONROY CARLOS A
545 61ST ST NW
ALBUQUERQUE NM 87105-1407

Community Design Solutions, LLC
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114



GALLEGOS YVONNE V
541 61ST ST NW
ALBUQUERQUE NM 87105



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

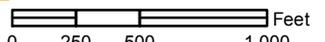


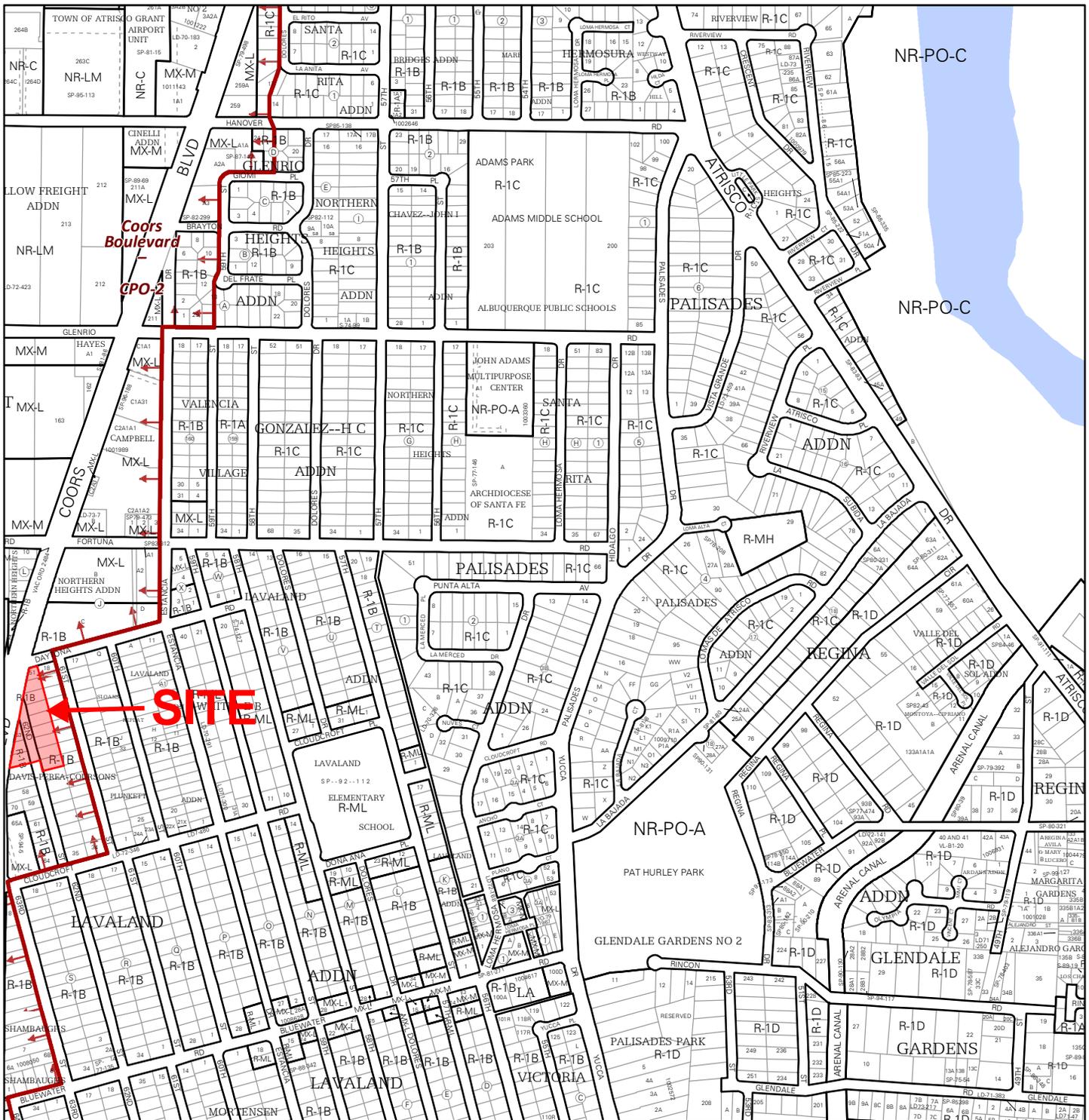
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Zone Atlas Page:
J-10-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



