

December 23, 2025

Dear Property Owner:

### **NOTICE OF PUBLIC HEARING**

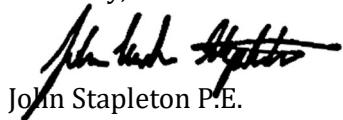
Notice is hereby given that the City of Albuquerque Development Hearing Officer (DHO) will hold a Public Hearing on **Wednesday, January 21, 2026, at 9:00 AM** for the request below. The DHO hearing will be held via Zoom. To access the hearing online use the following link and select the January 21st 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 a 1-acre lot into six single-family units. The property is located at the southwest corner of Milne Road NW and 64<sup>th</sup> Street NW, Albuquerque, NM (see enclosed Zone Atlas page F-10-Z). 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@cdsnm.com](mailto: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

Attached: Required Neighborhood Notification Packet.



## 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:4221 64TH ST 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, January 21, 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

- Zone Atlas page indicating subject property.
- Drawings, elevations, or other illustrations of this request.
- Summary of pre-submittal neighborhood meeting, if applicable.
- 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)

12/23/25

(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.



**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\*: 12/23/25

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.<sup>1</sup>

Property Owners within 100 feet of the Subject Property.

### Information Required by **IDO §14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 4221 64TH ST NW ALBUQUERQUE NM 87120  
Location Description TR IN SW SE SE SEC 34 T11N R2E & NW NE NE SEC 3 T10N R2E
2. Property Owner\* Greater Albuquerque Habitat for Humanity
3. Agent/Applicant\* [if applicable] Community Design Solutions / John Stapleton
4. Application Type(s)<sup>2</sup>\* 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/request<sup>3</sup>:

Subdivide one 1-acre lot into six approximately 0.13-acre lots and dedicate a 44ft wide public right of way for a developer-funded stub street.

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

Development Hearing Officer (DHO)

Landmarks Commission (LC)

Environmental Planning Commission (EPC)

<sup>1</sup> 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.

<sup>2</sup> 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.

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

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

Hearing Date/Time\*: Wednesday, January 21, 2026 - 9:00am

Location<sup>4</sup>: City of Albuquerque, DHO

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto: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@cdsnm.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)<sup>5</sup> C-20-Z

2. Project Illustrations, as relevant<sup>6</sup>



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\*:

\_\_\_\_\_  
\_\_\_\_\_

<sup>4</sup> Physical address or Zoom link

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

<sup>6</sup> 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:

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[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 Map<sup>7</sup>:

1. Area of Property [typically in acres] 1
2. IDO Zone District R-1
3. Overlay Zone(s) [if applicable] APO
4. Center or Corridor Area [if applicable]

Current Land Use(s) [vacant, if none] Vacant

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**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](mailto: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>

<sup>7</sup> 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 dahoontahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di niihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

December 23, 2025

Development Hearing Officer  
City of Albuquerque  
600 2<sup>nd</sup> St NW  
Albuquerque, NM 87102

**RE: Project Description/Justification Letter for a Preliminary Plat Application – 4221 64<sup>th</sup> Street NW**

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 subdivide one 1-acre lot into six approximately 0.13-acre lots and dedicate a 44ft wide public right of way for a developer-funded stub street. The stub street will include developer-funded public water and public sewer main extensions. Thus, access and utilities will all be provided from the proposed stub street.

The current zoning is R1B and no zone change is being requested.

The plat includes a proposed 20ft wide public water easement to provide a public waterline extension per an ABCWUA availability statement for this project. Part of the public water easement coincides with a shared access easement which benefits proposed lots 1 and 2 in order to provide a shared driveway for the two lots. The public water easement is not in an HOA tract since the proposed 6-lot subdivision is likely too small to fund, operate, and maintain an HOA. A proposed 10ft wide PUE is provided around the proposed right of way.

Per coordination with the City Hydrology section, the proposed stormwater runoff from the site will discharge into 64<sup>th</sup> Street, with the ultimate discharge point being Ladera Pond 16B (immediately east of Chaparral Elementary School). The owner has requested fee-in-lieu for stormwater quality treatment since on-lot ponding is not typically allowed and there will be no HOA available to own and maintain an HOA pond.

