

December 23, 2025

Dear Property Owner:

NOTICE OF PUBLIC HEARING

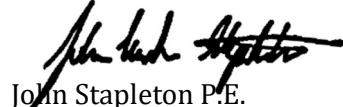
Notice is hereby given that the City of Albuquerque Development Hearing Officer (DHO) will hold a Public Hearing on **Wednesday, January 21, 2026, at 9:00 AM** for the request below. The DHO hearing will be held via Zoom. To access the hearing online use the following link and select the January 21st 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 64th 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@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

Attached: Required Neighborhood Notification Packet.

**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: 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.

**OFFICIAL PUBLIC NOTIFICATION FORM
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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*: 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.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* 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)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*:

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)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

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

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

Hearing Date/Time*: Wednesday, January 21, 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@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)*⁵ C-20-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
- 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

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.

December 23, 2025

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

RE: Project Description/Justification Letter for a Preliminary Plat Application – 4221 64th 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 64th 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

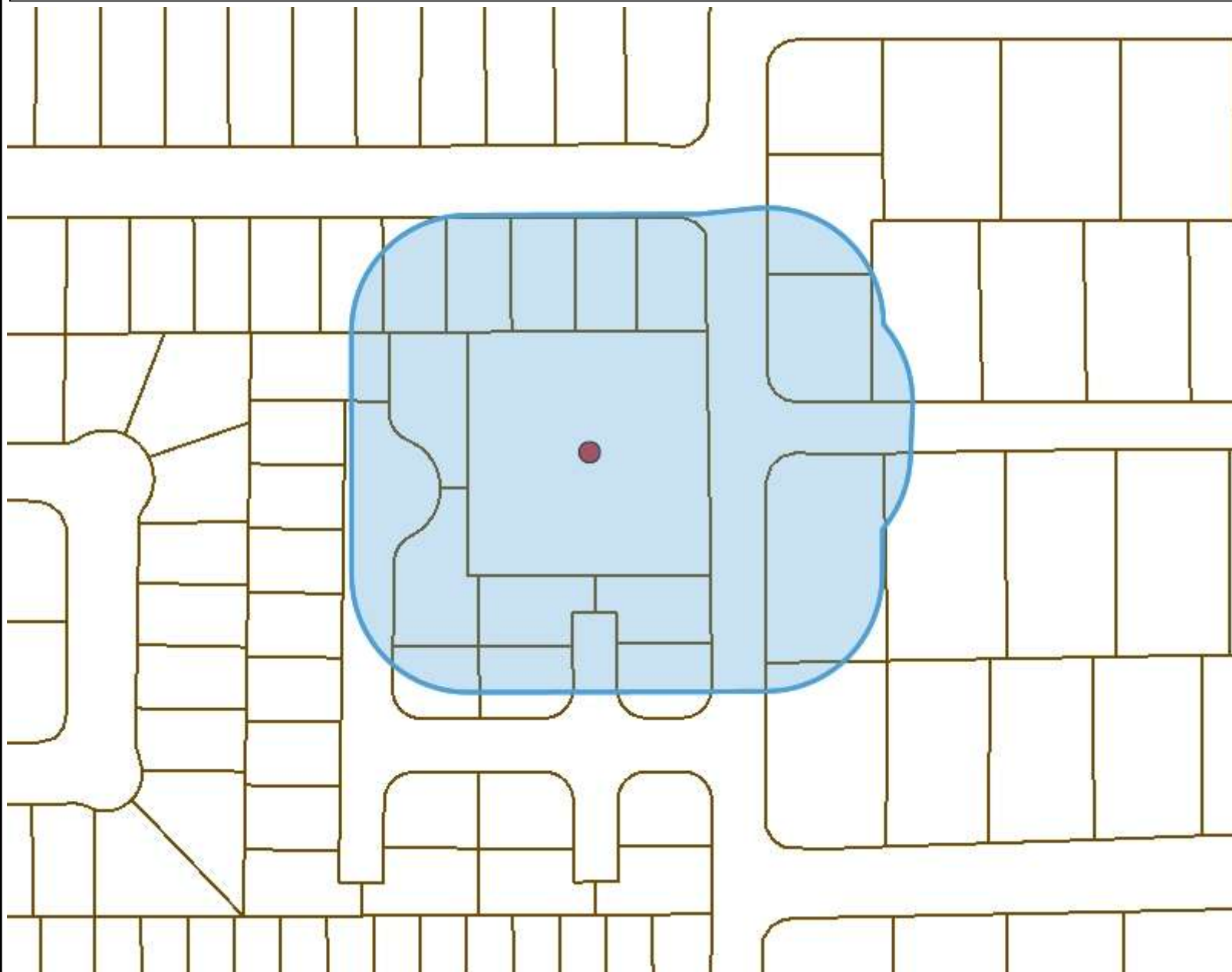


