
Fw: West Mesa Ridge Minor Plat Subdivision Request Updated Notice

From Enrico Gradi <Enrico.Gradi@yeshousing.org>

Date Fri 8/8/2025 9:53 AM

To dave@jeebsandzuzu.com <dave@jeebsandzuzu.com>; edgar@jeebsandzuzu.com <edgar@jeebsandzuzu.com>

 5 attachments (8 MB)

PublicMeetingHearing-Print&Fill_DHO.pdf; WMR A Zoning Atlas & Maps.pdf; 24012_West Mesa Ridge_Replat_250724_PRELIM.pdf; WMR Masterplan - Presentation Sheets.pdf; Updated Neighborhood List.png;

Get [Outlook for iOS](#)

From: Enrico Gradi

Sent: Thursday, August 7, 2025 4:39:01 PM

To: Lorenzo Otero /House <housealbchrome@gmail.com>; Ted Trujillo <nedcarla@live.com>; gerulibbarri1@gmail.com <gerulibbarri1@gmail.com>; westmesa63@gmail.com <westmesa63@gmail.com>; jgallegoswccdg@gmail.com <jgallegoswccdg@gmail.com>; benjsandoval@q.com <benjsandoval@q.com>

Cc: Michelle DenBleyker <MDenBleyker@yeshousing.org>; Chris Baca <ACBaca@yeshousing.org>

Subject: West Mesa Ridge Minor Plat Subdivision Request Updated Notice

Good afternoon, Neighborhood Association and Coalition Members,

My name is Enrico Gradi and on Behalf of Yes Housing and Chris Baca, we are providing you with some information regarding the most recent steps in the city development process requirements for the West Mesa Ridge affordable housing project. Around this time last year, we made application for the appropriate zoning that would allow this project to move forward, and we were approved for the requested zone change.

We are now moving forward with the next steps with this development and there have not been any changes in the plans that have been presented to the Coalition or the Neighborhoods previously. At this juncture, we are requesting a minor subdivision in order to reposition the existing lots on the property in a manner that facilitates the proposed development plan. At this juncture we are working on phase A of the master plan.

The City will be reviewing the proposed platting action on August 27th at 9:00 AM in front of the Development Hearing Officer (DHO). The meetings are virtual and any interested parties can arrange to participate by contacting DHO Planner Robert Webb 505 924 3910 or rwebb@cabq.gov and/or DHO Hearing Monitor Angela Gomez at 505 924 3946 or agomez@cabq.gov.

If you have any questions, please feel free to contact Chris Baca at 505-270-8192 or me at 505-280-6735

Thank you for your time,

Best

Enrico Gradi

Enrico Gradi

Senior VP of Planning &
Economic Development
YES Housing, Inc.
901 Pennsylvania St. NE
Albuquerque, NM 87110

egradi@yeshousing.org

505-923-9611 (O)
505-978-1841 (C)

www.yeshousing.org



From: Enrico Gradi

Sent: Friday, August 1, 2025 2:13 PM

To: Lorenzo Otero /House <housealbchrome@gmail.com>; Ted Trujillo <nedcarla@live.com>; gerulibbarri1@gmail.com; 'westmesa63@gmail.com' <westmesa63@gmail.com>; 'jgallegoswccd@gmail.com' <jgallegoswccd@gmail.com>; 'benjsandoval@q.com' <benjsandoval@q.com>

Cc: Michelle DenBleyker <MDenBleyker@yeshousing.org>; Chris Baca <ACBaca@yeshousing.org>

Subject: West Mesa Ridge Minor Plat Subdivision Request

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Senior VP of Planning &
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YES Housing, Inc.
901 Pennsylvania St. NE
Albuquerque, NM 87110

egradi@yeshousing.org

505-923-9611 (O)
505-978-1841 (C)

www.yeshousing.org



From: Chris Baca <ACBaca@yeshousing.org>

Sent: Wednesday, July 31, 2024 3:25 PM

To: Lorenzo Otero /House <housealbchrome@gmail.com>; Ted Trujillo <nedcarla@live.com>;
gerulibbarri1@gmail.com

Cc: Michelle DenBleyker <MDenBleyker@yeshousing.org>; Enrico Gradi <Enrico.Gradi@yeshousing.org>; David
Potter <dpotter@chelseainvestco.com>

Subject: West Mesa Ridge

Good afternoon Lorenzo, Ted, and Geraldine:

I wanted to share with you the latest update on the site plan for West Mesa Ridge. We will appear before the Environmental Planning Commission on August 17th for Phase 1 of the development. Nothing has substantially changed since I met with you a couple of months ago. We've added a lot more trees and landscaping to surround the development and added community rooms, playgrounds and drainage ponds. You'll also notice there is a YDI Head Start Center in Phase 2. This will serve all members of the surrounding neighborhoods.