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



505-366-4187



[www.cdsnm.com](http://www.cdsnm.com)



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9384 Valley View Drive NW, Ste. 100  
Albuquerque, NM 87114 

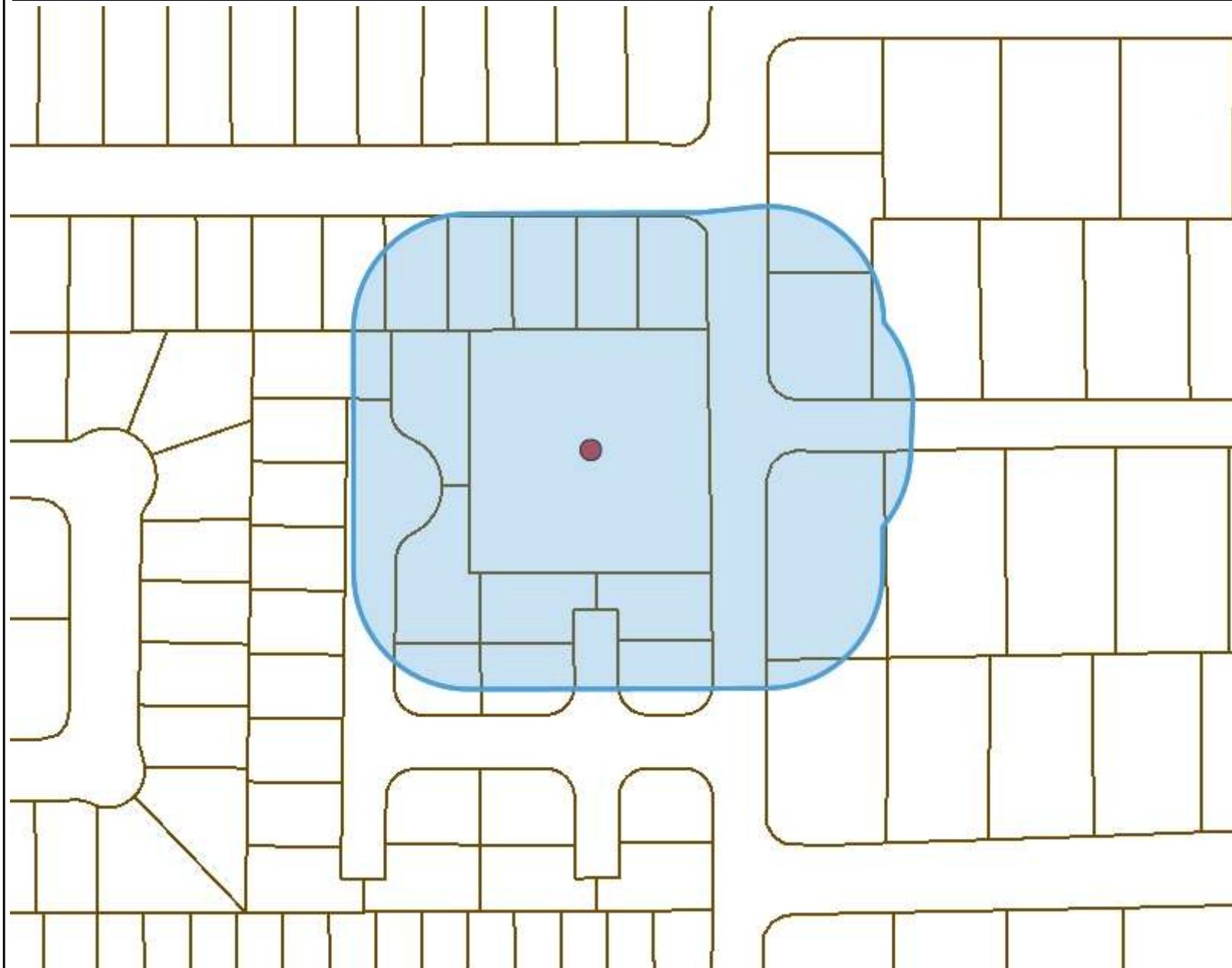


4221 64th St NW



#### Legend

□ Bernalillo County Parcels



254

0

127

254 Feet

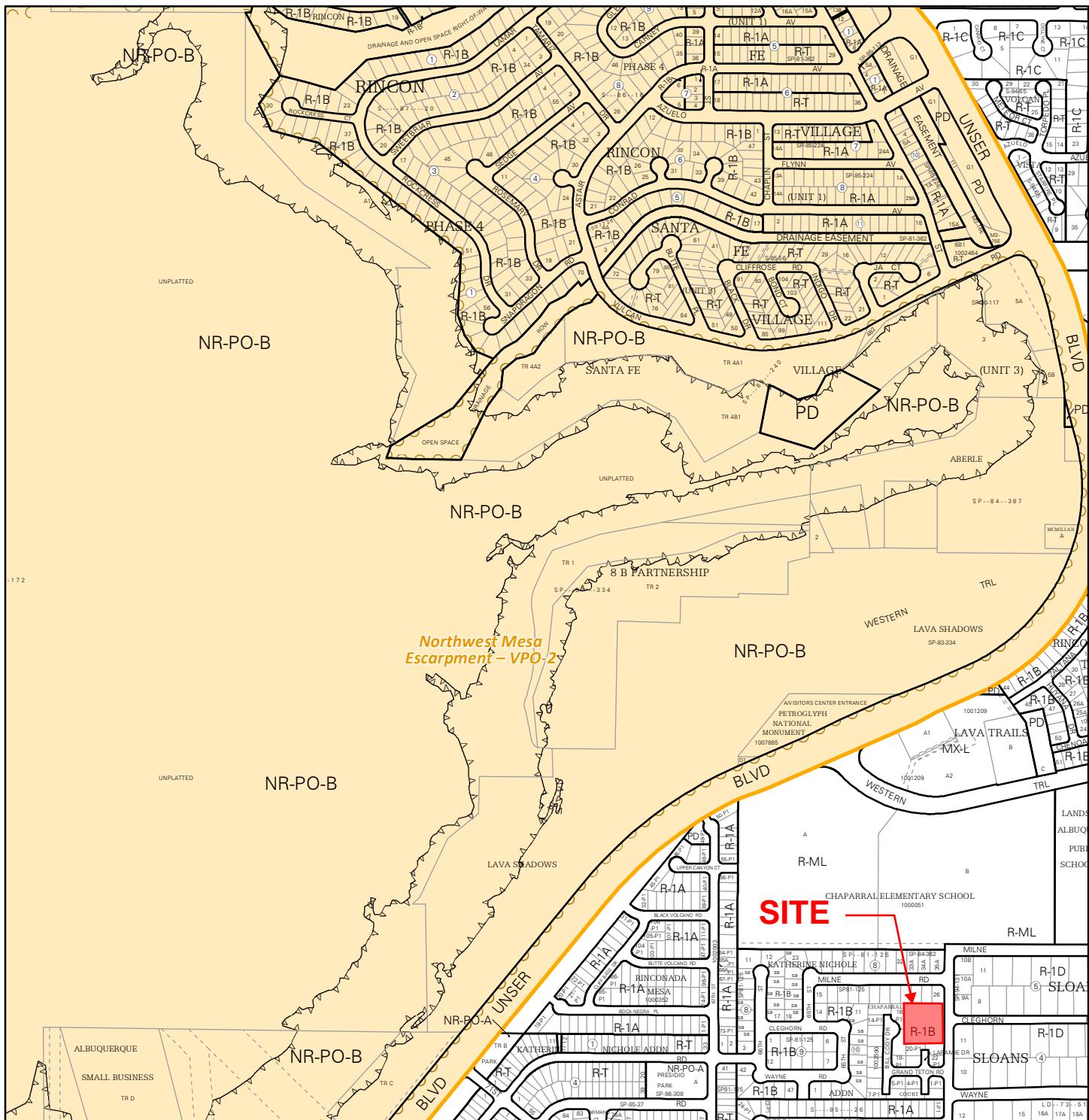
#### Notes

Buffer: 100 Foot  
Right-of-Way: 64th St NW

4221 64th Street NW

UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUS Address 2
101006047551411401	APODACA RAYMOND T & BERTHA V	6341 WAYNE RD NW	ALBUQUERQUE NM 87120	6341 WAYNE RD NW	ALBUQUERQUE NM 87120
101006147802640122	BEJARANO JOSE A & HERAS-JAQUEZ SONIA C	4310 64TH ST NW	ALBUQUERQUE NM 87120-1640	4310 64TH ST NW	ALBUQUERQUE NM 87120
101006045052512403	BENDIXEN THOMPSON D	4219 LARAMIE DR NW	ALBUQUERQUE NM 87120-1748	4219 LARAMIE DR NW	ALBUQUERQUE 87120
101006143402340513	ESPINO OMAR	6422 MILNE RD NW	ALBUQUERQUE NM 87120-1667	6422 MILNE RD NW	ALBUQUERQUE NM 87120
101006145500840505	GREATER ALBUQUERQUE HABITAT FOR HUM	4900 MENAUL BLVD NE	ALBUQUERQUE NM 87110-3042	4221 64TH ST NW	ALBUQUERQUE NM 87120
