

[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*: 2-20-2026

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [§14-16-6-4\(J\) 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\(J\)\(1\)\(a\)](#)

1. Subject Property Address* 907 Montano Rd NW, ABQ, NM, 87107 AND 817 Montano Rd NW, ABQ, NM, 87107
Location Description Two parcels along the north side of Montano Rd NW west of 4th St
2. Property Owner* David Gonzales and Rebecca Marie
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application Type(s)²* see IDO [Table 6-1-1](#)

- Site Plan – EPC
- Subdivision _____ (Minor, Major, or Bulk Land)
- Vacation Public Right-of-Way (Easement, Private Way, or Public Right-of-way)
- Variance – EPC
- Waiver _____ (DHO or Wireless Telecommunication Facility)
- Other: _____

Summary of project/request³*:

Vacating a right-of-way for an acequia on two parcels of land that is no longer maintained or in use.

5. This application will be heard 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*: March 11, 2026, on Zoom

Location*4: https://www.cabq.gov/planning/boards-commissions/development-hearing-officer

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*:

Preferred project contact information:

Name: Sergio Lozoya

Email: slozoya@tierrawestllc

Phone: (505)858-3100

Website or project page: _____

Attachments:

Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*

Other: Exhibits and information attached in Notice

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(J\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*5 F-14-Z

2. Project Illustrations, as relevant*6

Architectural drawings

Elevations of the proposed building(s)

Other relevant illustrations

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. Was a Pre-submittal Neighborhood Meeting held? Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

[Note: If a meeting was held, the meeting report is required to be provided in the application materials.]

5. **For Site Plan Applications only***, attach the 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 [acres] ~1.63 ac
- 2. IDO Zone District MX-T, R-1C Select
- 3. Overlay Zone(s) [if applicable] _____ Select Select Select Select
- 4. Center or Corridor Area [if applicable] Montano Rd Major Transit Corridor
- Current Land Use(s) [vacant, if none] Single-family, vacant

NOTE: Pursuant to [IDO §14-16-6-4\(K\)](#), 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 hearing date. Requests for a facilitated meeting must be submitted through ABQ-Plan: <https://www.cabq.gov/planning/abq-plan>

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.

Sergio Lozoya

From: Katie Niblett
Sent: Friday, February 20, 2026 9:09 AM
To: dmmarz@gmail.com; janwright@gmail.com; kjboutz@gmail.com; don.newman@mac.com; jasalazarm@gmail.com; peggynorton@yahoo.com
Cc: Sergio Lozoya
Subject: RE: [#2025109] Notification for Vacation of Public Right-of-Way
Attachments: NOTICE FORM VACATION - new.pdf

12d Synergy: -1
12d Synergy Job: Tierra West llc/Projects/2025/2025109 Zome Change Montano.Gene Property for Dave Gonzales
12d Synergy Project: Tierra West llc/Projects/2025/2025109 Zome Change Montano.Gene Property for Dave Gonzales
12dSynergySendGUID: d806bdbbe-2e93-4b59-b217-3225134f28ee

Good morning Neighborhood Association Representatives,

In accordance with the City of Albuquerque, the notification process for the Vacation of Public Right-of-Way requires us to provide you with an additional public notice form.

The form contains contact information as well as basic project information about the Vacation of Public Right-of-Way described in the email below.

I have attached the form to this email.

Again, please do not hesitate to 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

From: Katie Niblett
Sent: Wednesday, February 11, 2026 7:45 AM
To: dmmarz@gmail.com; 'janwright@gmail.com' <janwright@gmail.com>; kjboutz@gmail.com; don.newman@mac.com; jasalazarm@gmail.com; peggynorton@yahoo.com
Cc: Sergio Lozoya <SLozoya@tierrawestllc.com>
Subject: [#2025109] Notification for Vacation of Public Right-of-Way

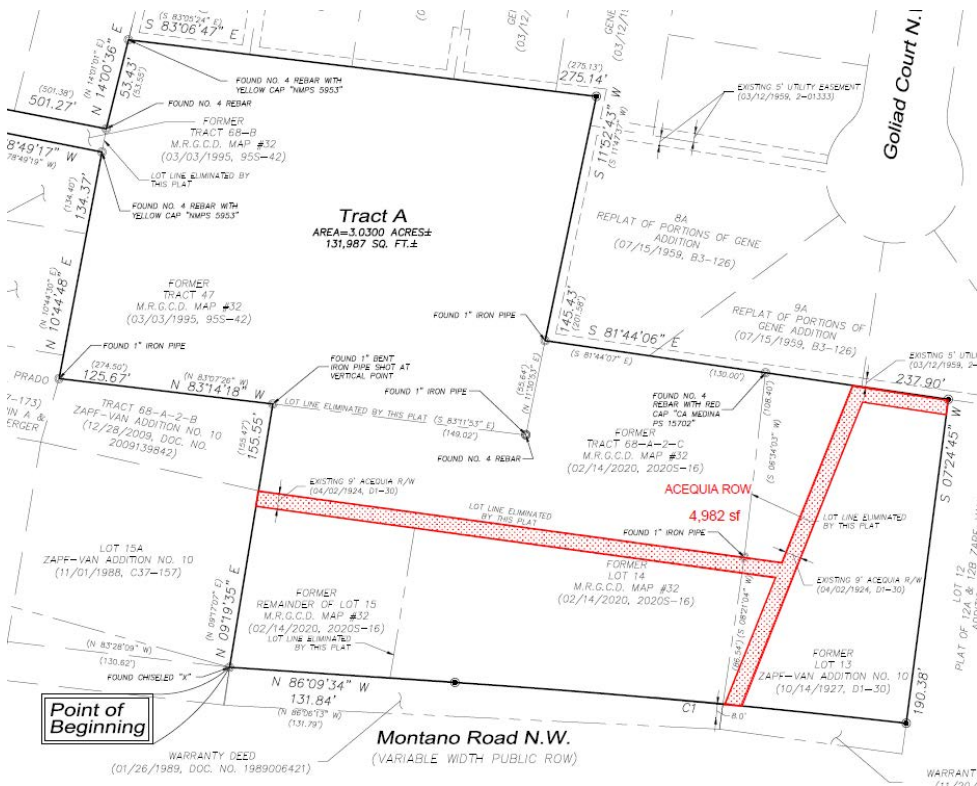
Dear Neighborhood Association Representatives,

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 11th 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



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