

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

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,



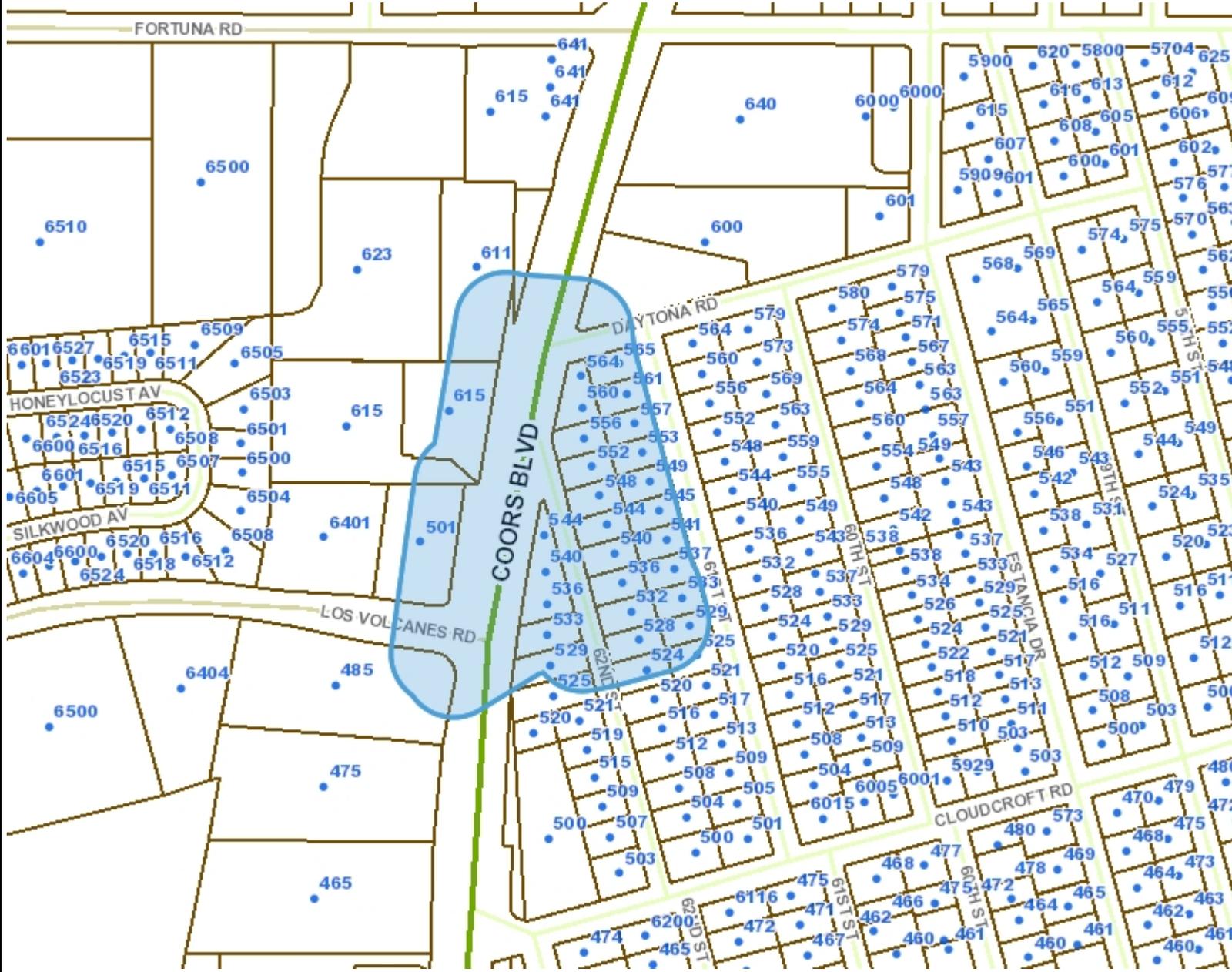
Community Design Solutions, LLC
John Stapleton P.E.
CDS | Project Manager
505-545-9607