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

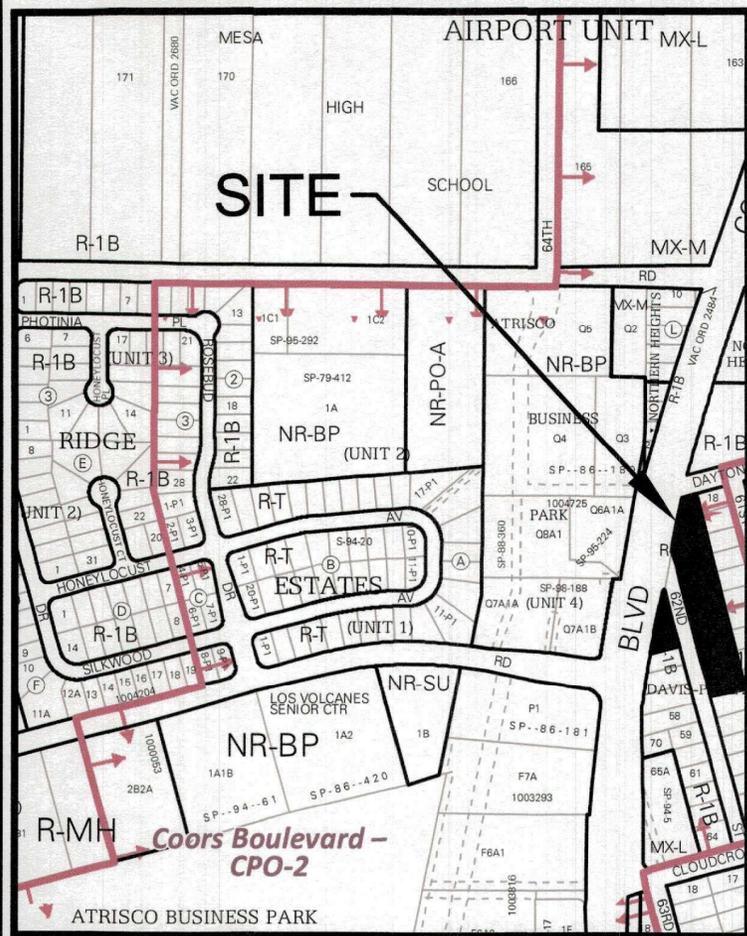
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Zone Atlas Page:
J-11-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



ZONE ATLAS J-10-Z NO SCALE

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CREATE 14 LOTS FROM 13 LOTS AND TO GRANT ANY EASEMENTS AS SHOWN HEREON.

NOTES:

1. BEARINGS ARE GRID BASED---NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED. (ONLY EXTERIOR BOUNDARY MONUMENTS WERE SET. INTERIOR MONUMENTS TO BE SET POST CONSTRUCTION).
4. BEARINGS AND DISTANCES IN () ARE RECORD

NEW EASEMENTS NOTES:

TRACT A

1. BLANKET PUBLIC ACCESS EASEMENT- FOR THE EMERGENCY TURN AROUND AREA AND POND ACCESS
2. BLANKET GRADING EASEMENT- FOR THE RETAINING WALL HOLDING UP COORS ROW, FOR PUBLIC ACCESS TO MAINTAIN RETAINING WALL AND COORS ROW
3. BLANKET PUBLIC DRAINAGE EASEMENT- FOR ACCEPTING PUBLIC RUNOFF INTO THE POND
4. TRACT A SHALL BE OWNED AND MAINTAINED BY THE HOA

TRACT B

1. BLANKET ACCESS EASEMENT- REQUIRED FOR LOTS H, I, 50A, AND 51A THROUGH TRACT B
2. BLANKET PUBLIC WATER AND SEWER EASEMENT- FOR THE WATER AND SEWER MAIN RUNNING THROUGH TO COORS BLVD
3. BLANKET PRIVATE DRAINAGE EASEMENT- FOR THE STORM DRAIN LINE AND FOR THE CROSS-LOT DRAINAGE FROM LOTS H, I, 50A, AND 51A THROUGH TRACT B
4. TRACT B SHALL BE OWNED AND MAINTAINED BY THE HOA

LEGAL DESCRIPTION:

LOTS 42-51, PORTION OF LOT 52, LOT 53-55 OF THE DAVIS-PEREA-COURSON SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK ON APRIL 02, 1948 AS PLAT BOOK VOLUME C, FOLIO 93

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

QWEST CORPORATION D.B.A. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGED OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

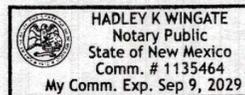
FREE CONSENT:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND HEREBY GRANT ALL EASEMENTS AS SHOWN. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: *Richard M. Crowe* 1-22-26
OWNER/DATE

ACKNOWLEDGMENT

STATE OF NM)
) SS.
COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22 DAY OF January, 2025, BY *Richard M. Crowe Jr*

NOTARY PUBLIC: *Hadley K Wingate*
MY COMMISSION EXPIRES: *SEP 9, 2029*

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #:

BERNALILLO COUNTY TREASURE'S OFFICE:

SUBDIVISION DATA:

DRB#
ZONE ATLAS INDEX NO. J-20-Z
DATE OF FIELD SURVEY: JULY, 2021
TOTAL NO. OF TRACTS EXISTING 13
TOTAL NO. OF LOTS CREATED 14
TOTAL GROSS ACREAGE: 1.7296 ACRES