101006144300840520	HINSON ABEL C & NOEMI	4232 BILL CODY DR NW	ALBUQUERQUE NM 87120-1749	4232 BILL CODY DR NW	ALBUQUERQUE NM 87120
101006044351912401	IBARRA JESSICA	4216 BILL CODY DR NW	ALBUQUERQUE NM 87120-1749	4216 BILL CODY DR NW	ALBUQUERQUE 87120
101006147801640101	KOYENGA DANIEL JOHN & KIMBERLY ANN	6333 CLEGHORN RD NW	ALBUQUERQUE NM 87120-4963	6333 CLEGHORN RD NW	ALBUQUERQUE NM 87120
101006046451912405	LOBOS RENE & OLGA L	4216 LARAMIE DR NW	ALBUQUERQUE NM 87120-1747	4216 LARAMIE DR NW	ALBUQUERQUE 87120
101006144602340515	LUCERO CHRISTI A	6414 MILNE RD NW	ALBUQUERQUE NM 87120-1665	6414 MILNE RD NW	ALBUQUERQUE NM 87120
101006044951912402	LUJAN SAMANTHA	4215 LARAMIE DR NW	ALBUQUERQUE NM 87120-1748	4215 LARAMIE DR NW	ALBUQUERQUE 87120
101006145802340517	MANZANARES ALICIA	6404 MILNE RD NW	ALBUQUERQUE NM 87120-1665	6404 MILNE RD NW	ALBUQUERQUE NM 87120
101006143301340521	MARCOTTE DANIEL & WANPING	PO BOX 1163	ALBUQUERQUE NM 87103-1163	4235 BILL CODY DR NW	ALBUQUERQUE 87120
101006146402340518	MCCOACH RANDALL L & YACCINO KELLEY	6400 MILNE RD NW	ALBUQUERQUE NM 87120-1665	6400 MILNE RD NW	ALBUQUERQUE NM 87120