As per usual, I am available to answer any questions you may have.

Warmest regards,

Chris

**Chris Baca**

Founder
President/CEO
YES Housing, Inc.
901 Pennsylvania St NE
Albuquerque, NM 87110
acbaca@yeshousing.org
505.254.1373

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724 64TH ST NW _ Public Notice Inquiry Sheet Submission



Office of Neighborhood Coordination <onc@cabq.gov>
To: 'diana@jeebsandzuzu.com'

[↩ Reply](#) [↩ Reply All](#) [→ Forward](#) [...](#)

Thu 7/17/2025 3:44 PM



PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 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	benjsandoval@q.com	6516 Honeylocust Avenue NW	Albuquerque	NM	87121		5058364419
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
South West Alliance of Neighborhoods (SWAN Coalition)	Lorenzo	Otero	housealbchrome@gmail.com	1413 Hilda Ct NW	Albuquerque	NM	87105		5053851251
West Mesa NA	Michael	Quintana	westmesa63@gmail.com	301 63rd Street NW	Albuquerque	NM	87105	5059330277	
West Mesa NA	Lorenzo	Otero	housealbchrome@gmail.com	1413 Hilda Ct NW	Albuquerque	NM	87105		5053851251

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

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: 8/7/2025

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

Neighborhood Association (NA)*: Los Volcanas N/A, Southwest Alliance of Neighborhoods, West Mesa NA

Name of NA Representative*: Ted Trujillo, Ben Sandoval, Lorenzo Otero, Michael Quintina, Jerry Gallegos

Email Address* or Mailing Address* of NA Representative¹: housealabhome@gmail.com; nedcarla@live.com; genulbarn1@gmail.com; westmesa3@gmail.com; jgallegoswcdg@gmail.com; benjsandoval@q.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 701 COORS BLVD NW & 724 64TH ST NW
Location Description West of Coors Boulevard between Glenrio Rd and Fortuna Road
2. Property Owner* Grevy/Chelsea
3. Agent/Applicant* [if applicable] YES Housing Inc
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision Minor Subdivision (Minor or Major)
 - ☐ Vacation (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other:

Summary of project/request²*:

We are requesting a Preliminary Plat review for the consolidation and realignment of four existing lots located west of Coors, South of Glenrio and north of Fortuna on Albuquerque's west side. The lots will be reconfigured to include a total of 1

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

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

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

- ☐ Zoning Hearing Examiner (ZHE) ☒ Development Hearing Officer (DHO)
☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)

Date/Time*: 9:00 am August 27th

Location*³: On Line. Please see guidance below

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.

6. Where more information about the project can be found*⁴:

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

1. Zone Atlas Page(s)*⁵ J-10 and J-11
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

- ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

None have been requested

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:

Neighborhood Meetings were held on several occasions regarding this project

The most recent was held last summer prior the the zone change request for the subject site.

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

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

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

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 [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 13.35
 2. IDO Zone District MXM
 3. Overlay Zone(s) [if applicable] CPO-2
 4. Center or Corridor Area [if applicable] Coors Corridor Major Transit
- Current Land Use(s) [vacant, if none] Vacant
-

NOTE: Pursuant to [IDO Subsection 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 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinyurl.com/idozoningmap>

Plat Of
Tracts A, B, and C
Being a Replat of Tracts 164 and 165,
and Portions of Tracts 162 and 163
of the Airport Unit of the
Town of Atrisco Grant
Situat WithinSections 14 and 15, Township 10 North,
Range 2 East, N.M.P.M., City of Albuquerque,
Bernalillo County, New Mexico.



7921 N. World Dr.
Hobbs, NM 88242
Squarerootservices.net
575-231-7347

TYPE OF SURVEY:

SURVEY PLAT

OF

PROJECT NAME:

WEST MESA RIDGE

FOR

CLIENT:

JEEBS & ZUZU

PROJECT NUMBER:

24012

PROJECT SURVEYOR:

Jeremy Baker, PS

DRAWN BY:

Travis King, Jason Earnest



GRAPHIC SCALE

0 80' 160'