DOCUMENTS USED:

VOL C, FOLIO 93
VOL 2004S, PAGE 1

SUBDIVISION PLAT OF
LOT A THRU LOT I, TRACT A, TRACT B
LOT 50-A & 51-A AND LOT 55-A
DAVIS-PEREA-COURSON SUBDIVISION
BEING A REPLAT OF LOTS 42-51, PORTION OF LOT 52, 53, 54 & 55
TOWN OF ATRISCO GRANT
PROJECTED SECTION 15, T 10 N, R 2 E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2026

PROJECT NUMBER: _____

CITY APPROVALS:

Laron N. Risenhoover P.S. 1/22/2026
CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

UTILITIES DEVELOPMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

A.M.A.F.C.A. DATE

ABCWUA DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

REAL PROPERTY DIVISION DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES DATE

NEW MEXICO GAS DATE

QWEST CORPORATION D.B.A. CENTURY LINK QC DATE

COMCAST DATE

SURVEYOR'S CERTIFICATE:

I, DAVID P ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MARCH 12, 2022; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David P. Acosta JANUARY 19, 2026
DAVID P. ACOSTA, NMPLS NO. 21082 DATE



SURVEYING AND MAPPING, LLC
277 E AMADOR AVE SUITE 303
LAS CRUCES, NM 88001
505-917-8921

SHEET INDEX

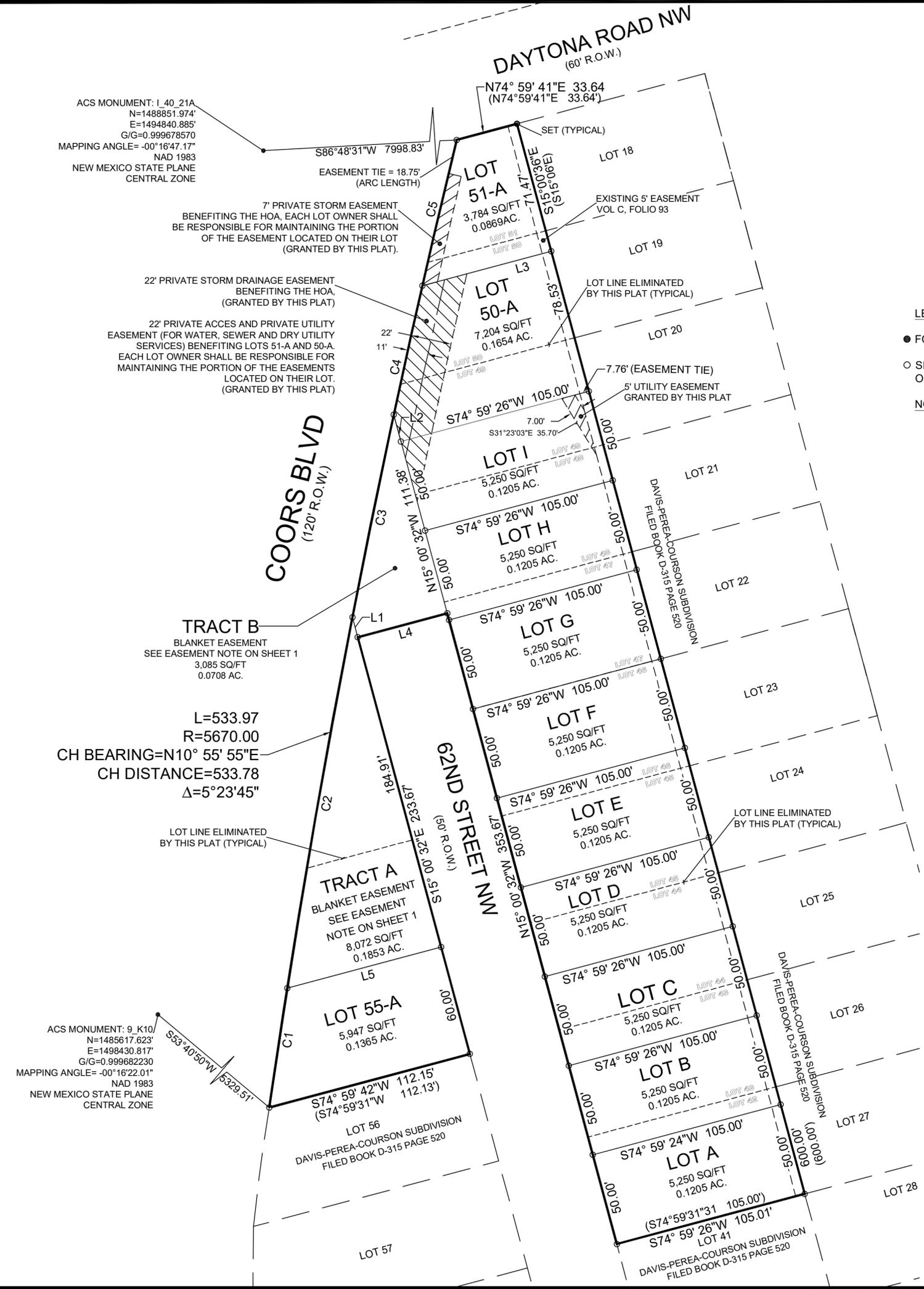
PAGE 1. COVER
PAGE 2. SUBDIVISION PLAT

SUBDIVISION PLAT OF
LOT A THRU LOT I, TRACT A, TRACT B
LOT 50-A & 51-A AND LOT 55-A
DAVIS-PEREA-COURSON SUBDIVISION