101006046352512404	MERHEB KHEIRALLAH RACHED	4220 LARAMIE DR NW	ALBUQUERQUE NM 87120-1747	4220 LARAMIE DR NW	ALBUQUERQUE 87120
101006144300140519	MILLIGAN OLGA LETICIA CARREON	4220 BILL CODY DR NW	ALBUQUERQUE NM 87120	4220 BILL CODY DR NW	ALBUQUERQUE 87120
101006146501840102	NUNEZ ROSANNA & DENNETTE DENISE NIET	5629 CLEGHORN RD NW	ALBUQUERQUE NM 87120-1605	5629 CLEGHORN RD NW	ALBUQUERQUE NM 87120
101006148700140302	NUNEZ ROSANNA & NIETO DENNETTE DENIS	5629 CLEGHORN RD NW	ALBUQUERQUE NM 87120-1606	5628 CLEGHORN RD NW	ALBUQUERQUE NM 87120
101006145202340516	PATTON TODD M & APRIL	6408 MILNE RD NW	ALBUQUERQUE NM 87120-1665	6408 MILNE RD NW	ALBUQUERQUE NM 87120
101006147700140301	THORN JERRY & NICHOLE	5632 CLEGHORN RD NW	ALBUQUERQUE NM 87120-0000	5632 CLEGHORN RD NW	ALBUQUERQUE NM 87120
101006144002340514	YAZZIE ANGELA R	6418 MILNE RD NW	ALBUQUERQUE NM 87120	6418 MILNE RD NW	ALBUQUERQUE NM 87120





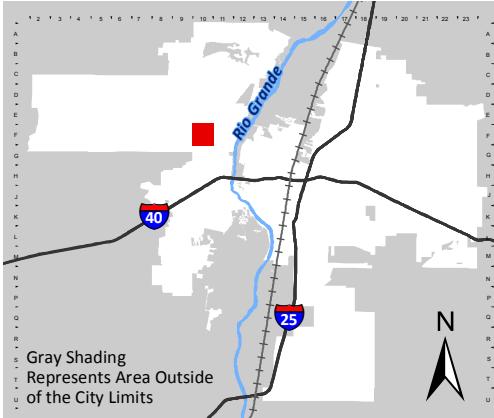
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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).