4221 64th St NW



Legend

□ Bernalillo County Parcels



Notes

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

254 0 127 254 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
12/22/2025 © City of Albuquerque

1: 1,521

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

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	KOYENG 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



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

ANTONIA KATE, DREW & MONTELY
ANN
4215 LAMAR DR NW
ALBUQUERQUE NM 87126-0963



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

ANGELA BERNARD & BERTHA V
ALBUQUERQUE NM 87120



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

GREATER ALBUQUERQUE HABITAT FOR
HUMANITY
4900 DENAUL BLVD NE
ALBUQUERQUE NM 87116-2442



Community Design Solutions, LLC
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Albuquerque, NM 87114

ESPINO OMAR
ALBUQUERQUE NM 87125-1667



Community Design Solutions, LLC
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BARBER BESSICA
ALBUQUERQUE NM 87125-1749



Community Design Solutions, LLC
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LEON SAMANTHA
4215 LAMAR DR NW
ALBUQUERQUE NM 87125-1748



Community Design Solutions, LLC
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Albuquerque, NM 87114

MARGARET ALICIA
ALBUQUERQUE NM 87125-1665



Community Design Solutions, LLC
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LUCE CHRISTA
4215 LAMAR DR NW
ALBUQUERQUE NM 87125-1665



Community Design Solutions, LLC
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Albuquerque, NM 87114

WILLIAM JOSE A & ERICA JAZIRE
4215 LAMAR DR NW
ALBUQUERQUE NM 87125-1660



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LEON JOSE & OLGA
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ALBUQUERQUE NM 87125-1747



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PETRO TODOR M & APRIEL
6408 MILANI BLVD NW
ALBUQUERQUE NM 87125-1665



