

**From:** Flores, Suzanna A.  
**To:** Sergio Lozoya  
**Subject:** 907 and 817 Montano\_Public Notice Inquiry Sheet Submission  
**Date:** Friday, February 6, 2026 10:13:03 AM  
**Attachments:** image001.png  
IDOZoneAtlasPage\_F-14-Z.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	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Delamar NA	delamarneighborhood@gmail.com	Gina	Brena	dmwarz@gmail.com	5122 Ensenada Place NW	Albuquerque	NM	87107		5055540723
Delamar NA	delamarneighborhood@gmail.com	Jan	Wright	janwright@gmail.com	5415 9th St. NW	Albuquerque	NM	87107		5054590929
Los Poblanos NA	lospoblanosna@gmail.com	Karon	Boutz	kjboutz@gmail.com	1007 Sandia Road NW	Albuquerque	NM	87107		5053456002
Los Poblanos NA	lospoblanosna@gmail.com	Don	Newman	don.newman@mac.com	5723 Guadalupe Trail NW	Albuquerque	NM	87107		5053443900
North Valley Coalition	nvcabq@gmail.com	James	Salazar	jasalazarm@gmail.com	5025 Guadalupe Trail NW	Albuquerque	NM	87107	5054895040	
North Valley Coalition	nvcabq@gmail.com	Peggy	Norton	peggyorton@yahoo.com	3810 11th Street NW	Albuquerque	NM	87107		5053459567

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](mailto: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: [suzannaflorres@cabq.gov](mailto:suzannaflorres@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)

**From:** webmaster@cabq.gov <webmaster@cabq.gov>

**Sent:** Friday, February 6, 2026 10:00 AM

**To:** Office of Neighborhood Coordination <slozoya@tierrawestllc.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

Sergio Lozoya

Telephone Number

5052787088

Email Address

[slozoya@tierrawestllc.com](mailto:slozoya@tierrawestllc.com)

Company Name

Tierra West LLC

Company Address

5571 Midway Park Place NE

City

Albuquerque

State

NM

ZIP

87109

Subject Site Information

Legal description of the subject site for this project:

Two Sites: MAP 32 TR 68-A-2-C & ZAPF-VAN ADDN NO. 10 LT 14 & LT 15 EXCTHE W 80 FT & EXC THE S'LY POR OUT TO R/W CONT 1.0263 AC and LT 13 (EXCEPT SLY PORT OUT TO R/W MONTANO RD) ZAPF - VAN ADDN NO 10 CONT 18,748 SQ FT M/L

Physical address of subject site:

907 and 817 Montano

Subject site cross streets:

Montano and 9th

Other subject site identifiers:

This site is located on the following zone atlas page:

F-14-Z

Link for map

Captcha

## Katie Niblett

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**From:** Katie Niblett  
**Sent:** Wednesday, February 11, 2026 7:45 AM  
**To:** dmmarz@gmail.com; 'janwright@gmail.com'; kjboutz@gmail.com; don.newman@mac.com; jasalazarnm@gmail.com; peggynorton@yahoo.com  
**Cc:** Sergio Lozoya  
**Subject:** [#2025109] Notification for Vacation of Public Right-of-Way  
**Attachments:** 907 and 817 Montano NA List.pdf; IDOZoneAtlasPage\_F-14-Z.pdf; NOTICE CHECKLIST VACATION.pdf; Acequia Vacation Exhibit - Gene Montano.pdf

