

March 12, 2026

Dear Property Owner:

NOTICE OF PUBLIC HEARING

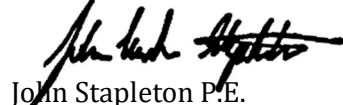
Notice is hereby given that the City of Albuquerque Development Hearing Officer (DHO) will hold a Public Hearing on **Wednesday, April 8, 2026, at 9:00 AM** for the request below. The DHO hearing will be held via Zoom. To access the hearing online use the following link and select the April 8th hearing 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 the vacation of public right-of-way, also known as Tract B, for the development of 13 lots into 14 single-family units. Tract B is located south of Coors Boulevard NW and west of 62nd Street NW, Albuquerque, NM (see enclosed Zone Atlas pages J-10-Z and J-11-Z) and is a total of 0.0708 acres. Included in this mailing is an exhibit showing the tract.

If you have any questions or would like more information, contact John Stapleton at (505) 545-9607 or email at john.stapleton@cdsnm.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: Vacation of Right-of-Way
Decision-making Body: Development Hearing Officer
Pre-Application meeting required: No
Neighborhood meeting required: No
Mailed Notice required: Yes
Electronic Mail required: Yes
Is this a Site Plan Application: No
PART II - DETAILS OF REQUEST
Address of property listed in application: 556 Coors Boulevard NW, Albuquerque, NM 87120
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, April 8, 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
[X] Zone Atlas page indicating subject property.
[X] Drawings, elevations, or other illustrations of this request.
[] Summary of pre-submittal neighborhood meeting, if applicable.
[X] 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.

[Handwritten Signature] (Applicant signature) 3/12/26 (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*: 3/12/26

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

Summary of project/request³*:

Vacate the public right-of-way associated with Tract B with a total acreage of 0.0708 acres.

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, April 8, 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 _____

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
 - 2. IDO Zone District R-1
 - 3. Overlay Zone(s) [if applicable] CPO-2
 - 4. Center or Corridor Area [if applicable] _____
- 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.

March 12, 2026

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

RE: Project Description/Justification Letter for a Vacation of Public Right-of-Way 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 Albuquerque Greater Habitat for Humanity, respectfully submits this justification letter in support of a request to vacate approximately 3,085 square feet (0.0708 acres) of public right-of-way at the terminus of 62nd Street NW, in accordance with IDO Section 14-16-6-6(M), *Vacation of Public Easements and Rights-of-Way*.

The area proposed for vacation is identified as Tract B on the proposed preliminary plat, included in this application (see Figure 1 below). This portion of right-of-way currently forms the angled dead-end of 62nd Street NW. During the City's Design Review Committee (DRC) process, staff directed the applicant to vacate this segment so it may be replatted as an HOA-owned tract. This change allows the area to function appropriately as shared access and as the corridor for private storm infrastructure serving the subdivision.

The proposed tract is the only feasible location for the storm sewer outfall from the approved pond. DRC determined that a private storm sewer should not remain within public right-of-way. In addition, due to the existing lot layout, several lots (H, I, 50-A, and 51-A) must share a private driveway across this area, making long-term private ownership more appropriate than continued public dedication. Lastly, DRC requested that 62nd Street terminate with a square, rather than angled, dead-end. The resulting triangular remnant right-of-way is no longer needed for roadway purposes and would be more effectively landscaped and maintained by the HOA.