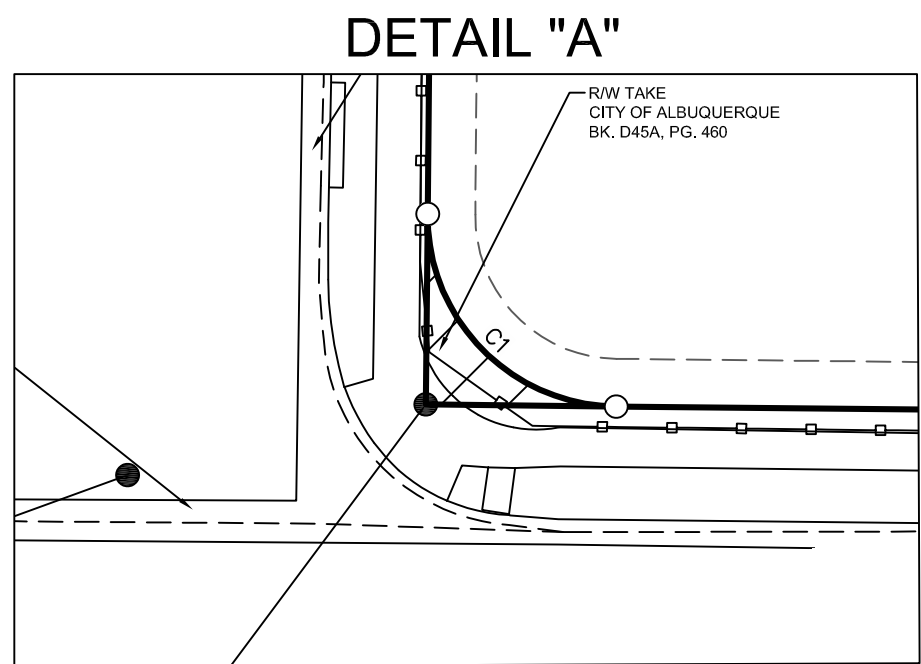
SCALE: 1" = 80'
(IN FEET)

REVISIONS

No.	DATE	DESCRIPTION



SHEET:
2 of 2
SU - 101



ALBUQUERQUE CONTOL SURVEY
MONUMENT "2-H11"
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE - NAD 83)
N=1493127.762 USFT
E=1504048.077 USFT
ELEV=5098.37 USFT (NAVD 88)
DELTA ALPHA=-0°15'43.88"
GROUND TO GRID FACTOR=0.999681358

LEGEND	
	CONTROL POINT
	FOUND CORNER (AS NOTED)
	SET 5/8 INCH REBAR W/B BLUE PLASTIC CAP MARKED "BAKER NM PS25713" UNLESS OTHERWISE NOTED
	FENCE IRON
	FENCE CHAINLINK
	TOP BACK CURB
	CURB FLOW LINE
	EXISTING BUILDING
	EXISTING BUILDING
	BSDL
	BUILDING SETBACK LINE

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N71°00'02"W	50.50'
	(N71°00'15"W)	(50.50')
L2	S18°59'58"W	102.50'
	(S18°59'45"W)	(102.50')
L3	S71°00'02"E	50.50'
	(S71°00'15"E)	(50.50')
L4	S89°26'58"E	74.51'
L5	S00°33'02"W	20.00'
L6	S63°42'20"E	48.47'
L7	S71°00'02"E	87.69'
L8	N89°26'58"W	9.59'
L9	S18°59'58"W	102.50'

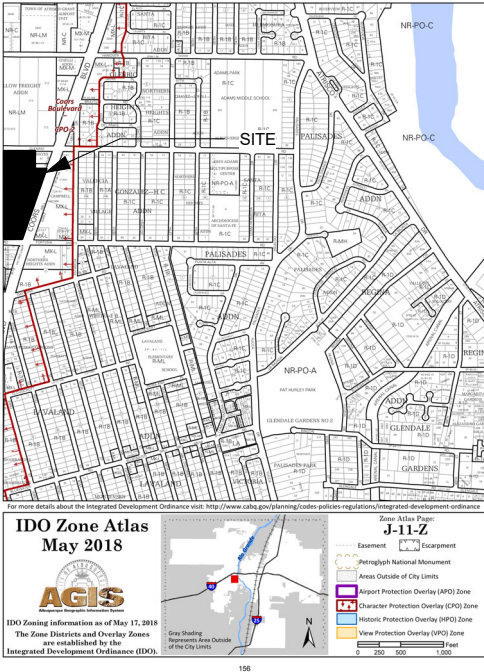
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.40' (31.42')	20.00' (20.00')	89°57'19" (20.00')	N44°25'37"W (N44°19'00"W)	28.27' (28.28')
C2	22.53'	54.50'	23°41'03"	S49°53'23"E	22.37'
C3	18.12'	28.00'	37°04'39"	S43°35'21"W	17.80'
C4	112.46'	64.00'	100°40'40"	N11°47'21"E	98.54'
C5	19.11'	28.00'	39°06'02"	S18°59'59"E	18.74'