 BEING A REPLAT OF LOTS 42-51, PORTION OF LOT 52, 53, 54 & 55
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 15, T 10 N, R 2 E, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2026

ACS MONUMENT: I_40_21A
 N=1488851.974'
 E=1494840.885'
 G/G=0.999678570
 MAPPING ANGLE=-00°16'47.17"
 NAD 1983
 NEW MEXICO STATE PLANE
 CENTRAL ZONE

L=533.97
 R=5670.00
 CH BEARING=N10° 55' 55"E
 CH DISTANCE=533.78
 Δ=5°23'45"

ACS MONUMENT: 9_K10
 N=1485617.623'
 E=1498430.817'
 G/G=0.999682230
 MAPPING ANGLE=-00°16'22.01"
 NAD 1983
 NEW MEXICO STATE PLANE
 CENTRAL ZONE



LEGEND OF SYMBOLS

- FOUND MONUMENT AS NOTED
 - SET 5/8" REBAR WITH MORASSE CAP "LS 21082" OR PK NAIL WITH SHINER "21082"
- NOTE:** ONLY EXTERIOR CORNERS WILL BE SET AT RECORDING OF PLAT. INTERIOR CORNERS WILL BE SET POST CONSTRUCTION BY SAM OR OTHERS.

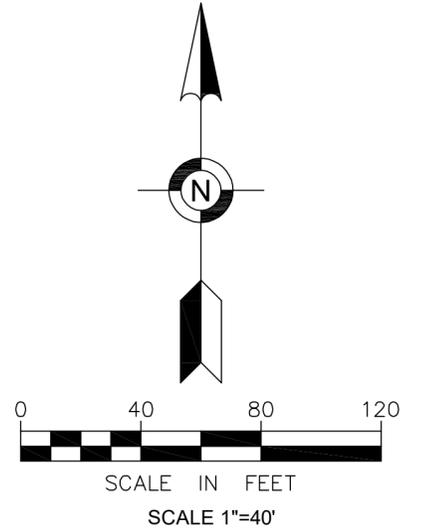
SOLAR COLLECTION NOTE:

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	65.45'	5670.00'	0°39'41"	N8° 33' 53"E	65.45'
C2	203.93'	5670.00'	2°03'39"	N9° 55' 33"E	203.92'
C3	111.91'	5670.00'	1°07'51"	N11° 31' 18"E	111.91'
C4	71.55'	5670.00'	0°43'23"	N12° 26' 55"E	71.54'
C5	81.13'	5670.01'	0°49'11"	N13° 13' 12"E	81.13'

Line Table		
Line #	Length	Direction
L1	11.24'	N15° 00' 32"W
L2	15.05'	N15° 00' 32"W
L3	72.01'	N74° 59' 19"E
L4	49.99'	S74° 59' 25"W
L5	85.95'	N74° 59' 26"E