COMMUNITY DESIGN SOLUTIONS

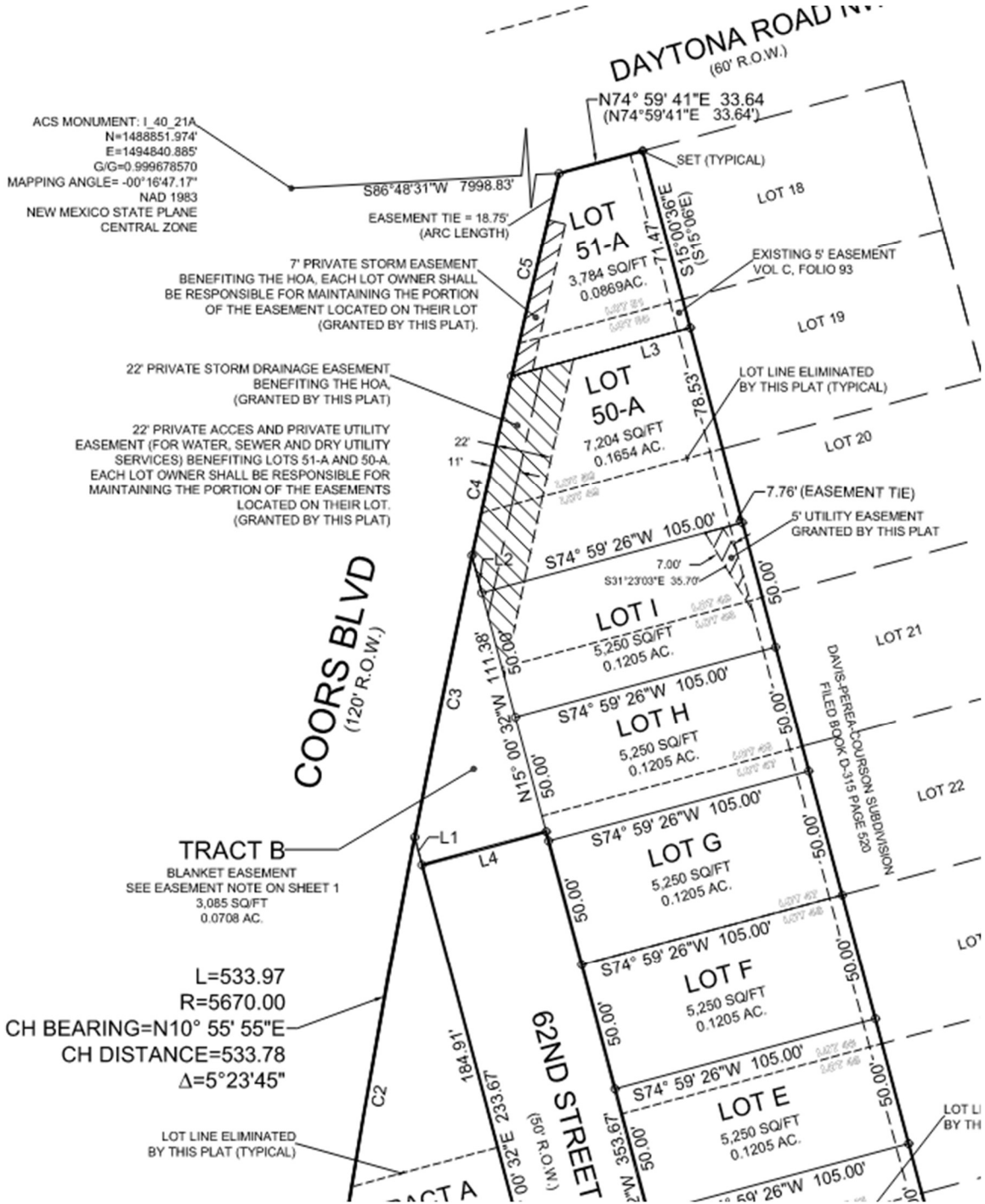


Figure 1: Tract B as shown on the preliminary plat is currently 62nd Street Right of Way, which is requested to be vacated.



COMMUNITY DESIGN SOLUTIONS

In accordance with IDO Section 14-16-6-6(M)(3), the request satisfies the criteria for approval, as follows:

§14-16-6-6(M)(3)(a): *The public welfare does not require that the easement, private way, or public right-of-way be retained.*

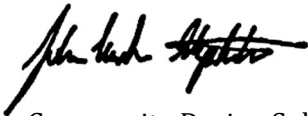
The segment proposed for vacation lies beyond the functional end of 62nd Street NW and does not serve the traveling public. Its only users will be the adjacent future homeowners utilizing the shared private drive, as well as the HOA responsible for the private storm sewer. Vacating the right-of-way aligns ownership and maintenance obligations with actual use and eliminates unnecessary City maintenance and liability.

§14-16-6-6(M)(3)(b): *There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.*

Vacating this portion of right-of-way supports the approved subdivision design and allows for proper placement of private drainage and access improvements consistent with the R-1B zoning designation. There is no detriment to the public, as the right-of-way no longer serves its original purpose. The area is surplus, provides no public benefit in its current configuration, and would otherwise constitute an ongoing maintenance responsibility for the City. No property rights are adversely affected.