WEST MESA RIDGE

PAHSE B | NEW CONSTRUCTION

ALBUQUERQUE, NEW MEXICO

ZONE ATLAS



SHEET INDEX

- 1. COVER SHEET
- 2. VICINITY MAP
- 3. ACCESS TO PUBLIC TRANSPORTATION
- 4. PROXIMITY TO SERVICES
- 5. SITE PLAN
- 7. LANDSCAPE PLAN
- 8. BUILDING TYPE I - BUILDING PLANS
- 9. BUILDING TYPE I - BUILDING ELEVATIONS
- 10. BUILDING TYPE II - BUILDING PLANS
- 11. BUILDING TYPE II - BUILDING ELEVATIONS
- 12. BUILDING TYPE III - BUILDING PLANS
- 13. BUILDING TYPE III - BUILDING ELEVATIONS
- 14. STANDARD UNIT FLOOR PLANS
- 15. ACCESSIBLE UNIT FLOOR PLANS
- 16. RENDERINGS
- 17. RENDERINGS
- 18. RENDERINGS
- 19. GENERAL NOTES

MULTI-FAMILY
PHASE A
UNITS

		PARKING	
1 BR:	34	1.2	40.8
2 BR:	70	1.6	112
3 BR:	24	1.8	43.2

TOTALS: 128 196 REQUIRED
202 PROVIDED

MULTI-FAMILY
PHASE B (3 Storeys)
UNITS

		PARKING	
1 BR:	18	1.2	21.6
2 BR:	36	1.6	57.6
3 BR:	18	1.8	32.4

TOTALS: 72 Units 112 REQUIRED
123 PROVIDED

MULTI-FAMILY
PHASE C (3 Storeys)
UNITS

		PARKING	
1 BR:	18	1.2	21.6
2 BR:	36	1.6	57.6
3 BR:	18	1.8	32.4

TOTALS: 72 Units 112 REQUIRED
122 PROVIDED

HEADSTART
PHASE 2
UNITS

13,000 SF
1 SPACE / 400 SF 33 REQUIRED
37 PROVIDED

UNIT MIX

1 bed / 1 bath - ANSI (Type A)	1
1 bed / 1 bath - Type B (Adaptable)	5
1 bed / 1 bath - Standard	12
2 bed / 1 bath - ANSI (Type A)	0
2 bed / 1 bath - Type B (Adaptable)	6
2 bed / 1 bath - Standard	12
2 bed / 2 bath - ANSI (Type A)	2
2 bed / 2 bath - Type B (Adaptable)	4
2 bed / 2 bath - Standard	12
3 bed / 2 bath - ANSI (Type A)	1
3 bed / 2 bath - Type B (Adaptable)	5
3 bed / 2 bath - Standard	12

Total Units 72

Building Areas:

Building Type 1			
	No.	Net Area	Area Subtotal
1 bed / 1 bath	6	608 SF	3,648 SF
2 bed / 1 bath	6	733 SF	4,398 SF
2 bed / 2 bath	6	868 SF	5,208 SF
3 bed / 2 bath	6	1,059 SF	6,354 SF
Community Space			
Total No. Units	24		
Net Building Area			19,608 SF
Gross Building Area			23,347 SF
Total No. Bldngs	3		

Building Type 2			
	No.	Net Area	Area Subtotal
Community Bldng		1,581 SF	1,581 SF
Laundry / Maintenance		1,097 SF	1,097 SF

Project Totals			
Number of Buildings	Bldng 1	Bldng 2	Subtotals
Units	3	1	
1 bed / 1 bath	18	0	18
2 bed / 1 bath	18	0	18
2 bed / 2 bath	18	0	18
3 bed / 2 bath	18	0	18
Unit Total			72

Total Residential Net Building Area 58,824 SF
Total Residential Gross Building Area 70,041 SF

Total Community Bldng Net Area 2,678 SF
Total Community Bldng Gross Area 3,311 SF

Project Total Net 61,502 SF
Project Total Gross 73,352 SF

Site Areas
Phase B Areas | Acres 147,591 SF | 3.38 Acres

JEEBS & ZUZU, LLC.
5924 ANAHEIM AVENUE NE SUITE A
ALBUQUERQUE, NM 87113
P: 505-797-1318
www.jeebsandzuzu.com
Architecture
Construction
Design-Build