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 SANTELIANO 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

581 0 291 581 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
 1/28/2026 © City of Albuquerque

1: 3,489

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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 DIRIG
CORONA & CTAL
224 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 ALOBA C
465 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 HARDSN 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



APDACA 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



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

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

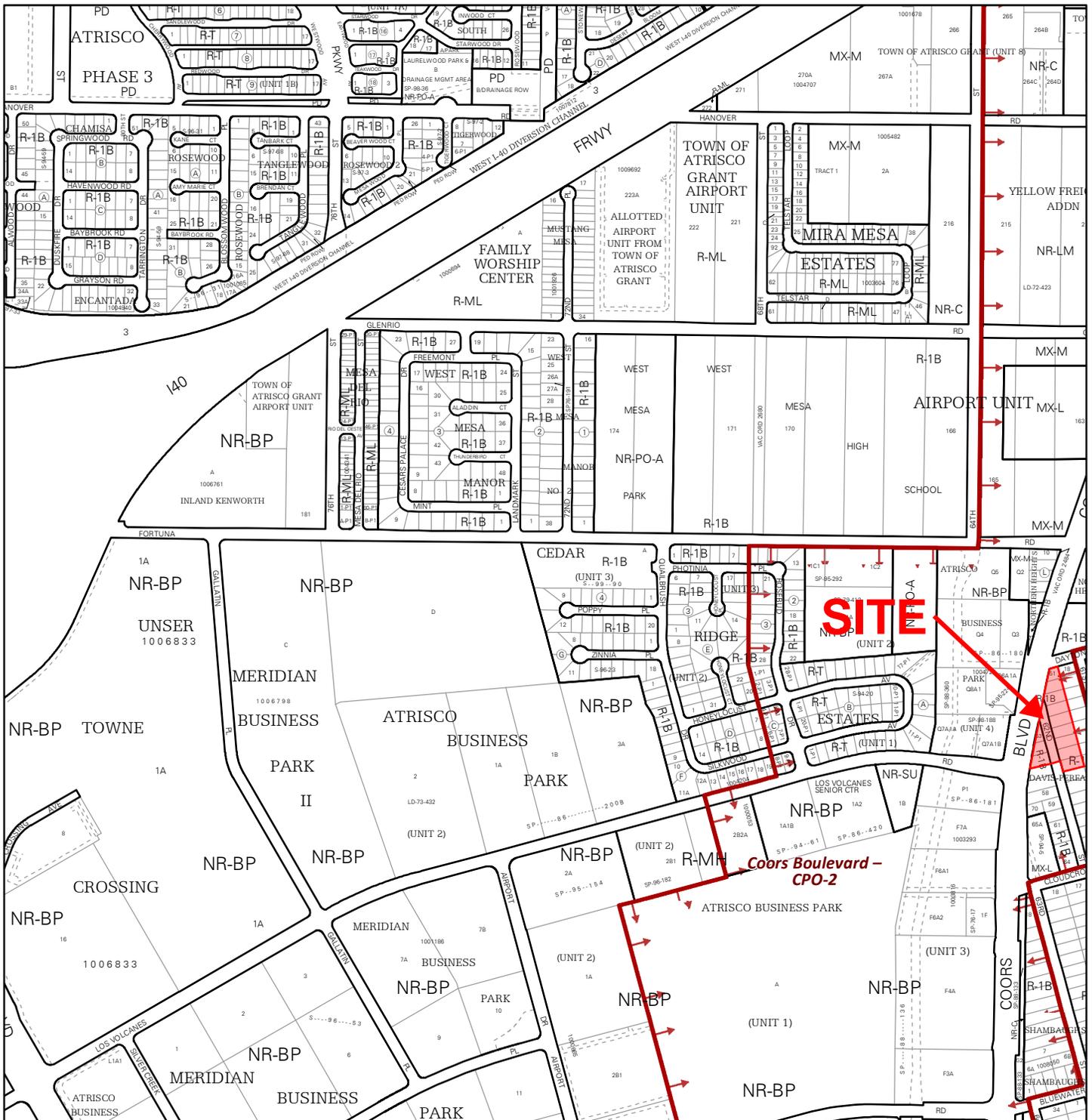


MONROY CARLOS A
545 61ST ST NW
ALBUQUERQUE NM 87105-1407

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

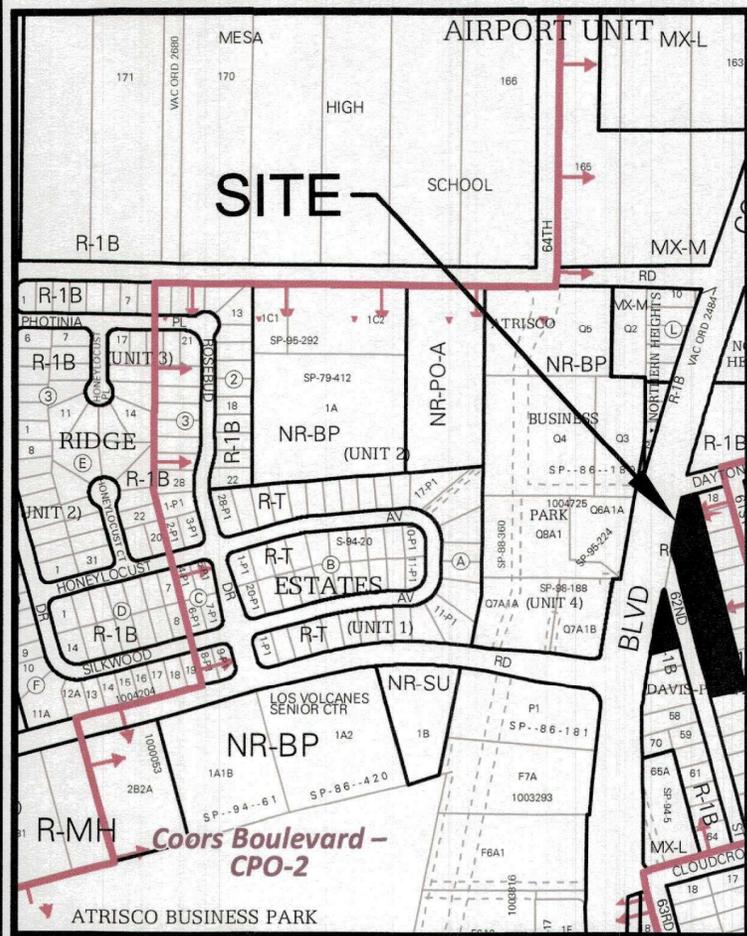
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

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

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

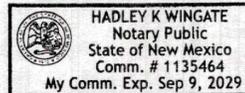
FREE CONSENT:

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, 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:

DR#
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

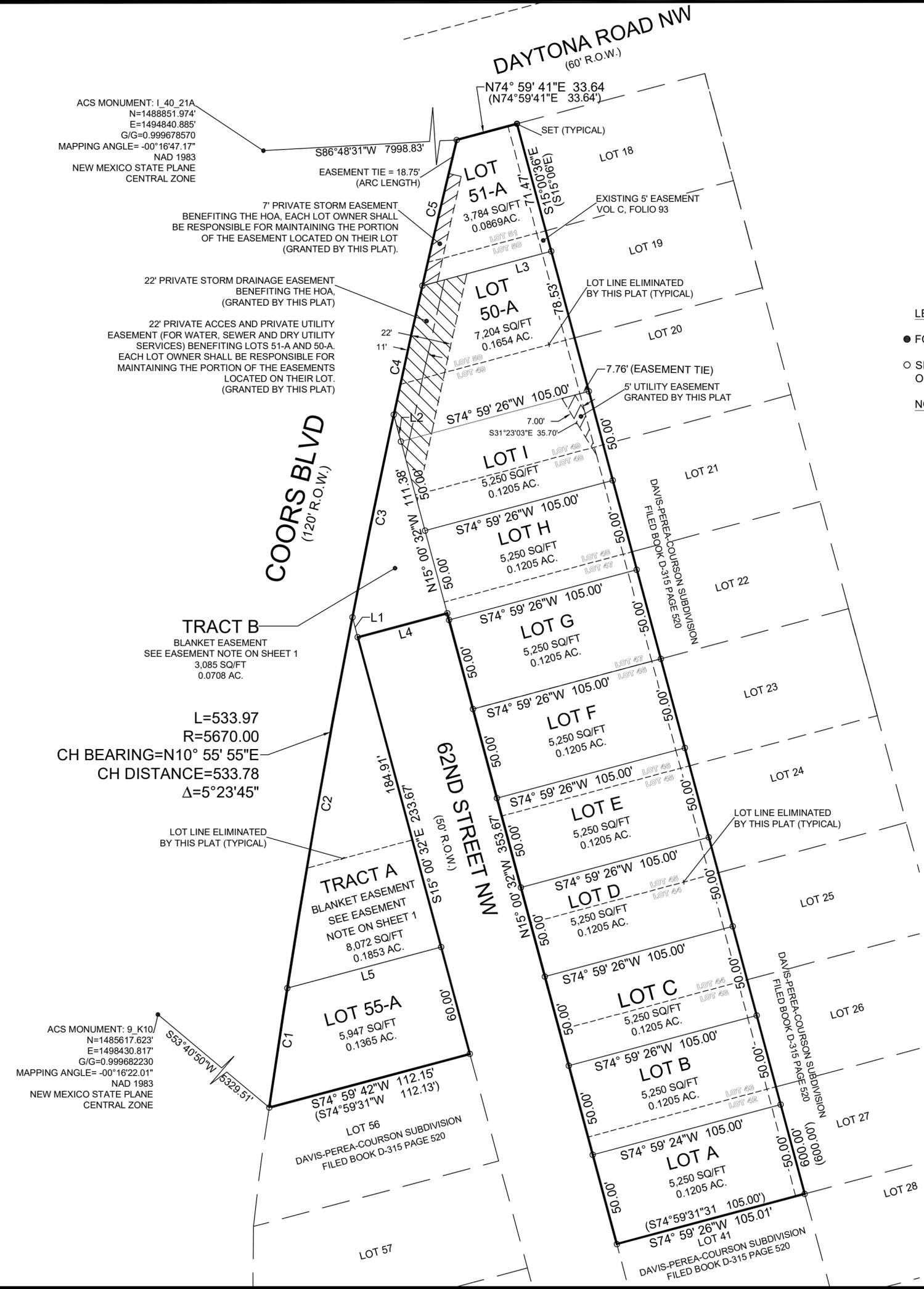
PAGE 1. COVER
PAGE 2. SUBDIVISION PLAT

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.

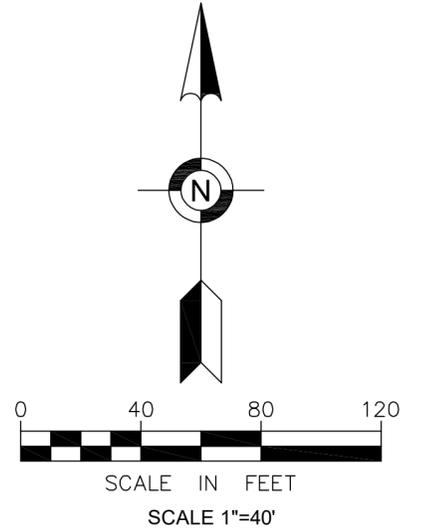
SOLAR COLLECTION NOTE:

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



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