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: Thursday, March 12, 2026 1:07 PM
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 L
Los Volcanes NA	Ted	Trujillo	nedcarla@live.com	6601 Hon
Los Volcanes NA	Ben	Sandoval	benjsandoval@q.com	6516 Hon
South West Alliance of Neighborhoods (SWAN Coalition)	Lorenzo	Otero	housealbchrome@gmail.com	1413 Hild
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	417 65th
West Mesa NA	Michael	Quintana	westmesa63@gmail.com	301 63rd
West Mesa NA	Lorenzo	Otero	housealbchrome@gmail.com	1413 Hild

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: Thursday, March 12, 2026 12:04 PM

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@g.com	6516 Honeylocust Avenue NW	Albuquerque	NM	87121		5058364419
South West Alliance of Neighborhoods (SWAN Coalition)	Lorenzo	Otero	housealbchrome@gmail.com	1413 Hilda Ct NW	Albuquerque	NM	87105		5053851251
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	417 65th ST SW	Albuquerque	NM	87121	5053855809	5053855809
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: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@cdsnm.com>
To: jgallegoswccd@gmail.com; housealbchrome@gmail.com; westmesa63@gmail.com
Sent: Thursday, March 12, 2026 4:55 PM
Subject: Relayed: 62nd Street Vacation of Public Right-of-Way Submission - PR-2020-003688 _
Public Notice

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 Vacation of Public Right-of-Way Submission - PR-2020-003688 _ Public Notice

Renee Regal

From: postmaster@outlook.com
To: nedcarla@live.com
Sent: Thursday, March 12, 2026 4:55 PM
Subject: Delivered: 62nd Street Vacation of Public Right-of-Way Submission - PR-2020-003688 _
Public Notice

Your message has been delivered to the following recipients:

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

Subject: 62nd Street Vacation of Public Right-of-Way Submission - PR-2020-003688 _ Public Notice

Renee Regal

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@cdsnm.com>
To: benjsandoval@q.com
Sent: Thursday, March 12, 2026 4:55 PM
Subject: Relayed: 62nd Street Vacation of Public Right-of-Way Submission - PR-2020-003688 _
Public Notice

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 Vacation of Public Right-of-Way Submission - PR-2020-003688 _ Public Notice