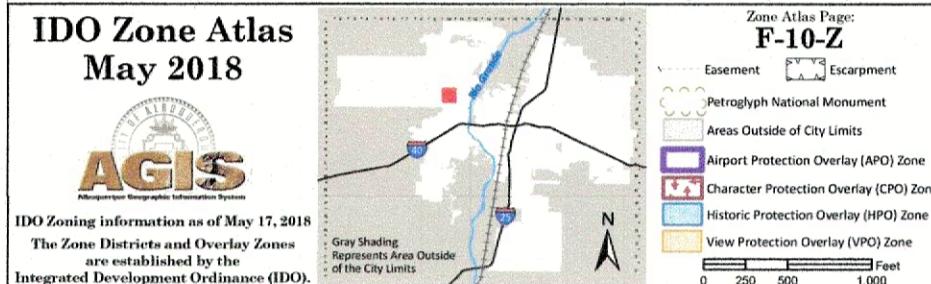
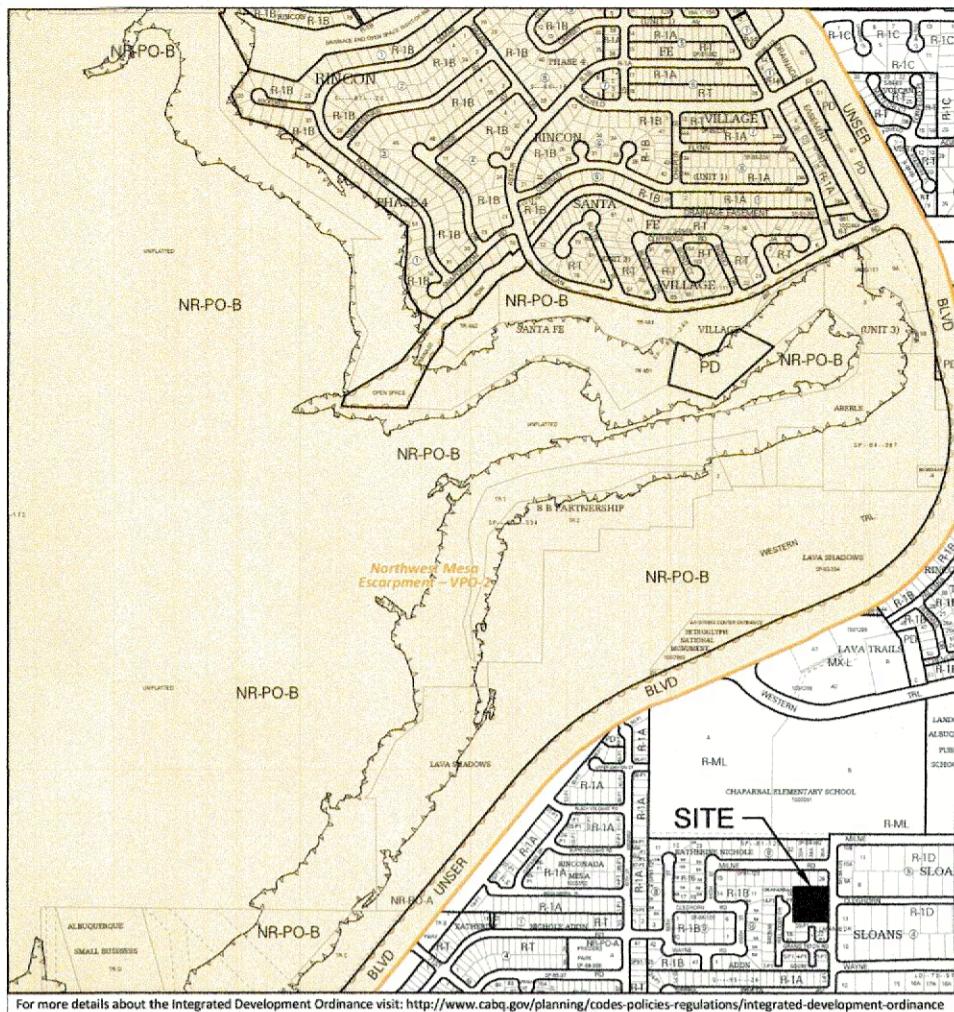


Zone Atlas Page:

**F-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



PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CREATE SIX LOTS FROM ONE LOT, GRANT 42.85 FOOT RIGHT-OF-WAY, DEDICATE RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE, AND GRANT ANY EASEMENTS AS SHOWN HEREON.

