

UPC	OWNER	OWNER ADDRESS
1.01406E+17	MONTOYA ROMAN J	941 HIGHWAY 4
1.01406E+17	LEWANDOWSKI STEPHEN H & CATHERINE M	550 GOLIAD CT NW
1.01406E+17	RAMIREZ SERGIO JR	548 GOLIAD CT NW
1.01406E+17	SOLIS JOSE A & MERCEDES GONZALES-ALLER DE	PO BOX 1325
1.01406E+17	MONTOYA ROMAN J	941 HWY 4
1.01406E+17	MONTANO CHARLOTTE D	822 MONTANO RD NW
1.01406E+17	MARIBEL ENTERPRISES LLC	1415 SUMMER BREEZE DR NW
1.01406E+17	MONDRAGON RICARDO & MARLENE	810 MONTANO RD NW
1.01406E+17	GONZALES DAVID & REBECCA	914 MONTANO RD NW
1.01406E+17	NARVAEZ RONALD S & PHYLLIS A	1351 SAN LORENZO AVE NW
1.01406E+17	URIOSTE MARISSA	544 GOLIAD CT NW
1.01406E+17	MARIBEL ENTERPRISES LLC	1415 SUMMER BREEZE DR NW
1.01406E+17	GONZALES DAVID X & REBECCA MARIE	914 MONTANO RD NW
1.01406E+17	RADOSEVICH PROPERTY MANAGEMENT NM LLC	4501 4TH ST NW SUITE J
1.01406E+17	NEXT DOOR NEIGHBOR HOMES LLC	2320 POTOSI ST SUITE 130
1.01406E+17	PAVLAKOVICH JOSEPH R & MAXINE	551 GENE AVE NW
1.01406E+17	GASS SUSAN M & SOMMERS MARVIN F	348 ENCHANTED VALLEY RD NW

OWNER ADDRESS LINE 2

SAN YSIDRO NM 87053-6094  
ALBUQUERQUE NM 87107-5411  
ALBUQUERQUE NM 87107-5411  
MOSES LAKE WA 98837-1325  
SAN YSIDRO NM 87053-6094  
ALBUQUERQUE NM 87107-5231  
ALBUQUERQUE NM 87120-3880  
ALBUQUERQUE NM 87107-5231  
ALBUQUERQUE NM 87107-5256  
ALBUQUERQUE NM 87107  
ALBUQUERQUE NM 87107-5411  
ALBUQUERQUE NM 87120-3880  
ALBUQUERQUE NM 87107-5256  
ALBUQUERQUE NM 87107-3946  
LAS VEGAS NV 89146-0312  
ALBUQUERQUE NM 87107-5403  
LOS RANCHOS DE ALBUQUERQUE NM 87107-5403

SITE ADDRESS

N/A ALBUQUERQUE NM 87107  
550 GOLIAD CT NW ALBUQUERQUE NM 87107  
548 GOLIAD CT NW ALBUQUERQUE NM 87107  
546 GOLIAD CT NW ALBUQUERQUE NM 87107  
906 MONTANO RD NW ALBUQUERQUE NM 87107  
822 MONTANO RD NW ALBUQUERQUE NM 87107  
915 MONTANO RD NW ALBUQUERQUE NM 87107  
810 MONTANO RD NW ALBUQUERQUE NM 87107  
914 MONTANO RD NW ALBUQUERQUE NM 87107  
809 MONTANO RD NW ALBUQUERQUE NM 87107  
544 GOLIAD CT NW ALBUQUERQUE NM 87107  
915 MONTANO RD NW ALBUQUERQUE NM 87107  
912 MONTANO RD NW ALBUQUERQUE NM 87107  
542 GOLIAD CT NW ALBUQUERQUE NM 87107  
540 GOLIAD CT NW ALBUQUERQUE NM 87107  
551 GENE AVE NW ALBUQUERQUE NM 87107  
545 GENE AVE NW ALBUQUERQUE NM 87107

LEGAL DESCRIPTION

THE CENTRAL POR OF LT 10-A PLAT OF LTS 10-A & 10-B NORTH FOURTH STREET HOMESITES ADDN (REPL OF POR OF

\* 08A GENE ADDN REPLAT

\* 09A GENE ADDN

\* 10A GENE ADDN REPLAT

LT 10-A PLAT OF LTS 10-A & 10-B NORTH FOURTH STREET HOMESITES ADDN (REPL OF POR OF LT 10) CONT 0.2471 A

LT 9A PLAT OF LTS 9A & 9B NORTH FOURTH STREET HOMESITES ADDN (REPLAT OF PORT OF LTS 8, 9 & 10 NO FOURTH  
TRACT 68A2B MAP 32 0.12 ACRE