SURVEYING AND MAPPING, LLC
 277 E AMADOR AVE SUITE 303
 LAS CRUCES, NM 88001
 505-917-8921

PAVING CONSTRUCTION NOTES

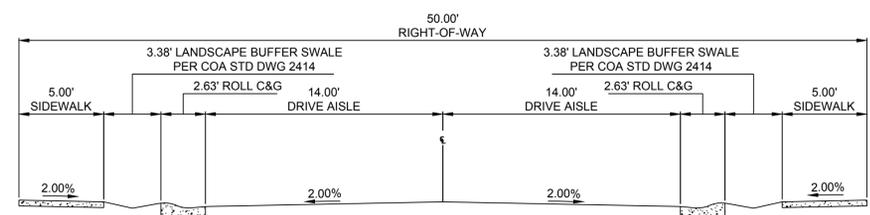
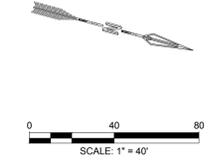
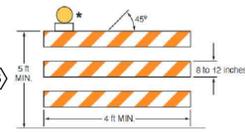
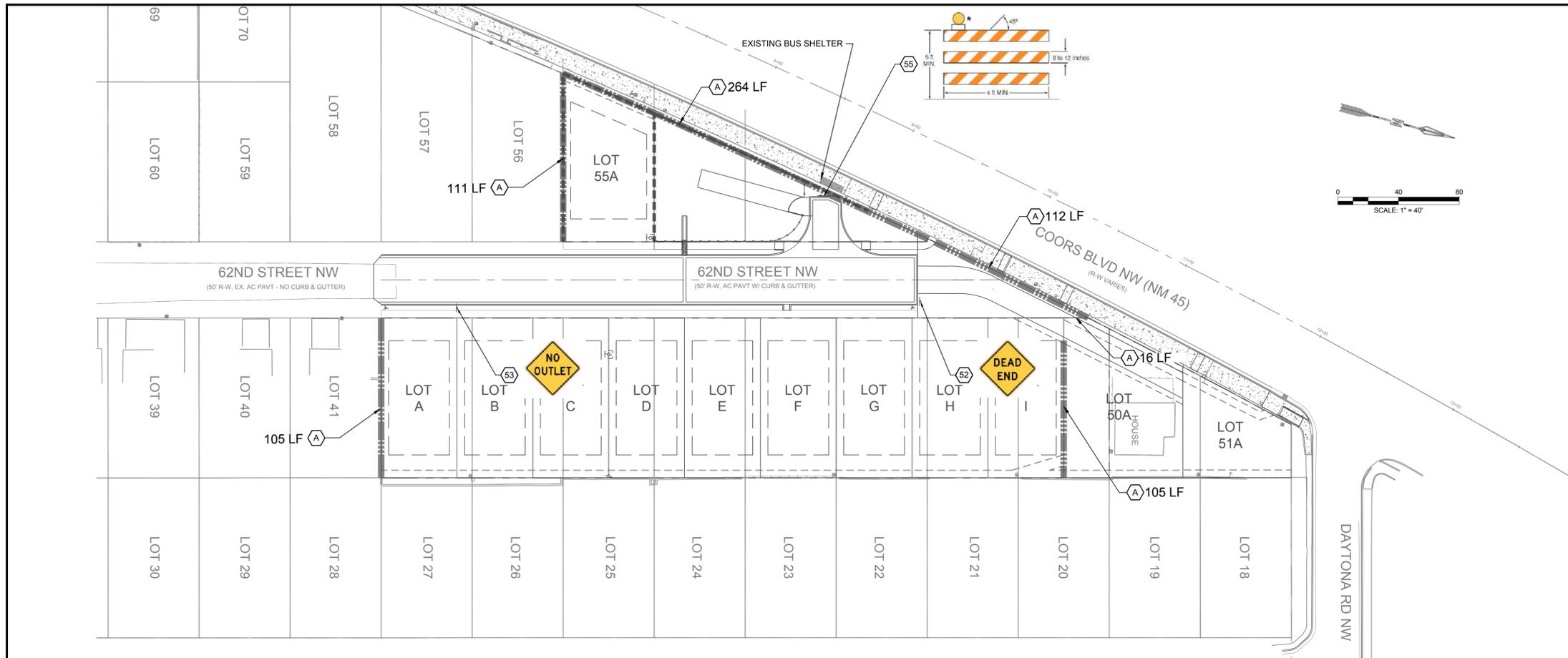
I.D.#	DESCRIPTION
52	INSTALL 'DEAD END' SIGN, MUTCD W14-1.
53	INSTALL 'NO OUTLET' SIGN, MUTCD W14-2.
55	INSTALL TYPE III BARRICADE.

LEGEND

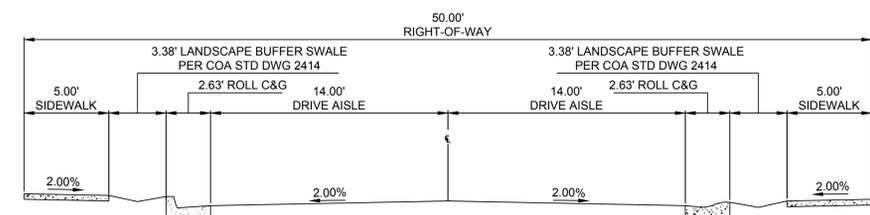
PERIMETER WALL (TYPE PER KEYED NOTE)

KEYED NOTES

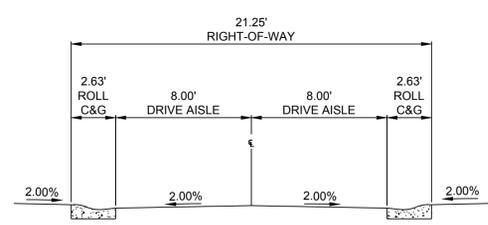
(A) INSTALL CMU BLOCK PERIMETER WALL PER DETAIL SHEET 10 - PERIMETER WALL DETAILS.