SUBDIVISION DATA:

CITY OF ALBUQUERQUE CASE NO. DHO  
ZONE ATLAS INDEX NO. F-10

DATE OF SURVEY 11/2022

TOTAL NO. OF TRACTS EXISTING 1

TOTAL NO. OF LOTS CREATED 6

GROSS SUBDIVISION ACREAGE 1.00 ACRES

IDO ZONE DISTRICT R-1B

MILEAGE OF STREETS CREATED:

TOTAL 0.0256 MILES

FULL-WIDTH 42.25 FEET

HALF-WIDTH 22.625' FEET

NOTES:

1. BASIS OF BEARING - NAD 83 STATE PLANE, NM  
CENTRAL ZONE GRID BEARINGS

2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.

3. BEARINGS AND DISTANCES SHOWN IN  
PARENTHESIS ( ) ARE PER RECORDED PLAT  
REFERENCED IN DOCUMENTS USED.

4. ALL LABELS MARKED AS "SET" ARE 5/8" REBAR WITH  
BLUE PLASTIC CAP MARKED PLS 21082

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND  
PAID ON UPC #: 101006145500840505

PROPERTY OWNER OF RECORD: GREATER  
ALBUQUERQUE HABITAT FOR HUMANITY

BERNALILLO COUNTY TREASURE'S OFFICE

LEGAL DESCRIPTION:

A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN SECTION 34, TOWNSHIP 11 NORTH, RANGE 2 EAST AND SECTION 3, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ALONG THE SOUTH BOUNDARY OF THE KATHERINE-NICHOLE ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THE RESUBDIVISION OF BLOCKS 6,7,8,9 & 10 FILED APRIL 27TH, 1981, IN VOLUME C18 AT FOLIO 63 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO; WHENCE, THE ACS CONTROL STATION 5\_F10 BEARS N70°06'48"W A DISTANCE OF 1,733.25 FEET;

THENCE, S89°51'46"E ALONG SAID SOUTH BOUNDARY OF SAID KATHERINE-NICHOLE ADDITION A DISTANCE OF 209.19' FEET TO THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ALONG THE WEST RIGHT OF WAY OF 64TH STREET NW;

THENCE, S00°18'13"W ALONG SAID WEST RIGHT OF WAY OF 64TH STREET NW A DISTANCE OF 208.65' FEET TO THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ALONG THE NORTH BOUNDARY OF CHAPARRAL COURT SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED MARCH 7TH, 2006, IN BOOK 2006C AT PAGE 74 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO;

THENCE, N89°49'37"W ALONG SAID NORTH BOUNDARY OF SAID CHAPARRAL COURT SUBDIVISION A DISTANCE OF 208.96' FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ALONG THE EAST BOUNDARY OF SAID CHAPARRAL COURT SUBDIVISION;

THENCE, N00°14'23"E ALONG SAID EAST BOUNDARY OF SAID CHAPARRAL COURT SUBDIVISION A DISTANCE OF 208.52' FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 43,610.47 SQUARE FEET AND 1.00 ACRES, MORE OR LESS.

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 REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

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

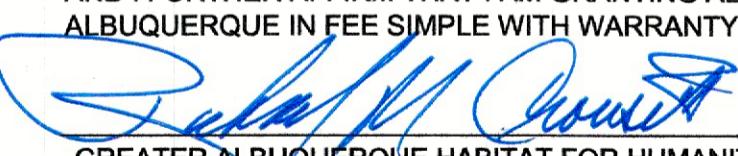
INCLUDED IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING 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, WITH 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 ERECTED 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 OF NEW MEXICO (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 OF NEW MEXICO (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.

CONSENT AND DEDICATION STATEMENT:

THE UNDERSIGNED DOES HEREBY STATE AND AFFIRM THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON AND THAT I POSSESS COMPLETE AND INDEFEASIBLE TITLE THERETO, IN FEE SIMPLE, AND I DO FURTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF MY FREE WILL AND CONSENT IN ACCORDANCE WITH MY EXPRESSED WISHES AND DESIRES AND I FURTHER AFFIRM THAT I AM GRANTING ALL EASEMENTS AND DEDICATING ALL RIGHTS OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS (CLEGHORN ROAD NW & 64TH STREET NW) AS SHOWN HEREON.