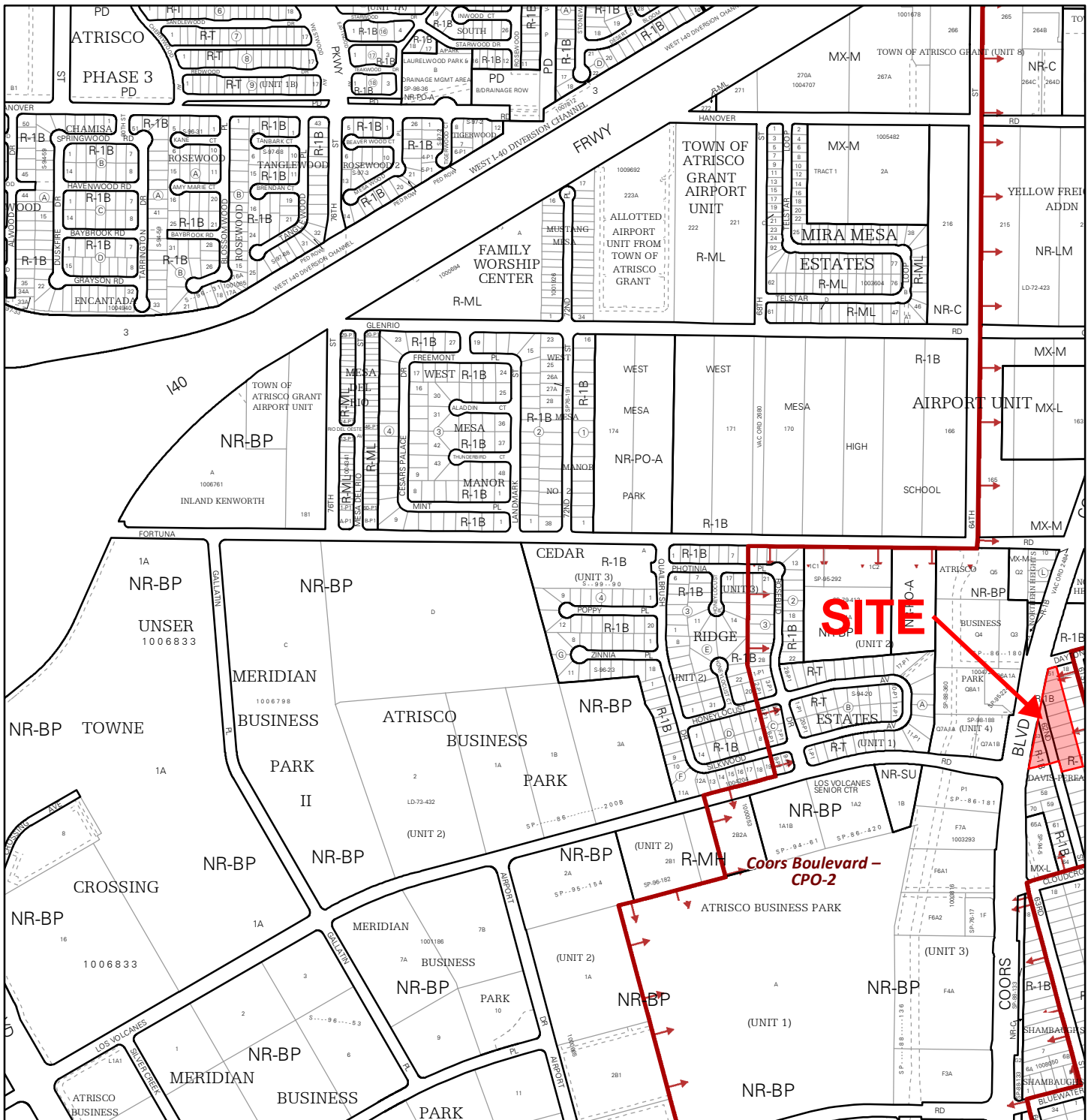
Renee Regal

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@cdsnm.com>
To: John Stapleton
Sent: Thursday, March 12, 2026 4:55 PM
Subject: Delivered: 62nd Street Vacation of Public Right-of-Way Submission - PR-2020-003688 _
Public Notice

Your message has been delivered to the following recipients:


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

Subject: 62nd Street Vacation of Public Right-of-Way Submission - PR-2020-003688 _ Public Notice