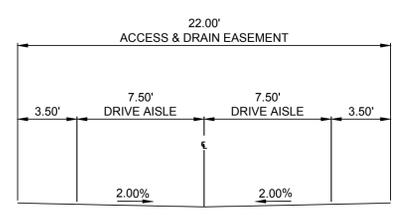
1
9 PROPOSED TYPICAL SECTION - 62ND ST NW SCALE 1:5



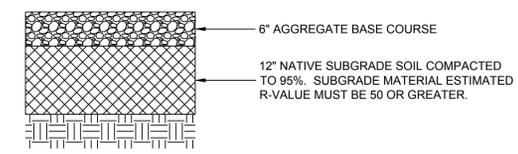
2
9 PROPOSED TYPICAL SECTION - 62ND ST NW STA 1+48.04 TO STA 2+65.72 SCALE 1:5



3
9 PROPOSED TYPICAL SECTION - EMERGENCY TURN AROUND SCALE 1:5



4
9 PROPOSED TYPICAL SECTION - PRIVATE ACCESS ROAD SCALE 1:5



5
9 PRIVATE ACCESS ROAD PAVING SECTION NTS

ROW AND SIDEWALK EXHIBIT



COMMUNITY DESIGN SOLUTIONS, LLC
9384 VALLEY VIEW DR NW, SUITE 100
ALBUQUERQUE, NEW MEXICO 87114
PHONE: (505)366-4187

NAME: Prepared for: Community Design Solutions, LLC; Project: 20240101 - 62nd Street NW & Coors Blvd NW; Date: Jan 29, 2024; 11:59am

January 29, 2026

Development Hearing Officer
 City of Albuquerque
 600 2nd St NW
 Albuquerque, NM 87102

RE: Sensitive Lands Analysis for the 62nd Street Habitat for Humanity project located at 62nd Street NW, Albuquerque, NM - BEING A REPLAT OF LOTS 42-51, PORTION OF LOT 52,53,54 & 55, TOWN OF ATRISCO GRANT, PROJECTED SECTION 15, T 10 N, R 2 E, N.M.P.M., 1.7296 Acres, 62nd Street NW, Albuquerque, NM 87110

Dear Development Hearing Officer,

This letter responds to the Sensitive Lands criteria in IDO Section 14-16-5-2 for the subject property location. We have analyzed the project site for the presence of sensitive lands and constraints related to such lands, if any. We have determined that there are no restraints for this subject area.

FEATURE	NOTED ON MAP	EXHIBIT ATTACHED	NOTES / COMMENTS
1. Flood Hazard Area			N/A
2. Steep Slopes			N/A
3. Unstable Soils			N/A
4. Wetlands/Riparian Areas			N/A
5. Arroyos			N/A
6. Acequias/Ditches			N/A
7. Escarpment			N/A
8. Rock Outcroppings			N/A
9. Large Stands of Mature Trees			N/A
10. Individual Mature Trees			N/A
11. Archaeological Site			N/A

1. Floodplains and Flood Hazard Areas

The property surveyed has a FEMA Flood Zone X designation which is further described as “an area determined to be outside the 0.2% annual chance Floodplain” based upon review of the national flood insurance program, flood insurance rate maps, Map No. 35001C0329H. Revised: 08/16/2012.

2. Steep Slope and Escarpment

As per the property surveyed, there are currently no steep slope and escarpment areas contained within the subject site.

3. Unstable Soils

There are no unstable soils detected on this site.

4. Wetlands (constant supply of water)

There are currently no wetland areas contained within the subject site.

5. Arroyos

There are currently no Arroyos traversing or adjacent to the subject site.



6. Irrigation Facilities (acequias)

There are currently no MRGCD identified irrigation facilities on site.

7. Large Standing of Mature Trees

There are no existing areas on site that contain 5 or more mature trees clustered on the site.

8. Rock Outcroppings

There are no rock outcroppings on the subject site.

9. Archeological Site

This site is under the 5-acre requirement for an Archeological Certificate.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,
Community Design Solutions, LLC