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

YAZBE ANGELA R
ALBUQUERQUE NM 87120



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

MARJORIE DANIEL & WANNING
ALBUQUERQUE NM 87125-1169



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

MARJORIE DANIEL & WANNING
ALBUQUERQUE NM 87125-1665



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Albuquerque, NM 87114

MARJORIE DANIEL & WANNING
ALBUQUERQUE NM 87125-1747



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

NINNE ROSANNA & NITO DENNETTE
5629 CLEGGEN RD NW
ALBUQUERQUE NM 87125-1600



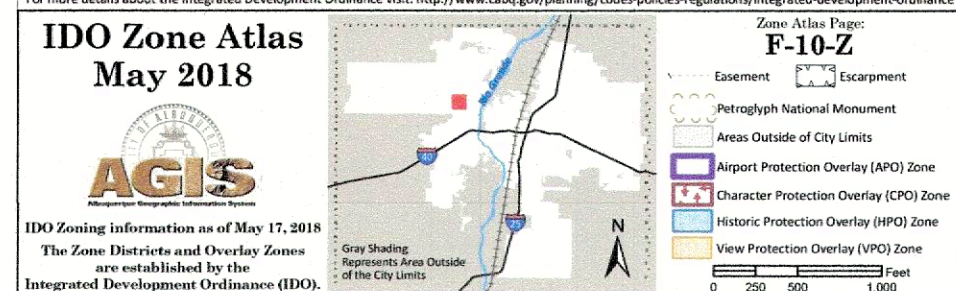
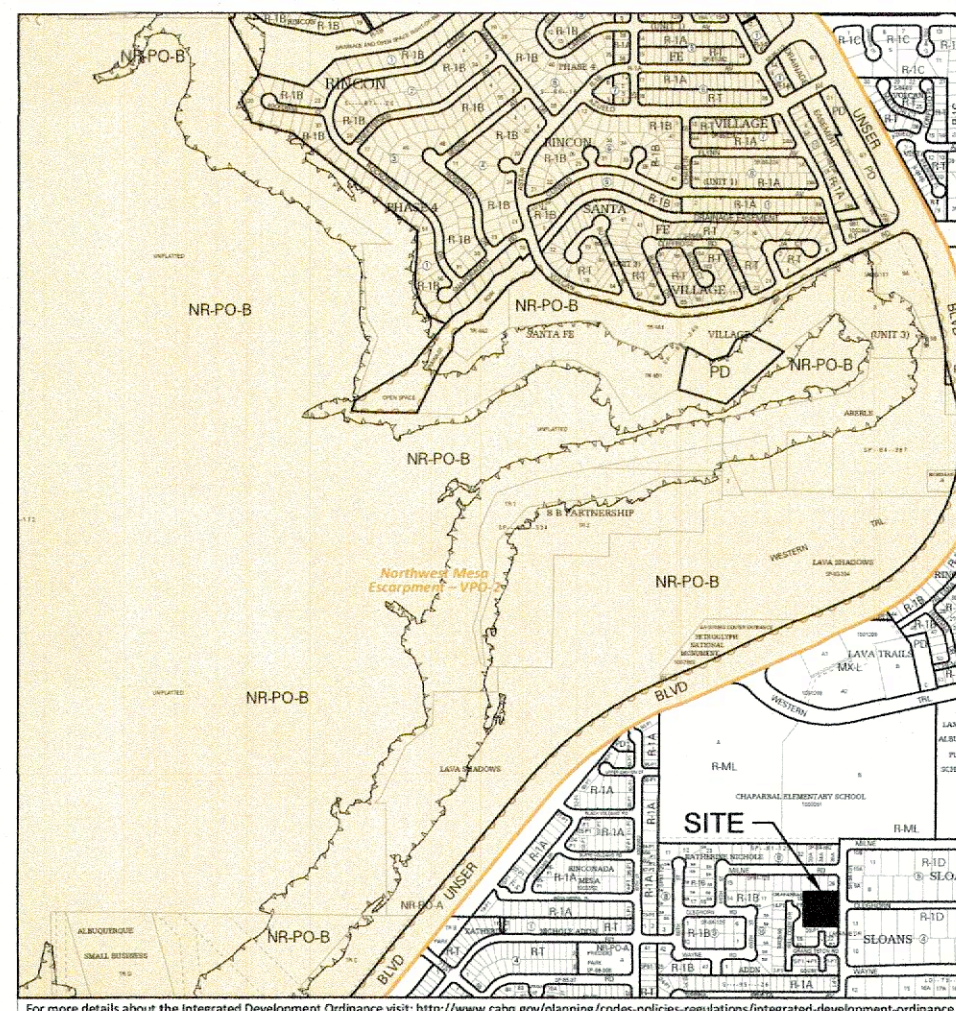
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WILLIAM OLGA LEPICIA CARRERON
4215 LAMAR DR NW
ALBUQUERQUE NM 87125



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

THOMAS JERRY & NICOLE
ALBUQUERQUE NM 87125-0009



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
MILAGE 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 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 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.

Richard M. Croase III
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. CROASE III

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 N. Risenhoover P.S. 6/30/2025
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

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 SUBDIVIDER 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
DAVID P. ACOSTA, NMPLS NO. 21082

06-27-2025
DATE

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

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.