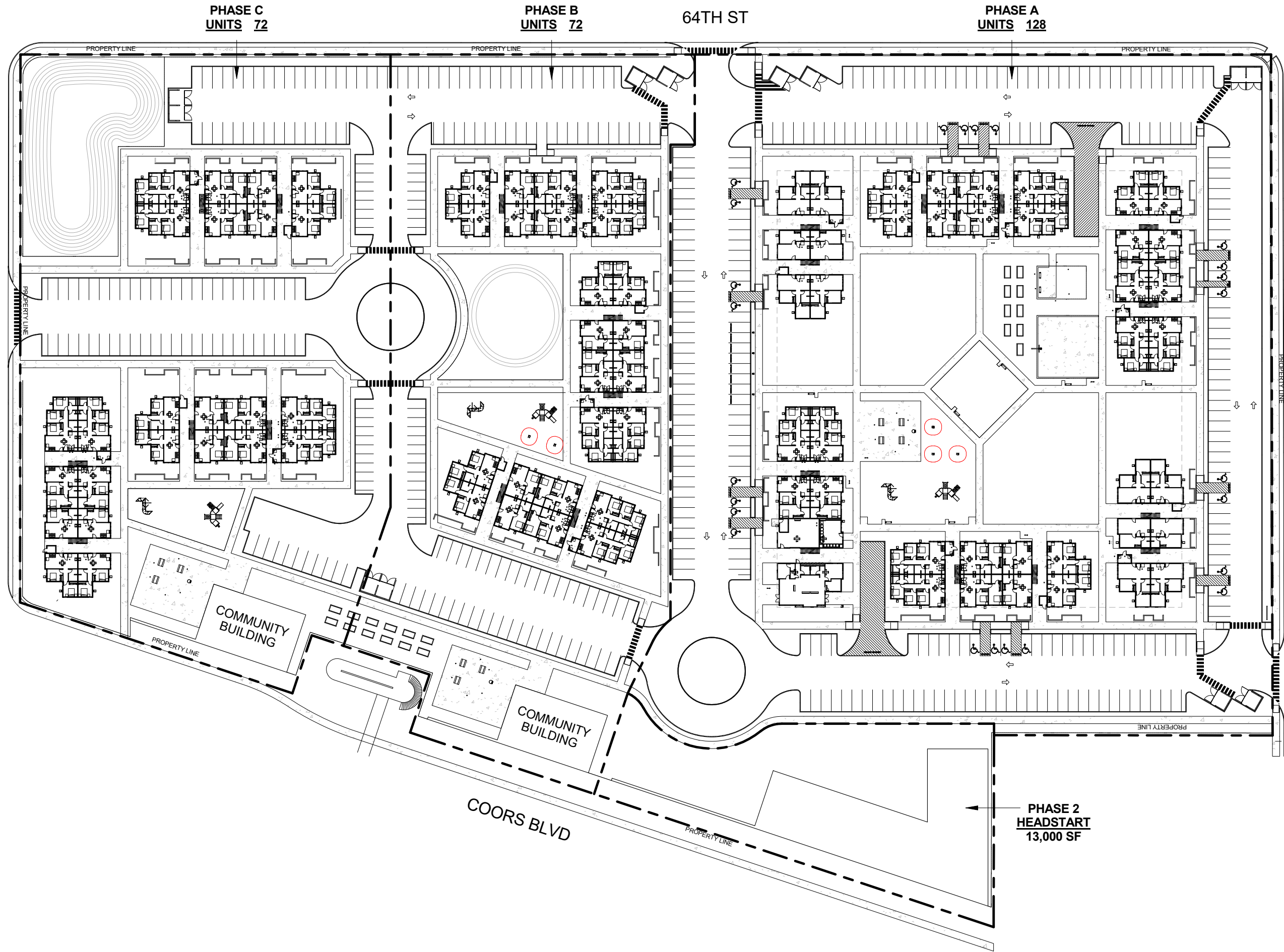
job no: -
drawn: J&Z
checked: J&Z
date: Jul. 29, 2024

West Mesa Ridge Masterplan
701 COORS BLVD NW ALBUQUERQUE NM
87121

Cover Sheet

sheet no: 1

FORTUNA RD



GLENORIO RD



JEEBS & ZUZU, LLC.
Architecture
Construction
Design-Build

5924 ANAHEIM AVENUE NE SUITE A
ALBUQUERQUE, NM 87113
P: 505-797-1318
www.jeebsandzuzu.com

job no: -
drawn: J&Z
checked: J&Z
date: Jul. 29, 2024

Overall Site Plan
West Mesa Ridge Masterplan
701 COORS BLVD NW ALBUQUERQUE NM
87121

sheet no:



JEEBS & ZUZU, LLC.
*Architecture
Construction
Design-Build*

5924 ANAHEIM AVENUE NE SUITE A
ALBUQUERQUE, NM 87113
P: 505-797-1318
www.jeebsandzuzu.com

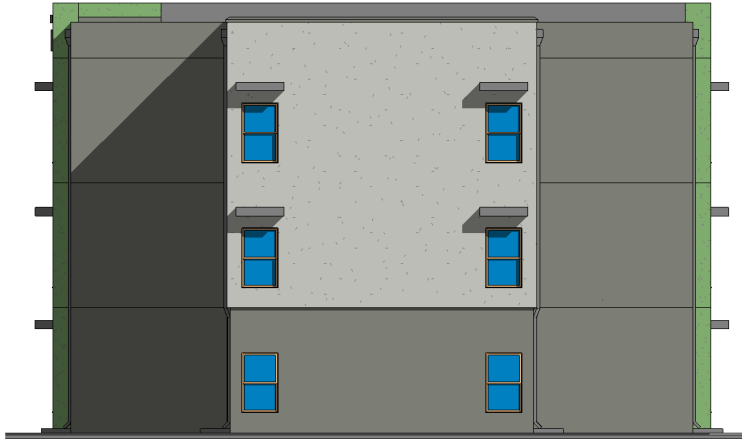
job no:	-
drawn:	J&Z
checked:	J&Z
date:	Jul. 29, 2024

Overall Landscape Plan

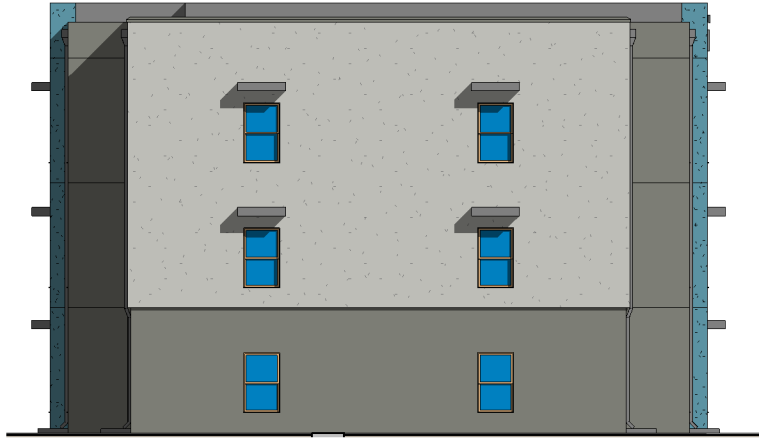
West Mesa Ridge Masterplan

701 COORS BLVD NW ALBUQUERQUE NM 87121

sheet no: 3



② Elevation 2 - a
1/16" = 1'-0"



④ Elevation 4 - a
1/16" = 1'-0"