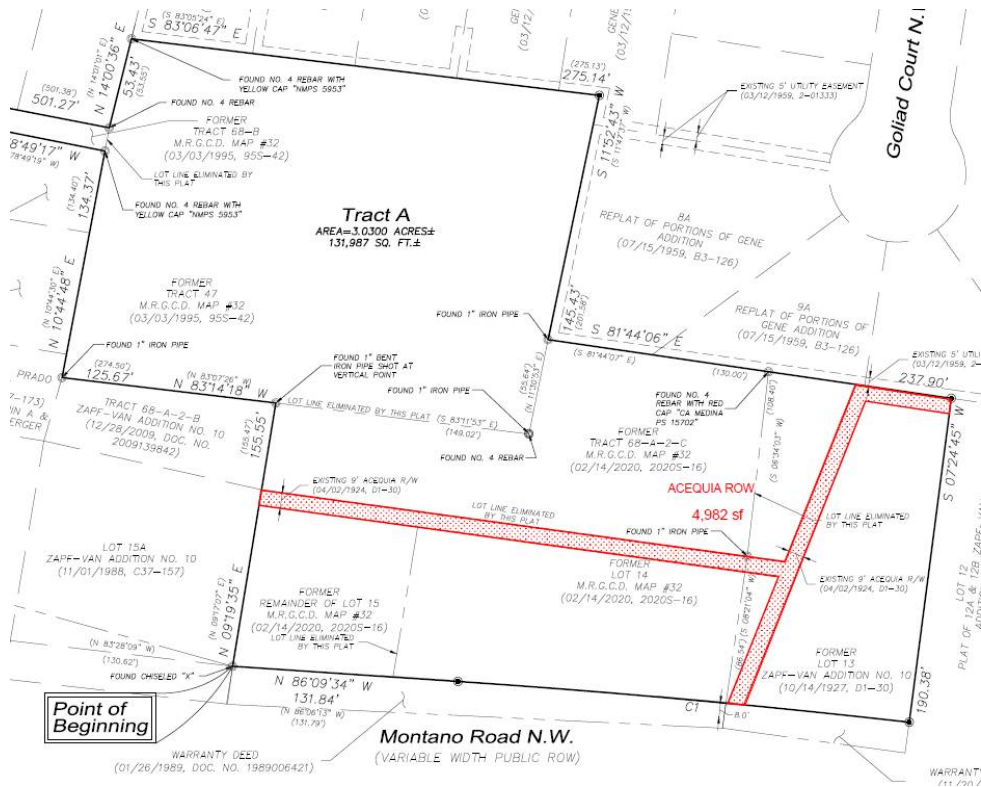
Dear Neighborhood Association Representatives,

We are writing to notify you that we are pursuing a Vacation of Public Right-of-Way within the boundaries of your neighborhood association. We are doing so in order to move forward with the subdivision and zone change of the subject site.

The right-of-way in question was established for an acequia that is no longer maintained or in operation. The Vacation request includes 4,982 square feet of acequia right of way on two properties addressed as follows:

- 907 Montano Rd NW, ABQ, NM, 87107
- 817 Montano Rd NW, ABQ, NM, 87107

See the image below portraying the right-of-way to be vacated.



Attached is the following:

- Current ONC Neighborhood Association Contact List
- IDO Zone Atlas Page
- Notice Checklist Form
- Exhibit of Public Right-of-Way to be Vacated

The DHO is holding a public meeting on March 11<sup>th</sup> to review and decide on the Vacation request. Information about the meeting can be accessed here:

[Development Hearing Officer — City of Albuquerque](#)

Please reach out to us if you have any questions or concerns.

Thank you,

**Katie Niblett**  
Planning Intern

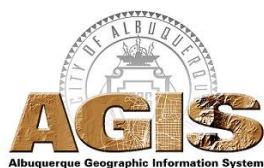


5571 Midway Park Pl., NE  
Albuquerque, NM 87109  
Office: (505)858-3100  
email: [Katie@tierrawestllc.com](mailto:Katie@tierrawestllc.com)

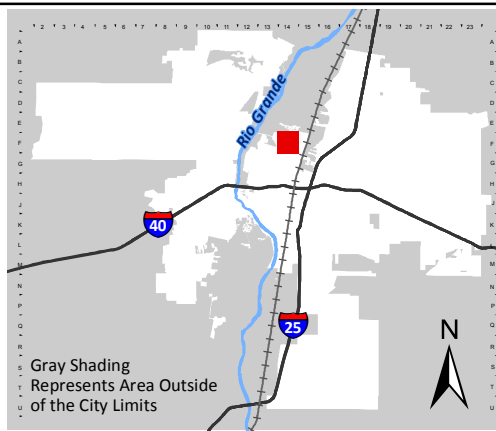


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

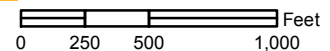


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**F-14-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





**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



<b>PART I - PROCESS</b>	
Use <a href="#">Table 6-1-1</a> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Vacation of Public Right-of-Way - DHO	
Decision-making Body: DHO	
Pre-Application meeting required:	<input checked="" type="radio"/> Yes <input type="radio"/> No
Mailed Notice required:	<input checked="" type="radio"/> Yes <input type="radio"/> No
Electronic Mail required:	<input checked="" type="radio"/> Yes <input type="radio"/> No
Is this a Site Plan Application?	<input type="radio"/> Yes <input checked="" type="radio"/> No <b>Note: if yes, see second page</b>
<b>PART II – DETAILS OF REQUEST</b>	
Address of property listed in application: 907 Montano Rd NW, ABQ, NM, 87107 AND 817 Montano Rd NW, ABQ, NM, 87107	
Name of property owner: David Gonzales, Rebecca Marie	
Name of applicant: Tierra West, LLC	
Date, time, and place of public meeting or hearing, if applicable: March 11th, 2026, on Zoom, accessed through: <a href="https://www.cabq.gov/planning/boards-commissions/development-hearing-officer">https://www.cabq.gov/planning/boards-commissions/development-hearing-officer</a>	
Address, phone number, or website for additional information: (505) 858-3100 5571 Midway Park Pl., NE, ABQ, NM, 87109	
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<input checked="" type="checkbox"/>	Zone Atlas page indicating subject property.
<input checked="" type="checkbox"/>	Drawings, elevations, or other illustrations of this request.
<input type="checkbox"/>	Summary of pre-submittal neighborhood meeting, if one occurred.
<input checked="" type="checkbox"/>	Summary of request, including explanations of deviations, variances, or waivers.
<b>IMPORTANT:</b>	
<b>PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO <a href="#">IDO §14-16-6-4(J)</a>. PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.</b>	