LT 8 (EXECPT NLY PORT OUT TO R/W & NWLY PORT) NORTH FOURTH STREET HOMESITES ADDN CONT 1.9589 AC +- (

LT 11A2 PLAT OF LTS 11A1 & 11A2 NORTH FOURTH STREET HOMESITES ADDN CONT 1.186 AC OR 51,641 SF

LT 12A (PLAT OF LTS 12A & 12B) ZAPF - VAN ADDN NO 10 CONT 17,969 SQ FT M/L

\* 11A GENE ADDN REPLAT OF PORTIONS LOT 11A

LT 15A PLAT OF LTS 15A & 15B ZAPF-VAN ADDN #10 BEING A REPROF POR OF LTS 15 & 16 ZAPF-VAN ADDN CONT 0.3

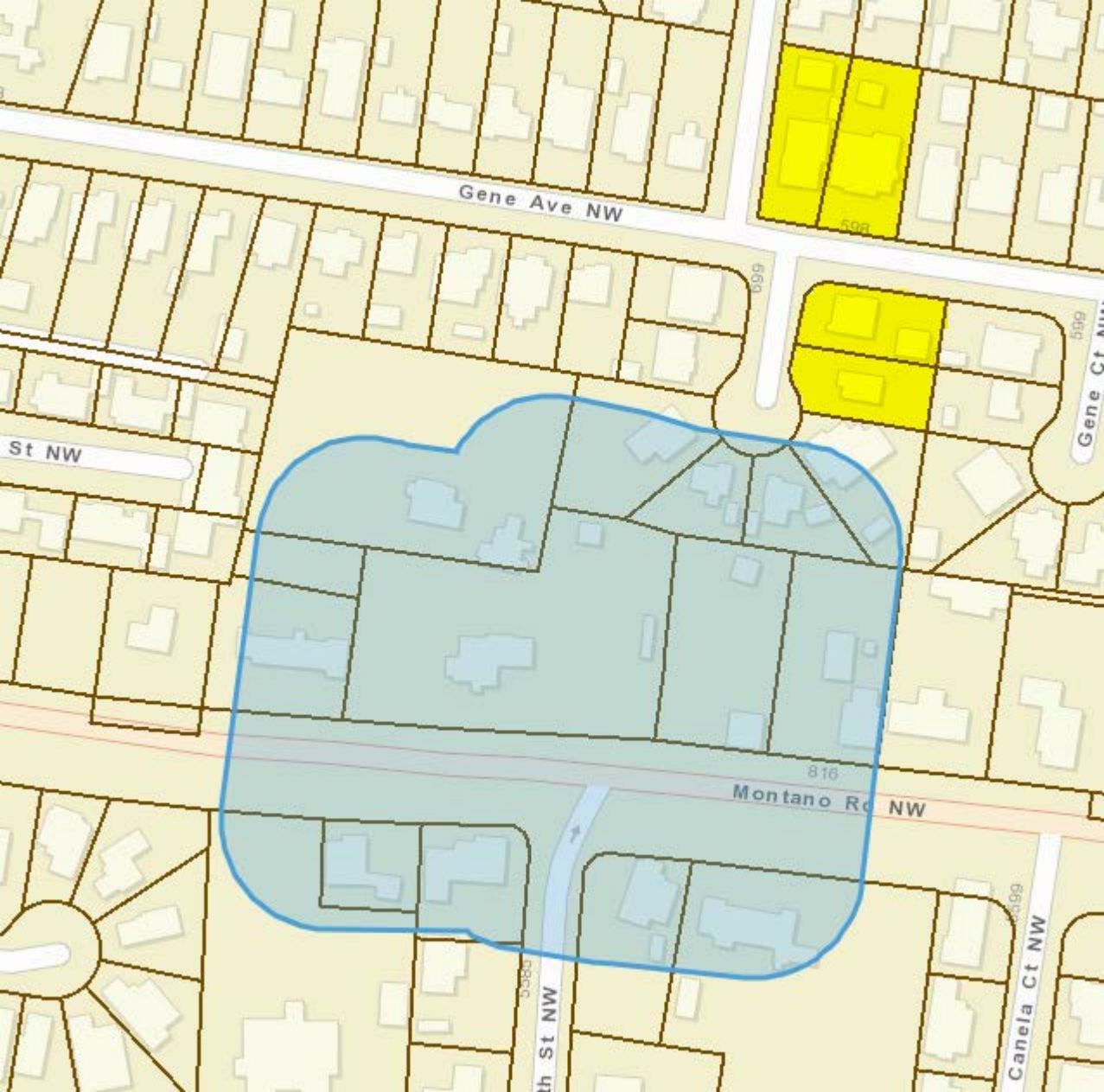
LT 11A1 PLAT OF LTS 11A1 & 11A2 NORTH FOURTH STREET HOMESITES ADDN CONT 0.169 AC