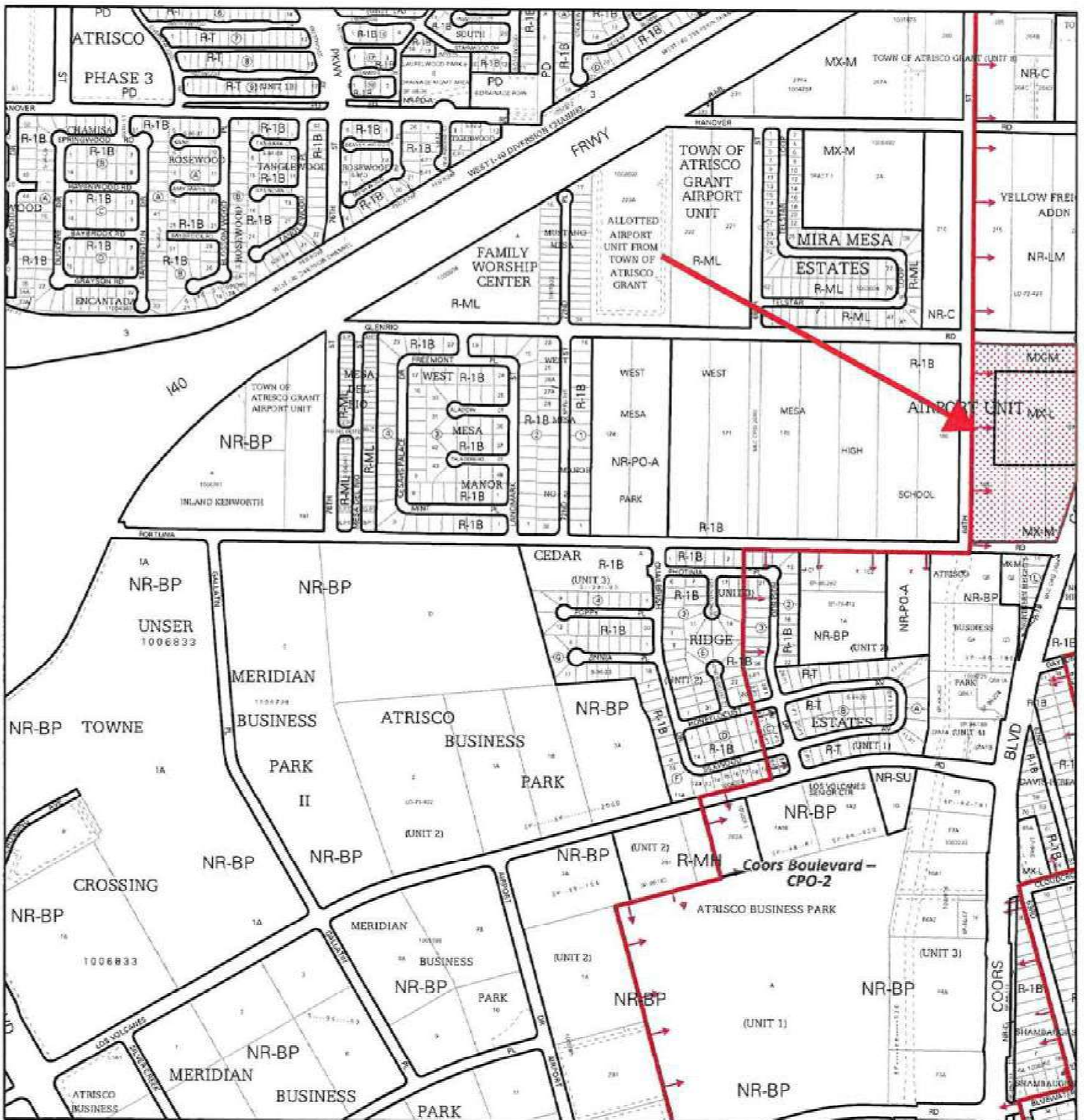
③ Elevation 3 - a
1/16" = 1'-0"



① Elevation 1 - a
1/16" = 1'-0"



Zone Atlas Pages & Zoning Maps

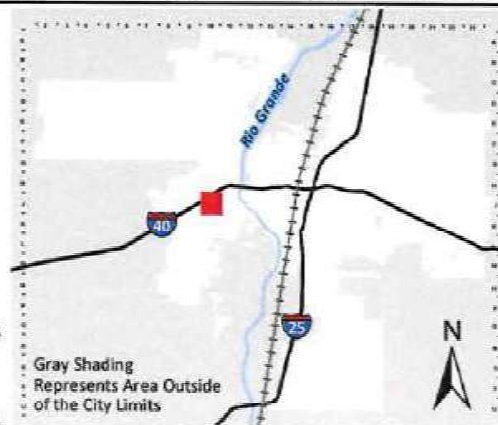


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Gray Shading
Represents Area Outside
of the City Limits

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

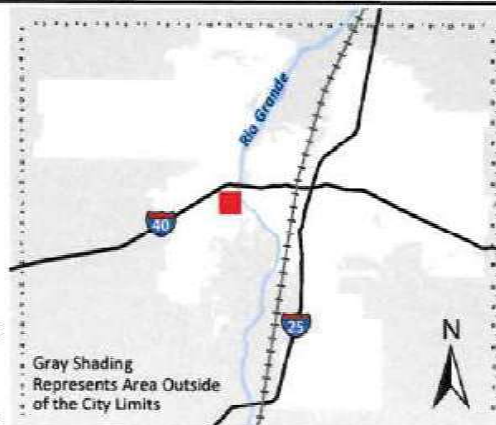


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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