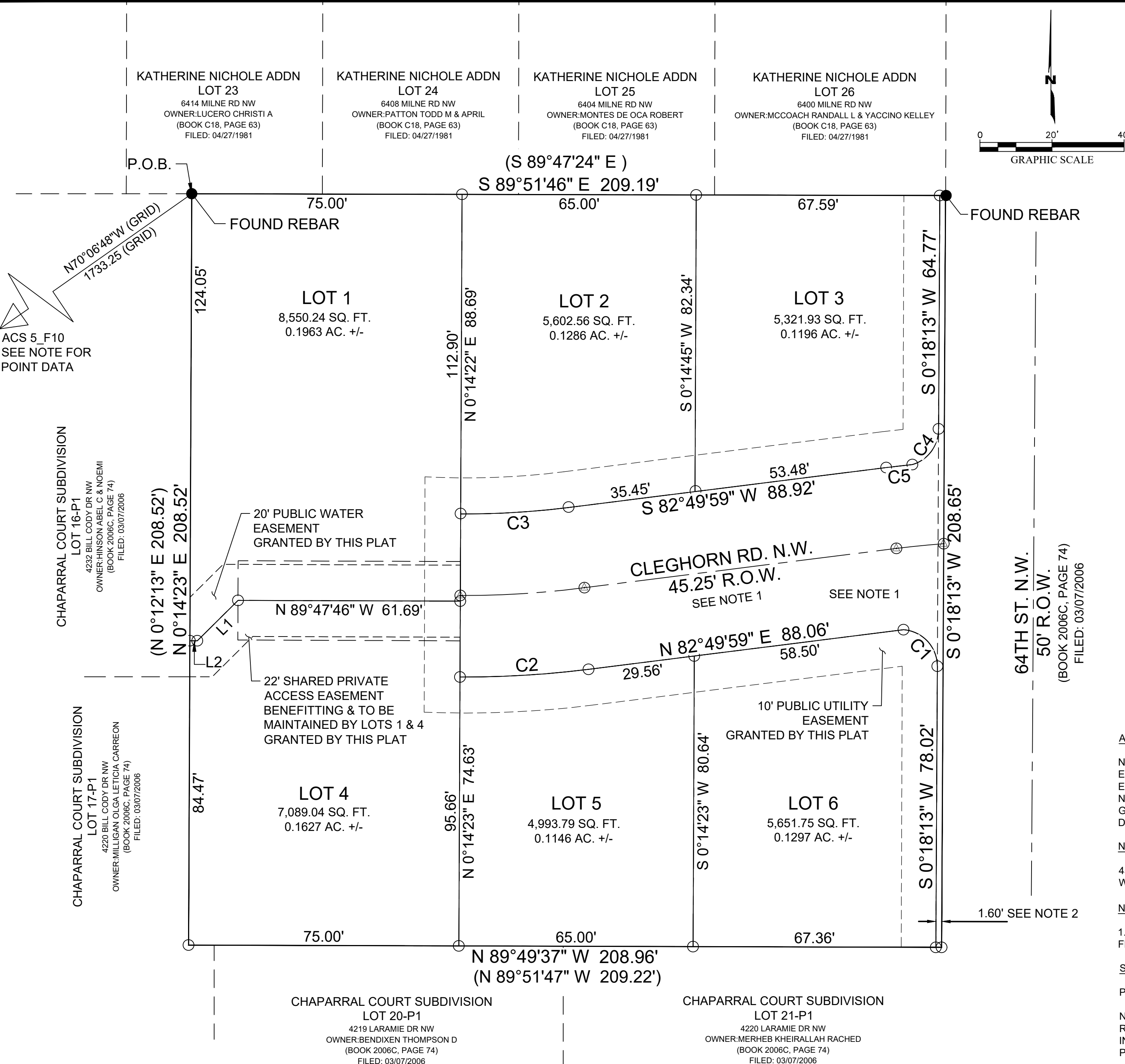
NOTE 2:

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.



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 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.

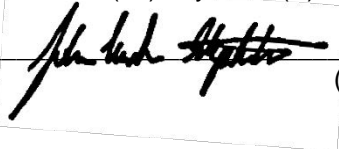
4. TIME

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: _____