I certify that the information I have included here and sent in the required notice is complete, true, and accurate to the extent of my knowledge.

\_\_\_\_\_ (Applicant signature) 02-09-2026 (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.

# 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。

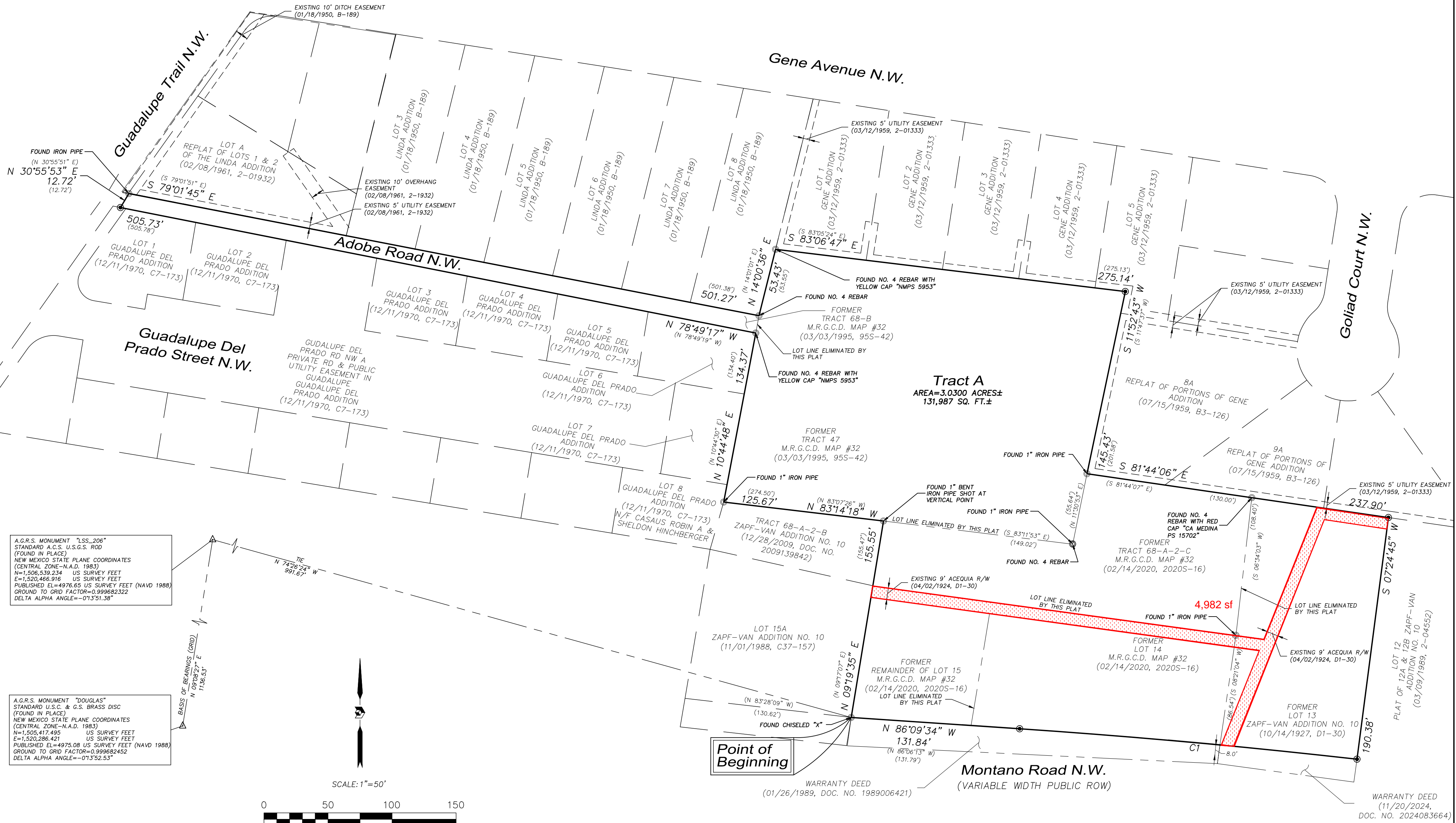
**Thông báo về cách Tiếp cận Ngôn ngữ.** Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, 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.**