RCSO hosts obtained from Bernalillo County GIS for



701 Coors Blvd NW



Legend

- ☐ Bernalillo County Parcels



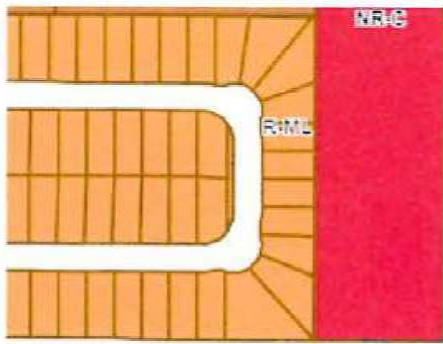
Notes

Buffer: 100 Ft.
ROW: Coors Blvd NW, Fortuna Rd NW,
Glenrio Rd NW

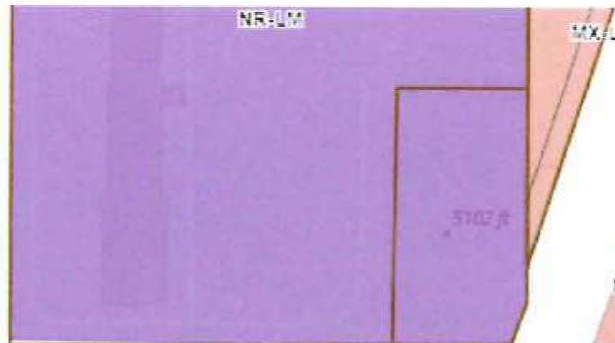
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THIS MAP IS NOT TO BE USED FOR NAVIGATION





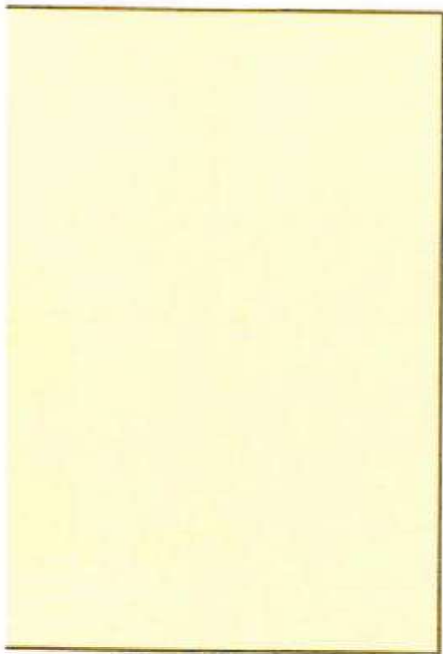
Glenrio Rd NW



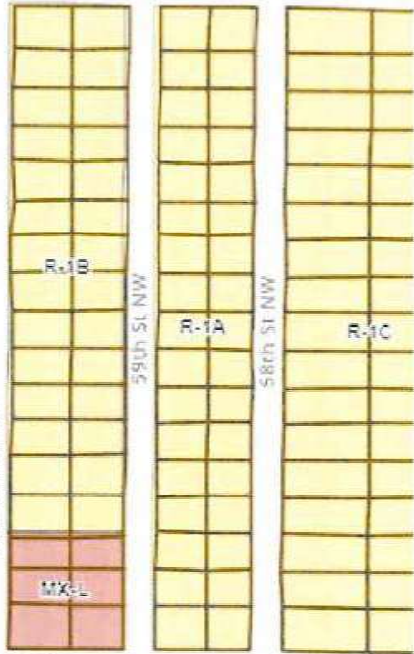
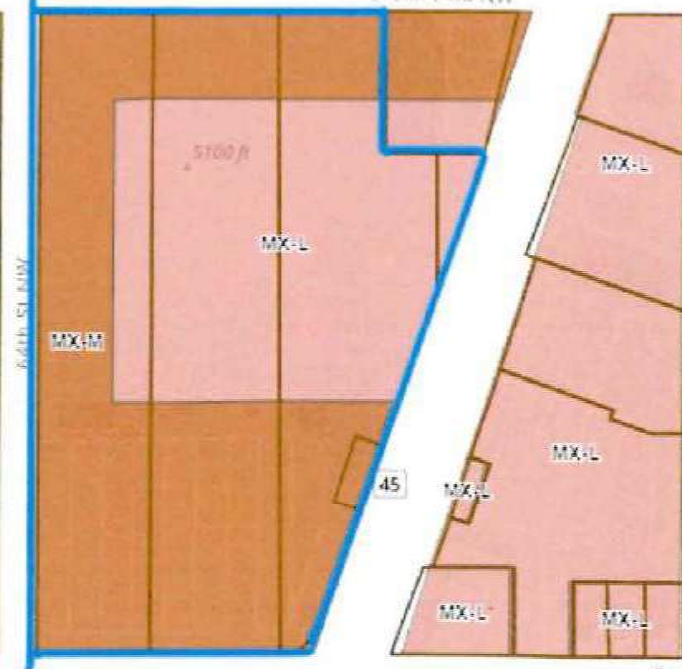
Glenrio Rd NW



Glenrio Rd NW



Fortuna Rd NW



Fortuna Rd NW