John Stapleton P.E.
CDS | Project Manager
505-545-9607

PAVING CONSTRUCTION NOTES

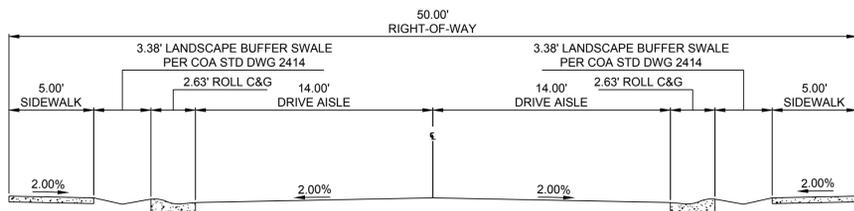
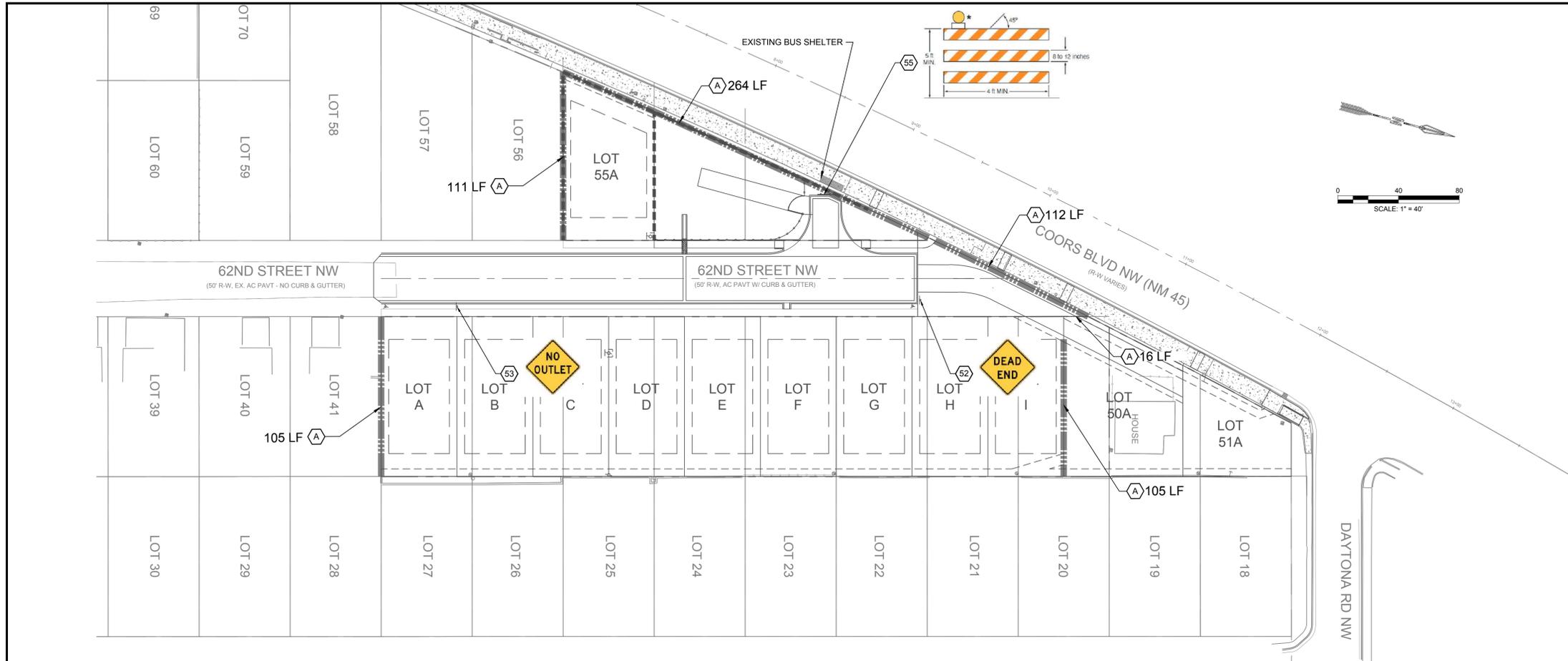
I.D.#	DESCRIPTION
52	INSTALL 'DEAD END' SIGN, MUTCD W14-1.
53	INSTALL 'NO OUTLET' SIGN, MUTCD W14-2.
55	INSTALL TYPE III BARRICADE.

LEGEND

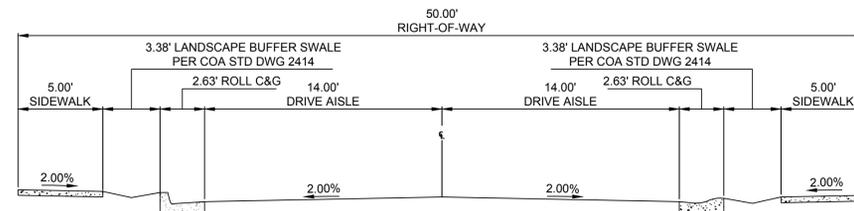
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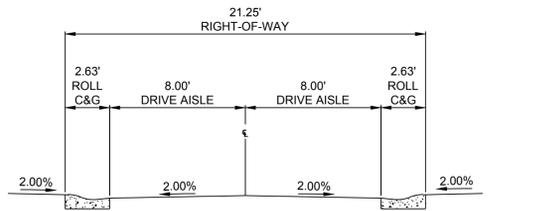
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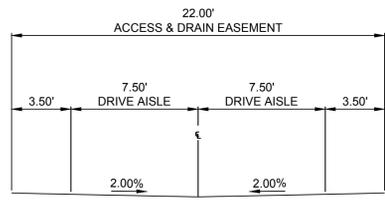
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9 PROPOSED TYPICAL SECTION - 62ND ST NW SCALE 1:5