# Legal Description

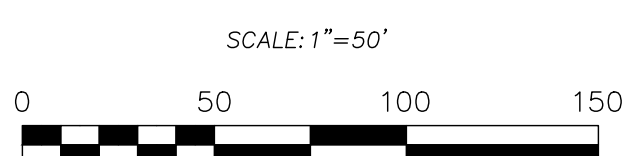
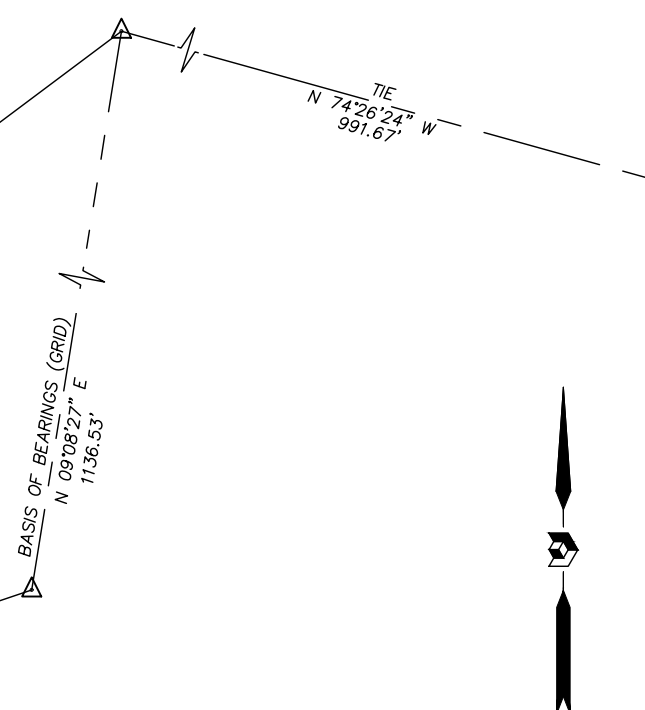
A TRACT OF LAND LYING AND SITUATE WITHIN THE ELENA GRANT, PROJECTED SECTION 32, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACTS 68-B AND 47, M.R.G.C.D. MAP 32, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 3, 1995 IN PLAT VOLUME 95S, FOLIO 42, TOGETHER WITH TRACT 68-A-2-C MRGDC MAP 32, LOT 14 AND AN EASTERLY PORTION OF LOT 15, ZAPF-VAN ADDITION NO. 10, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 14, 2020 IN PLAT BOOK 2020S, PAGE 0016, AND TOGETHER WITH LOT 13 ZAPF-VAN ADDITION NO. 10, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 2, 1924 IN PLAT BOOK D1, PAGE 30, NOW COMPRISING TRACT A, LAS COLONIAS MEDICAL.

Plat of  
 Tract A,  
**Las Colonias Medical**  
 Elena Gallegos Grant  
 Projected Section 32, Township 11 North, Range 3 East, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 October 2025



A.G.R.S. MONUMENT "LSS-206"  
 STANDARD A.C.S. U.S.G.S. ROD  
 (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE-N.A.D. 1983)  
 N=1,506,539.234 US SURVEY FEET  
 E=1,520,466.916 US SURVEY FEET  
 PUBLISHED EL=4976.66 US SURVEY FEET (NAVD 1988)  
 GROUND TO GRID FACTOR=0.999682322  
 DELTA ALPHA ANGLE=-01°3'51.38"

A.G.R.S. MONUMENT "DOUGLAS"  
 STANDARD U.S.C. & G.S. BRASS DISC  
 (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE-N.A.D. 1983)  
 N=1,505,417.495 US SURVEY FEET  
 E=1,520,286.421 US SURVEY FEET  
 PUBLISHED EL=4975.08 US SURVEY FEET (NAVD 1988)  
 GROUND TO GRID FACTOR=0.999682452  
 DELTA ALPHA ANGLE=-01°3'52.53"



## Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5774.97'	264.55'	264.53'	N 84°50'50" W	2°37'29"
	(5772.58')	(156.88')	(156.88')	(N 85°19'30" W)	1°33'26"

## Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES
- (N 90°00'00" E)
- RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
- △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

**PRECISION SURVEYS, INC.**  
A DJ & COMPANY

**OFFICE LOCATION:**  
5501 Wilshire Avenue, NE - Suite E  
Albuquerque, NM 87113

505.856.5700 PHONE  
505.856.7900 FAX

**PROJECT INFORMATION**

CREW/TECH: MC	DATE OF SURVEY: 04/29-05/05/25
DRAWN BY: HJK/M	CHECKED BY: LM
PSI JOB NO. 7682P	SHEET NUMBER 3 OF 3