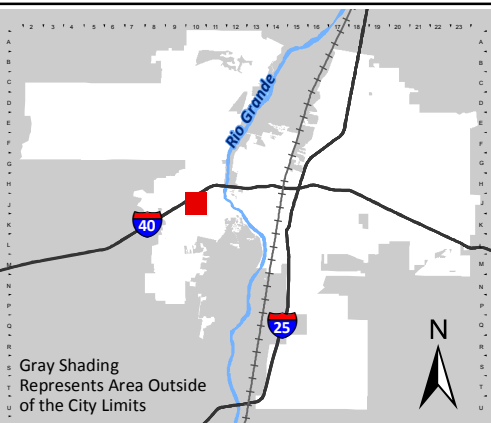


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









IDO Zone Atlas May 2018



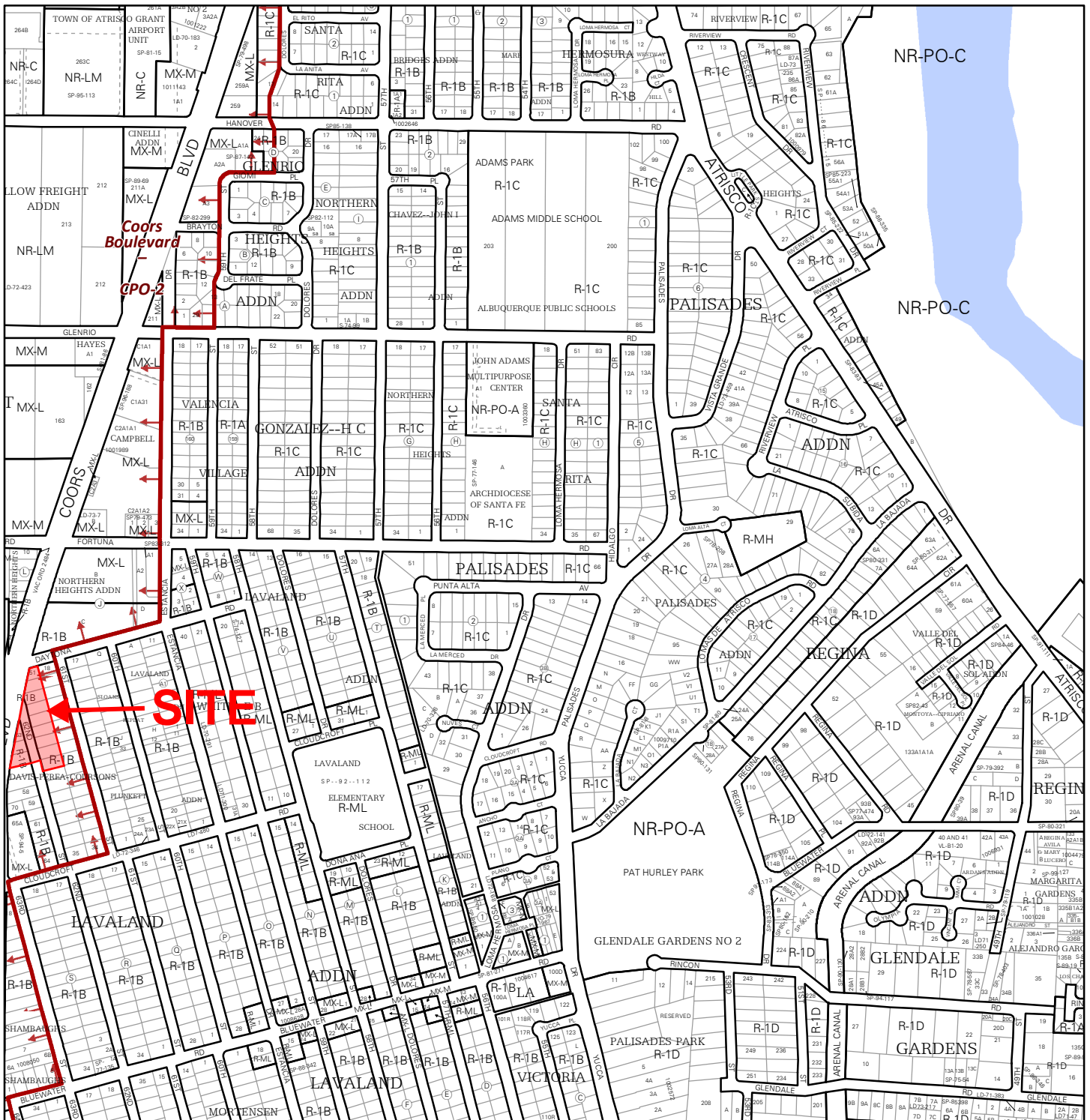
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