\* 012 GENE ADDN

\* 013 GENE ADDN

\* 013 GOLIAD ADDN

\* 014 GOLIAD ADDN



Gene Ave NW

509

508

Gene Ct NW

St NW

816

Montano Rd NW

5th St NW

Canela Ct NW

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

TERRA WEST, LLC



7019 1120 0001 1139 7461  
7019 1120 0001 1139 7461

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GASS SUSAN M & SOMMERS MARVIN F  
348 ENCHANTED VALLEY RD NW  
LOS RANCHOS DE ALBUQUERQUE  
NM 87107-5403

Postage	\$
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NM 87107-5403



L18520 18

**TERRA WEST, LLC**  
 5571 MIDWAY PARK PLACE NE  
 ALBUQUERQUE NM 87109



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PAVLAKOVICH JOSEPH R & MAXINE  
 551 GENE AVE NW  
 ALBUQUERQUE NM 87107-5403

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PAVLAKOVICH JOSEPH R & MAXINE  
 551 GENE AVE NW  
 ALBUQUERQUE NM 87107-5403



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5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



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NEXT DOOR NEIGHBOR HOMES LLC  
2320 POTOSI ST SUITE 130  
LAS VEGAS NV 89146-0312

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NEXT DOOR NEIGHBOR HOMES LLC  
2320 POTOSI ST SUITE 130  
LAS VEGAS NV 89146-0312



18520 16

*SERRA WEST, LLC*  
 5571 MIDWAY PARK PLACE NE  
 ALBUQUERQUE NM 87109



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RADOSEVICH PROPERTY  
 MANAGEMENT NM LLC  
 4501 4TH ST NW SUITE J  
 ALBUQUERQUE NM 87107-3946

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RADOSEVICH PROPERTY  
 MANAGEMENT NM LLC  
 4501 4TH ST NW SUITE J  
 ALBUQUERQUE NM 87107-3946



L18520 15



TERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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GONZALES DAVID X & REBECCA  
MARIE  
914 MONTANO RD NW  
ALBUQUERQUE NM 87107-5256

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GONZALES DAVID X & REBECCA  
MARIE  
914 MONTANO RD NW  
ALBUQUERQUE NM 87107-5256

*SERRA WEST, LLC*

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



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MARIBEL ENTERPRISES LLC  
 1415 SUMMER BREEZE DR NW  
 ALBUQUERQUE NM 87120-3880

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MARIBEL ENTERPRISES LLC  
1415 SUMMER BREEZE DR NW  
ALBUQUERQUE NM 87120-3880

**TERRA WEST, LLC**  
 5571 MIDWAY PARK PLACE NE  
 ALBUQUERQUE NM 87109



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URIOSTE MARISSA  
 544 GOLIAD CT NW  
 ALBUQUERQUE NM 87107-5411

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URIOSTE MARISSA  
 544 GOLIAD CT NW  
 ALBUQUERQUE NM 87107-5411



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*TERRA WEST, LLC*  
 5571 MIDWAY PARK PLACE NE  
 ALBUQUERQUE NM 87109



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NARVAEZ RONALD S & PHYLLIS A  
 1351 SAN LORENZO AVE NW  
 ALBUQUERQUE NM 87107

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NARVAEZ RONALD S & PHYLLIS A  
 1351 SAN LORENZO AVE NW  
 ALBUQUERQUE NM 87107

*TERRA WEST. LLC*  
 5571 MIDWAY PARK PLACE NE  
 ALBUQUERQUE NM 87109



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GONZALES DAVID & REBECCA  
 914 MONTANO RD NW  
 ALBUQUERQUE NM 87107-5256

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 914 MONTANO RD NW  
 ALBUQUERQUE NM 87107-5256

TERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
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MONDRAGON RICARDO & MARLENE  
810 MONTANO RD NW  
ALBUQUERQUE NM 87107-5231

MONDRAGON RICARDO & MARLENE  
810 MONTANO RD NW  
ALBUQUERQUE NM 87107-5231



1 18520 00

TERRA WEST. LLC

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



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MARIBEL ENTERPRISES LLC  
 1415 SUMMER BREEZE DR NW  
 ALBUQUERQUE NM 87120-3880

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MARIBEL ENTERPRISES LLC  
1415 SUMMER BREEZE DR NW  
ALBUQUERQUE NM 87120-3880

TERRA WEST, LLC

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



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MONTANO CHARLOTTE D  
 822 MONTANO RD NW  
 ALBUQUERQUE NM 87107-5231

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MONTANO CHARLOTTE D  
822 MONTANO RD NW  
ALBUQUERQUE NM 87107-5231

TERRA WEST, LLC

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



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MONTAÑA ROMAN J  
 941 HWY 4  
 SAN YSIDRO NM 87053-6094

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941 HWY 4  
SAN YSIDRO NM 87053-6094

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5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



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**SOLIS JOSE A & MERCEDES**  
**GONZALES-ALLER DE**  
**PO BOX 1325**  
**MOSES LAKE WA 98837-1325**

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**SOLIS JOSE A & MERCEDES**  
**GONZALES-ALLER DE**  
**PO BOX 1325**  
**MOSES LAKE WA 98837-1325**

*TERRA WEST. LLC*

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



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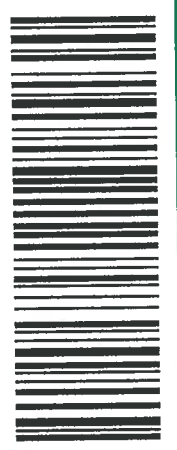
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RAMIREZ SERGIO JR  
548 GOLIAD CT NW  
ALBUQUERQUE NM 87107-5411

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RAMIREZ SERGIO JR  
548 GOLIAD CT NW  
ALBUQUERQUE NM 87107-5411

TERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



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LEWANDOWSKI STEPHEN H &  
CATHERINE M  
550 GOLIAD CT NW  
ALBUQUERQUE NM 87107-5411

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CATHERINE M  
550 GOLIAD CT NW  
ALBUQUERQUE NM 87107-5411



TERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Certified Mail Fee

Postage

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MONTAÑA ROMAN J  
941 HIGHWAY 4  
SAN YSIDRO NM 87053-6094

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SAN YSIDRO NM 87053-6094

**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	nvcbq@gmail.com	James	Salazar	jasalazarm@gmail.com	5025 Guadalupe Trail NW	Albuquerque	NM	87107	5054895040	
North Valley Coalition	nvcbq@gmail.com	Peggy	Norton	peggynorton@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



February 9, 2026

**RE: VACATION OF PUBLIC RIGHT-OF-WAY – DHO**

Dear neighbors,

We are writing to inform you that Tierra West LLC is preparing an application to vacate a public right-of-way within the vicinity of your property. The right-of-way is for an acequia that is no longer maintained or in operation. The Vacation request, if approved, will allow us to move forward with the subdivision and zone change of the subject site.

The request includes 4,982 square feet of acequia right-of-way on two (2) properties addressed as follows:

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

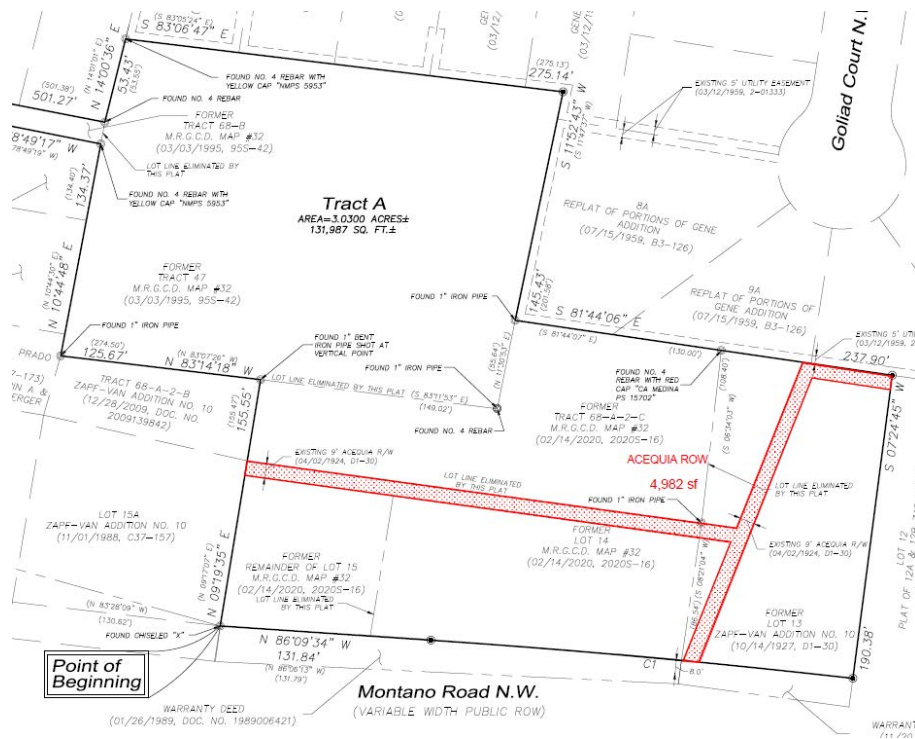


Figure 1: Exhibit of Right-of-Way to be Vacated

We are submitting this application to the Development Hearing Officer (DHO). The DHO will be holding a public hearing on Zoom regarding this request on March 11, 2026. Following staff and agent presentation, the floor will be open for public comment. Please do not hesitate to reach out to us if you have any questions or concerns regarding this request.

Sergio Lozoya – [slozoya@tierrawestllc.com](mailto:slozoya@tierrawestllc.com)

Attached in the envelope is the following:

- ONC Neighborhood Association Contact List
- IDO Zone Atlas Map
- Notification Checklist Form
- Exhibit of Right-of-Way to be Vacated

Information about the meeting can be accessed here:

<https://www.cabq.gov/planning/boards-commissions/development-hearing-officer>

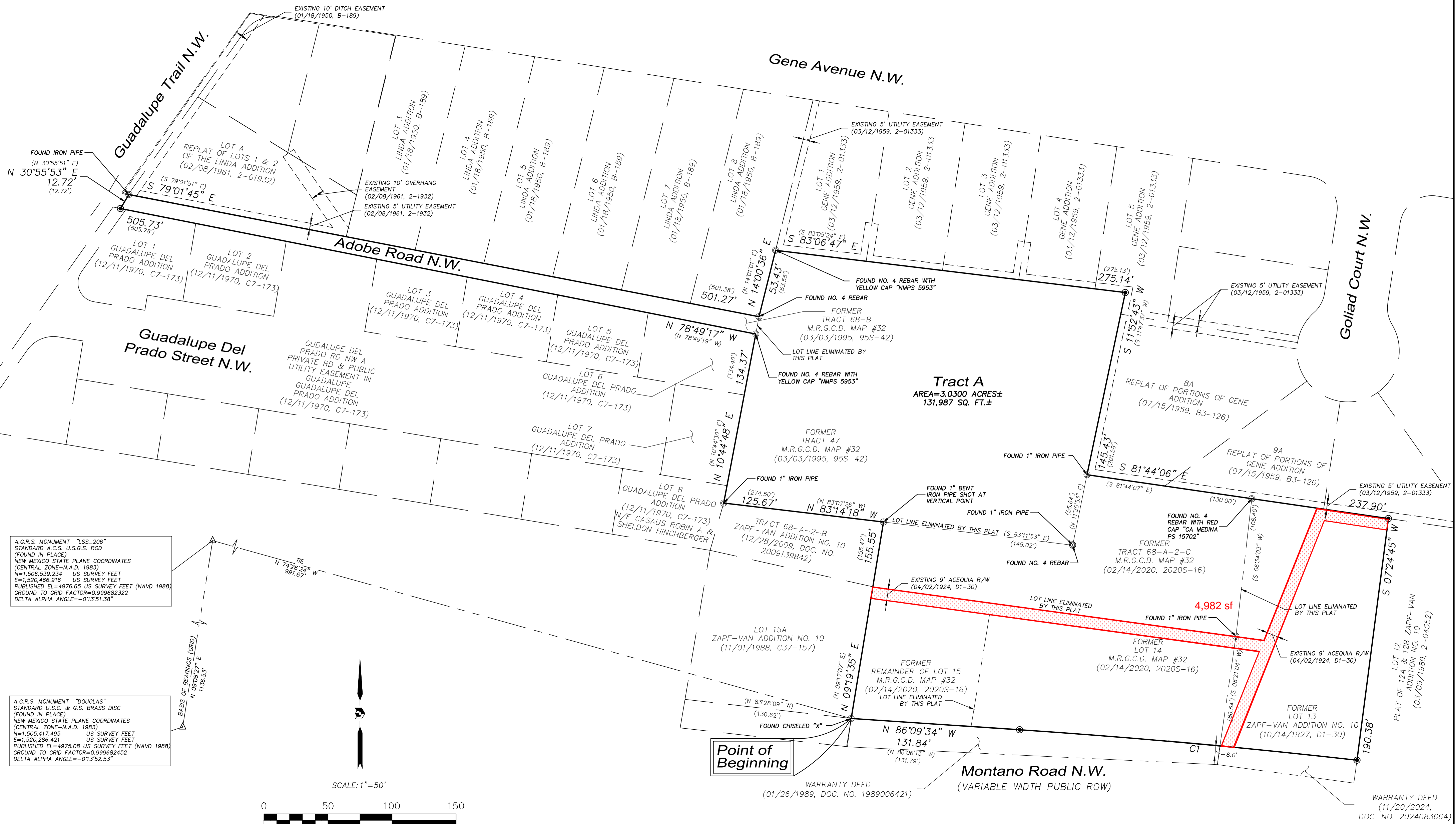
Thank you,  
Sergio Lozoya

A handwritten signature in black ink, appearing to read 'Sergio Lozoya', written in a cursive style.

# Legal Description

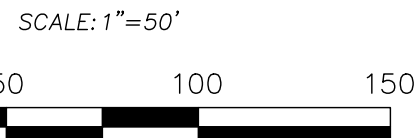
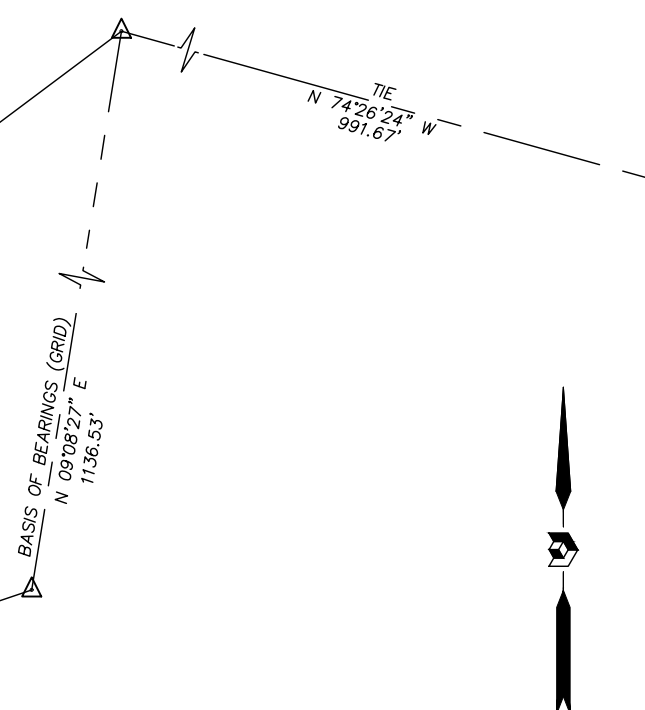
A TRACT OF LAND LYING AND SITUATE WITHIN THE ELENA GRANT, PROJECTED SECTION 32, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACTS 68-B AND 47, M.R.G.C.D. MAP 32, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE 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

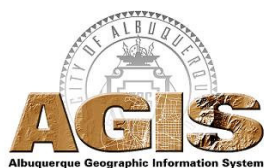
**PROJECT INFORMATION**

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

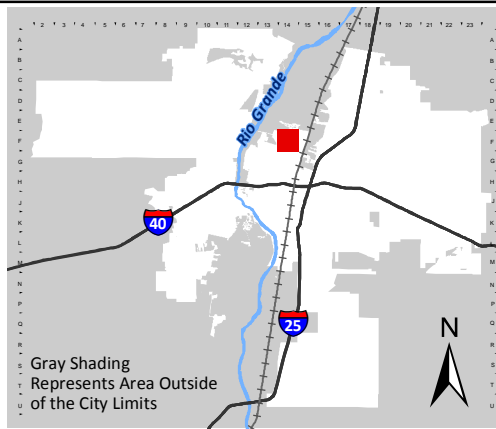


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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