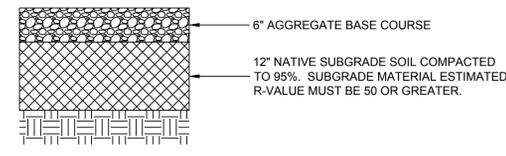
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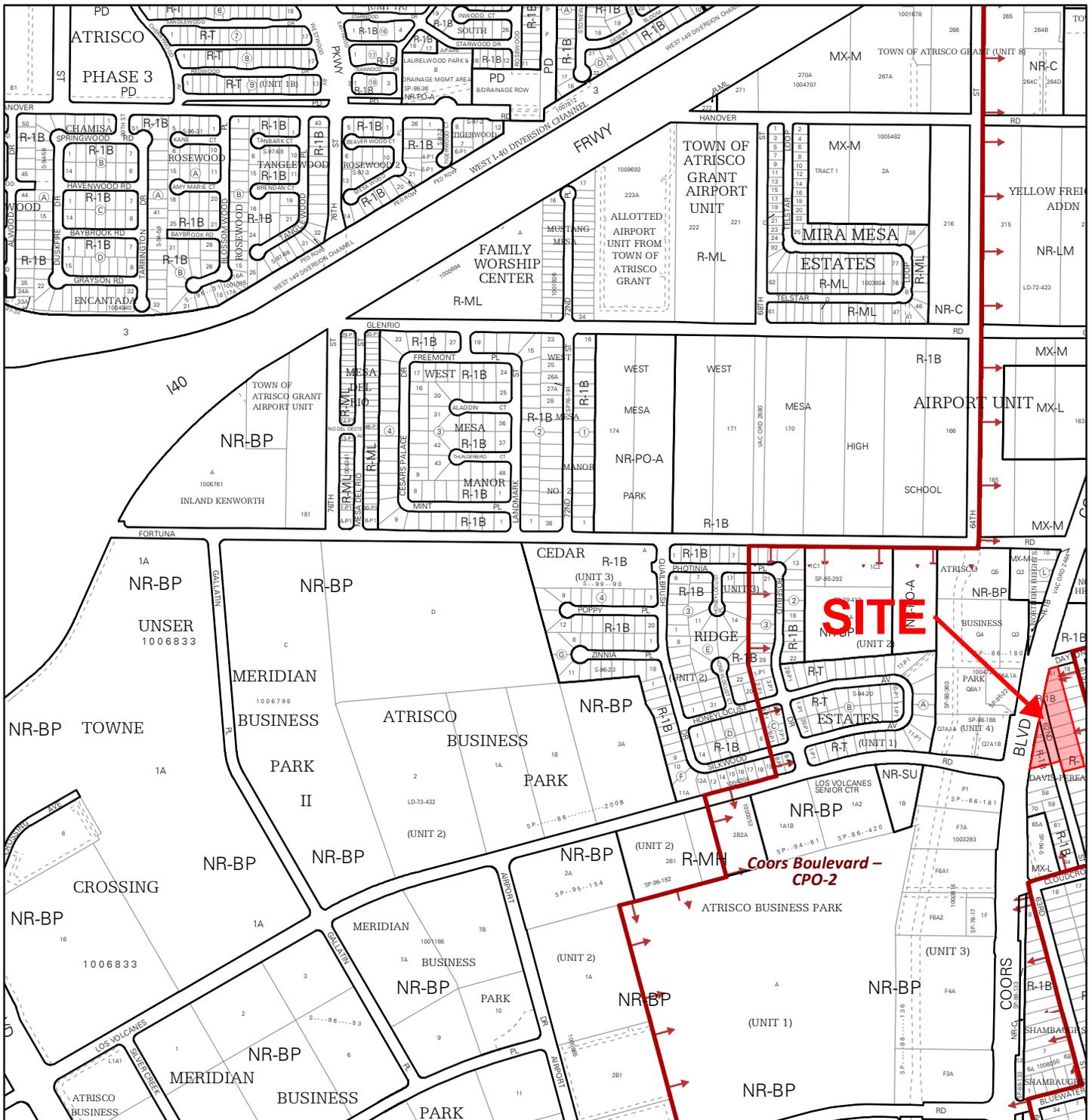
5
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ROW AND SIDEWALK EXHIBIT



COMMUNITY DESIGN SOLUTIONS, LLC
9384 VALLEY VIEW DR NW, SUITE 100
ALBUQUERQUE, NEW MEXICO 87114
PHONE: (505)366-4187

NAME: Prepared for: Community Design Solutions, LLC - Subcontractor - 20240123 - 20240123 - 11:59am



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:
J-10-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

0 250 500 1,000 Feet