  
GREATER ALBUQUERQUE HABITAT FOR HUMANITY

ACKNOWLEDGMENT

STATE OF NEW MEXICO ) SS.  
COUNTY OF BERNALILLO

STATE OF NEW MEXICO  
NOTARY PUBLIC  
HADLEY K WINGATE  
Commission Number 1135464  
My Commission Expires Sept. 09, 2025

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 8 DAY OF  
JULY, 2025, BY RICHARD M CROUSE JR

NOTARY PUBLIC: Hadley K Wingate

MY COMMISSION EXPIRES: SEPT. 09, 2025

PLAT  
OF  
64TH STREET SUBDIVISION  
LOTS 1-6  
ZONE DISTRICT R-1B M.R.G.C.D.,  
SECTION 34 T11N, R2E & SEC.03 T10N R2E,N.M.P.M.  
ALBUQUERQUE, NEW MEXICO  
JUNE 2025

PROJECT NUMBER: PR-2022-007986

CITY APPROVALS:

Loren V. Risenhoover P.S.  
CITY SURVEYOR

6/30/2025  
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

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES

DATE

NEW MEXICO GAS

DATE

QWEST CORPORATION D.B.A. CENTURY LINK QC

DATE

COMCAST

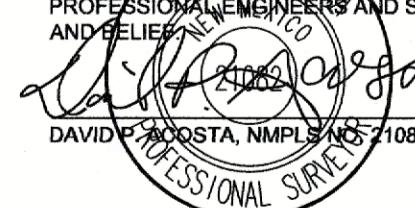
DATE

M.R.G.C.D.

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVERSE FOR THE SUBDIVISION, ADDITION OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

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 MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

  
DAVID P. ACOSTA, NMPLS NO. 21082  
PROFESSIONAL SURVEYOR

06-27-2025  
DATE

BERNALILLO COUNTY TREASURE'S OFFICE



277 E Amador Ave  
Suite 303  
Las Cruces, NM 88001  
Phone: 505.917.8921  
Email: info@sam.biz

PROJECT: 64TH STREET SUBDIVISION  
JOB NUMBER: 1025095858  
DATE: 06/20/2025  
SCALE: 1"=20'  
SURVEYOR: DPA  
TECHNICIAN: JDC  
DRAWING: 64TH\_ST\_SUBDIVISION\_PLAT