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

0 250 500 1,000 Feet



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

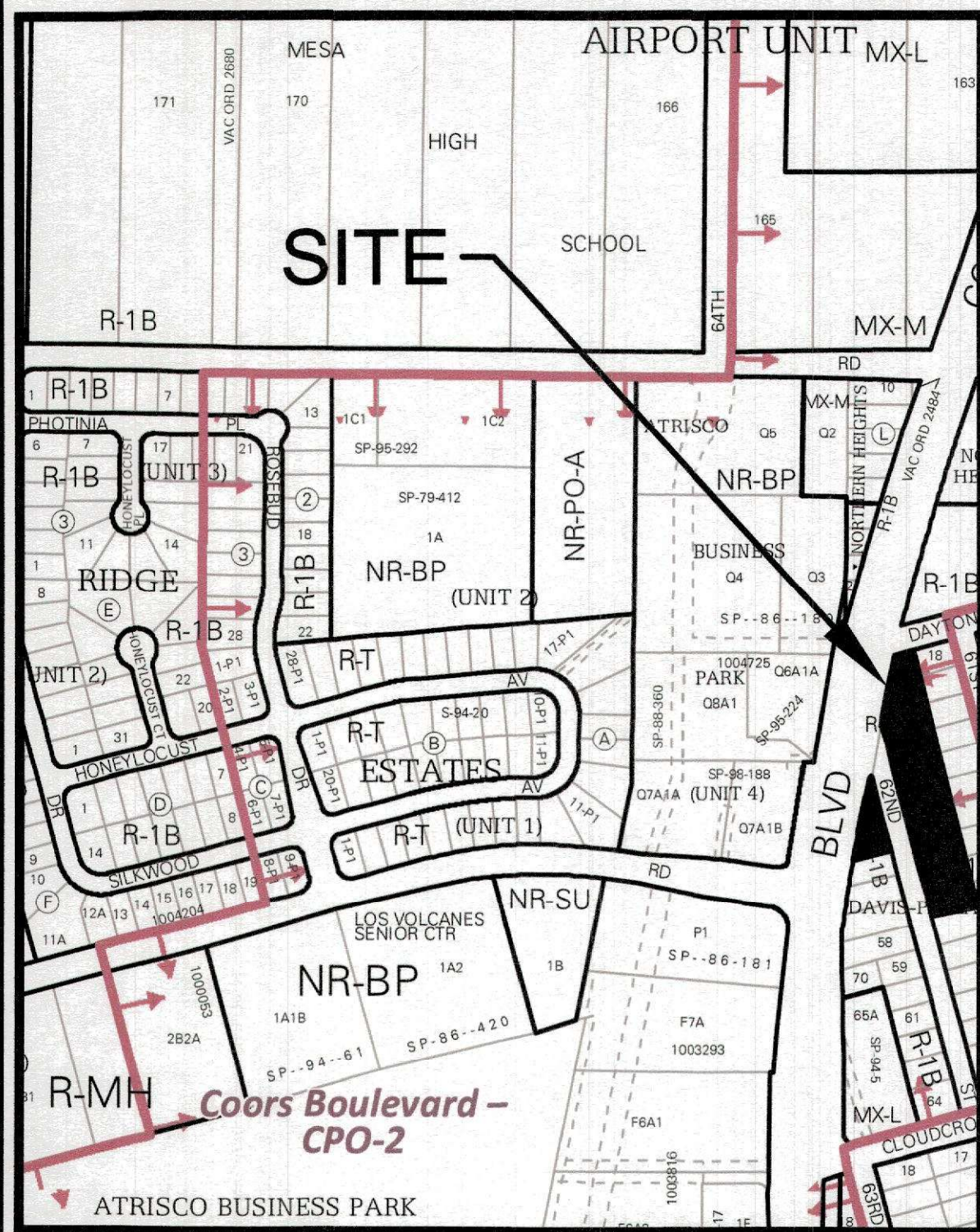
IDO Zone Atlas May 2018

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

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

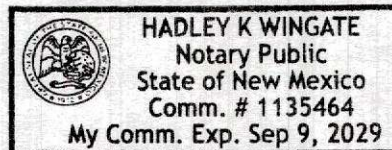
FREE CONSENT:

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

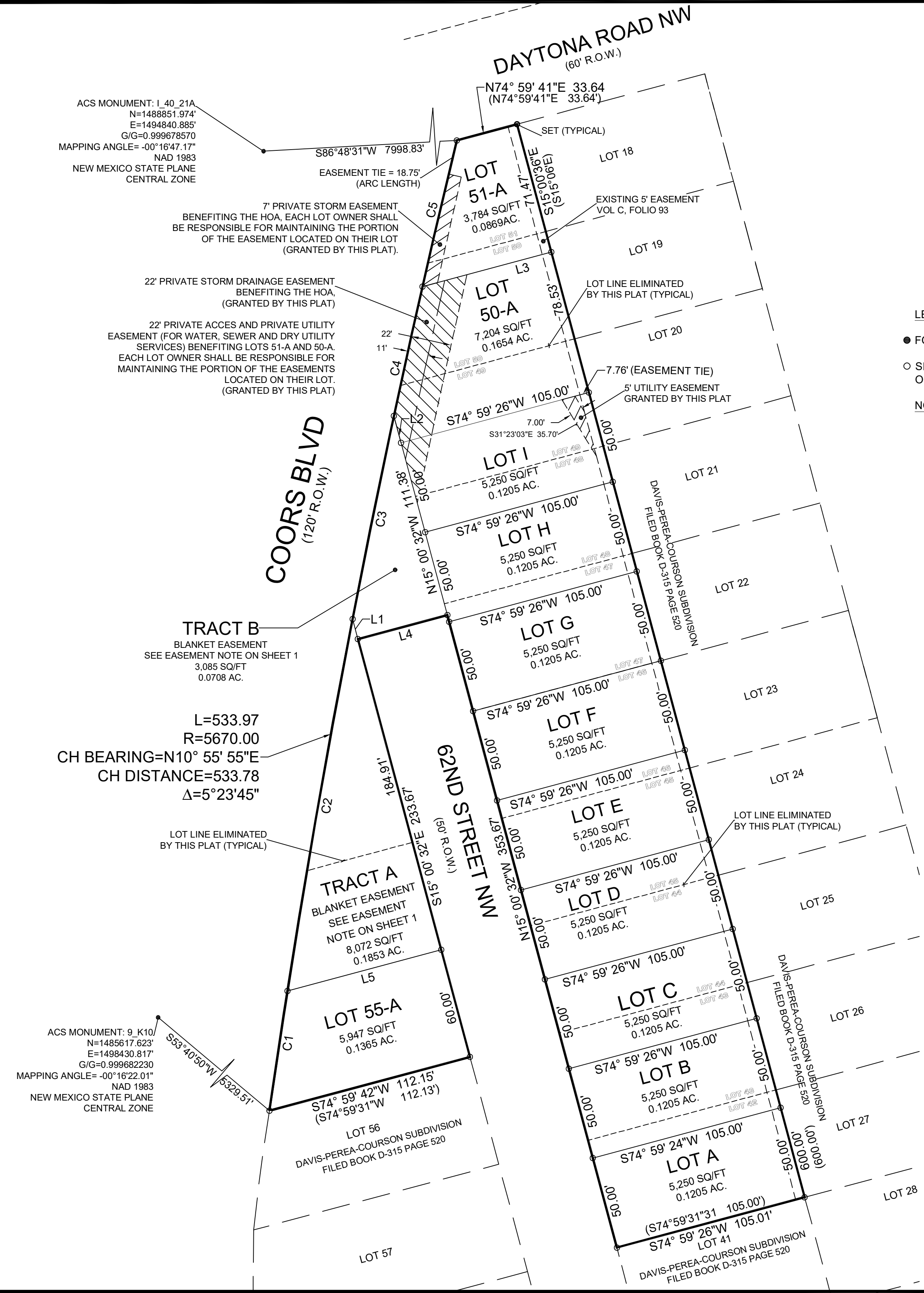
PAGE 1. COVER
PAGE 2. SUBDIVISION PLAT

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.

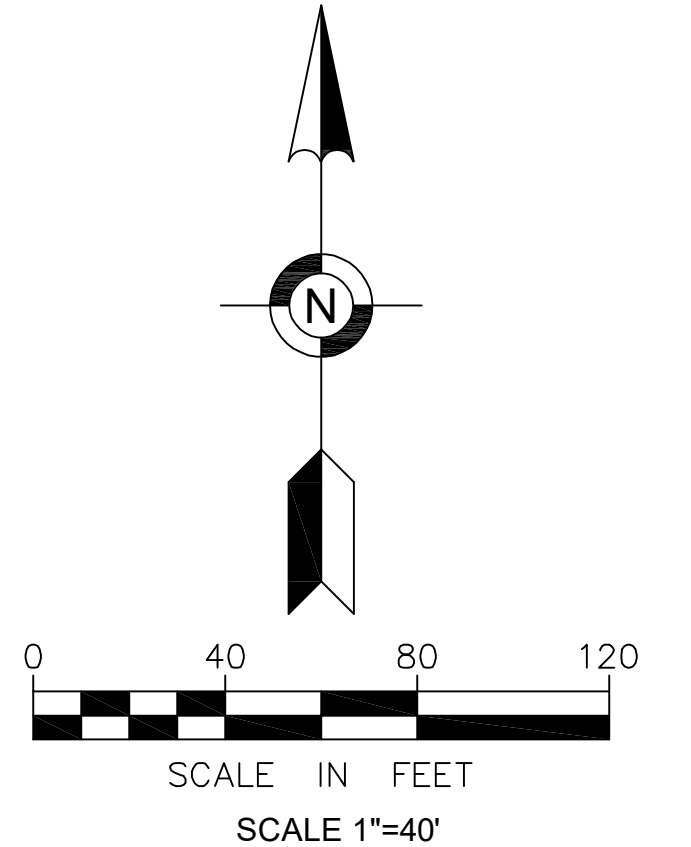
SOLAR COLLECTION NOTE:

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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