64TH STREET SUBDIVISION  
LOTS 1-6  
ZONE DISTRICT R-1B M.R.G.C.D.,

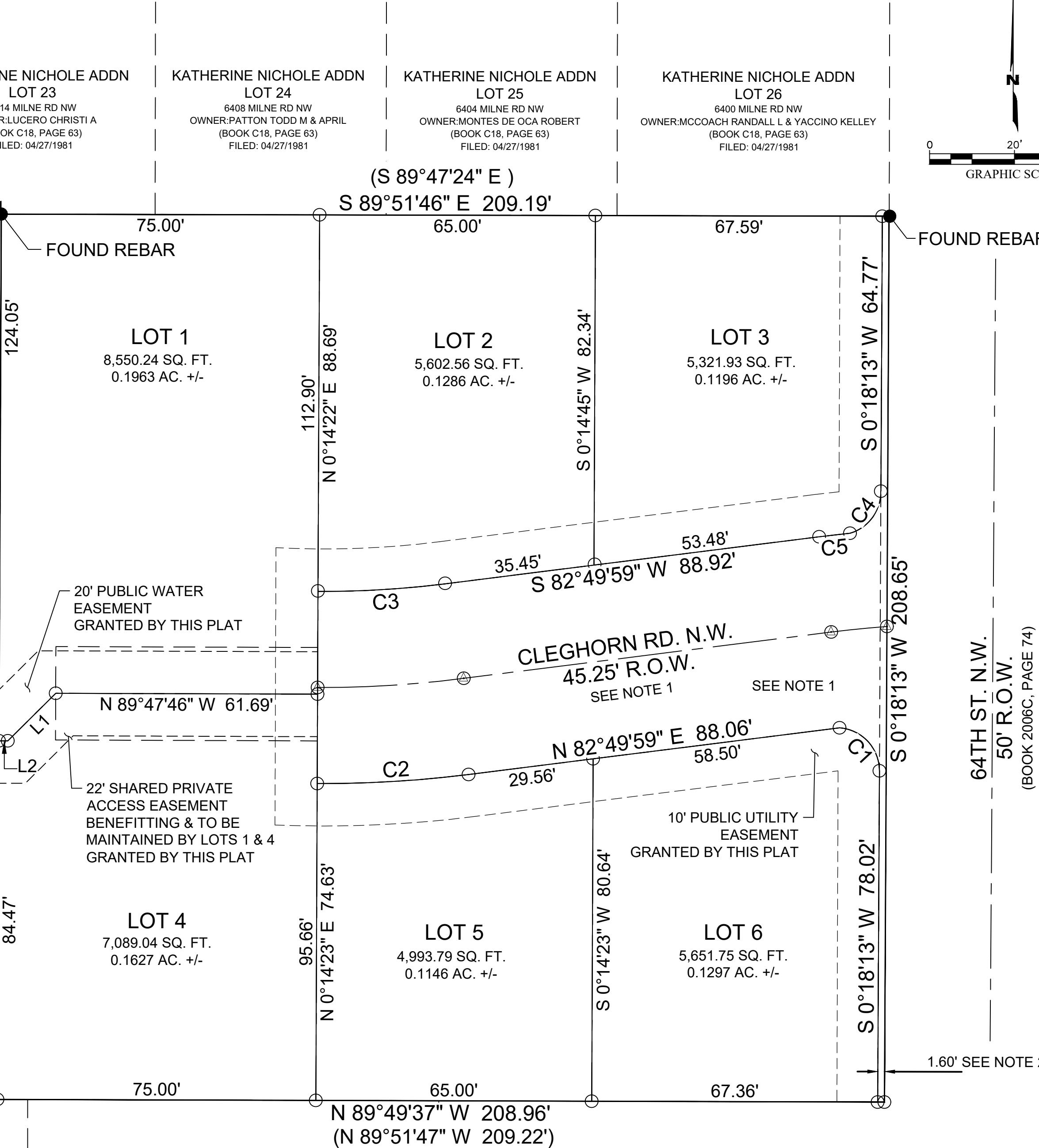
SHEET 1  
OF 2

PLAT  
OF  
64TH STREET SUBDIVISION  
LOTS 1-6  
ZONE DISTRICT R-1B M.R.G.C.D.,  
SECTION 34, T11N, R2E & SEC.03, T10N, R2E, N.M.P.M.  
ALBUQUERQUE, NEW MEXICO  
JUNE 2025

CHAPARRAL COURT SUBDIVISION

LOT 16-P1  
4232 BILL CODY DR NW  
OWNER: HINSON ABEL C & NOEMI  
(BOOK 2006C, PAGE 74)  
FILED: 03/07/2006

(N 0°12'13" E 208.52')  
(N 0°14'23" E 208.52'



ACS 5\_F10  
SEE NOTE FOR  
POINT DATA

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	15.20'	10.11'	086° 07' 01"	S42° 51' 42"E	13.81'
C2	35.78'	272.63'	007° 31' 11"	N86° 35' 03"E	35.75'
C3	29.93'	227.38'	007° 32' 32"	S86° 35' 50"W	29.91'
C4	13.23'	10.09'	075° 06' 10"	S36° 16' 28"W	12.30'
C5	7.30'	272.63'	001° 32' 04"	S83° 36' 01"W	7.30'

Line Table		
Line #	Length	Direction
L1	15.89'	N45° 12' 14"E
L2	2.08'	S89° 47' 46"E

LEGEND OF SYMBOLS

- SET 5/8" REBAR WITH BLUE PLASTIC CAP MARKED "PLS 21082"
- FOUND MONUMENT AS NOTED
- ◎ SET CENTERLINE MONUMENT
- P.O.B. POINT OF BEGINNING

ACS CONTROL STATION 5\_F10 NOTE:

N: 1,503,999.466 US SURVEY FEET  
E: 1,500,431.472 US SURVEY FEET  
ELEVATION: 5135.078 US SURVEY FEET (NAVD '88)  
NEW MEXICO STATE PLANE CENTRAL ZONE, NAD83  
G-G = 0.999680747  
DELTA-ALPHA = -00°16'09.99"

NOTE 1:

45.25 FOOT RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS. GRANTED BY THIS PLAT.

NOTE 2:

1.6 FOOT RIGHT OF WAY EASEMENT DEDICATED AS RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS. GRANTED BY THIS PLAT. AREA EQUALS 333.84 SQ. FT.

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 ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.



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64TH STREET SUBDIVISION  
LOTS 1-6  
ZONE DISTRICT R-1B M.R.G.C.D.

SHEET 2  
OF 2

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

#### 1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

#### 2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

#### 3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

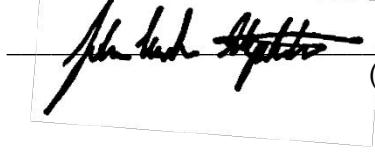
#### 4. TIME

Signs must be posted from January 5, 2026 To January 26, 2026

#### 5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.



(Applicant or Agent)

12/23/2025

(Date)

I issued \_\_\_\_\_ signs for this application, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_  
(Date) (Staff Member)

PROJECT NUMBER: \_\_\_\_\_