



**CITY OF ALBUQUERQUE**  
**Albuquerque, New Mexico**  
**Office of the Mayor**

**INTER-OFFICE MEMORANDUM**

**April 13, 2026**

**TO:** Klarissa J. Peña President, City Council

**FROM:** Tim M. Keller, Mayor



**Subject:** **62<sup>nd</sup> Street – Habitat for Humanity Development Right of Way Vacation(s)**

**Project# PR-2020-003688, VAC-2026-00004, VACATION OF PUBLIC RIGHT-OF-WAY**

**Habitat for Humanity** requests the aforementioned action within all or a portion of: THE ENTIRE WIDTH and 3,085 SQ. FT. of 62<sup>nd</sup> STREET NW zoned R-1B, located at 536 COORS BLVD. NW. (J-10)

Requests: This request seeks to vacate approximately 3,085 square feet (0.0708 acres) of public street, comprising the full width of 62nd Street NW at its terminus at Coors Blvd., in accordance with IDO Section 14-16-6-6(M), which governs the vacation of public easements and rights-of-way.

Per Section 14-16-6-6(M)(1)(b)(1) of the IDO, the Development Hearing Officer (DHO) shall make a recommendation and forward the application to City Council for inclusion on the consent agenda for approval without first going to any Council committee if the vacation involves: 1) More than 500 square feet or the entire width of a platted alley; 2) More than 5,000 square feet or the entire street width of a street, including any or all of the public right-of-way. The proposed vacation spans the entire width of 62nd Street NW; therefore, the DHO is the recommending body to City Council for this request.

At the April 8, 2026 public meeting, the DHO (Brennon Williams) recommended approval of the request to the City Council of the proposed vacation as shown on the Vacation Exhibit "LOT A THRU LOT I, TRACT A, TRACT B LOT 50-A & 51-A AND LOT 55-A DAVIS-PEREA-COURSON SUBDIVISION" (attached) in the Planning file under Project# PR-2020-003688, based on the recommended Findings per Section 14-16-6-6(M) of the IDO.

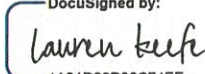
**Title/ Subject of Legislation:** Habitat for Humanity Development Vacation – 62<sup>nd</sup> Street NW  
**Vacation:** Project# 2020-003688

VAC-2026-00004 VACATION OF PUBLIC RIGHT-OF-WAY, DHO  
RECOMMENDATIONS FOR APPROVAL.

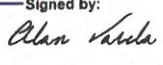
Approved:

  
Samantha Sengel      Date  
Chief Administrative Officer

Approved as to Legal Form:

DocuSigned by:  
      5/4/2026 | 1:02 PM MDT  
1A21D96D32C74EE  
Lauren Keefe      Date  
City Attorney

Recommended:

Signed by:  
      5/4/2026 | 7:38 AM MDT  
947D8BB6EF4C443...  
Alan Varela      Date  
Planning Director

## **Cover Analysis**

### **62<sup>nd</sup> Street NW Right-of-Way Vacation**

#### **1. What is it?**

The request is to vacate Tract B of the proposed preliminary plat, as shown in the document titled “LOT A THRU LOT I, TRACT A, TRACT B LOT 50-A & 51-A AND LOT 55-A DAVIS-PEREA-COURSON SUBDIVISION” included in the packet. This request applies to the full width of the angled dead-end portion of 62nd Street NW, totaling 3,085 square feet, located at the street’s terminus near Coors Boulevard NW.

#### **2. What will this piece of legislation do?**

This action will vacate 3,085 square feet, encompassing the entire width of the street.

#### **3. Why is this project needed?**

This project would benefit the community by improving accessibility for shared subdivision use and by providing a corridor for private stormwater infrastructure, as determined by DRC, which concluded that the storm sewer should not remain within the public right-of-way.

#### **4. How much will it cost and what is the funding source?**

The applicant and any interested abutting property owners shall coordinate with the Real Property Division of the City Department of Municipal Development regarding the purchase of the vacated street (should the City Council approve the Vacation).

#### **5. Is there a revenue source associated with this contract? If so, what level of income is projected?**

No revenue source is associated with this action.

#### **6. What will happen if the project is not approved?**

If the vacation request is not approved, it could jeopardize the Greater Albuquerque Habitat for Humanity project proposed at this site.

#### **7. Is this service already provided by another entity?**

This service can only be provided by the City of Albuquerque.

PLANNING DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
600 2nd Street NW, Ground Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3946



**OFFICIAL NOTICE OF DECISION**  
**April 8, 2026**

Greater Albuquerque Habitat  
for Humanity  
Rick M Crouse II  
4900 Menaul Blvd NE  
Albuquerque, NM 87110

**Project# PR-2020-003688**  
**Application#**  
**VAC-2026-00004 VACATION OF PUBLIC**  
**RIGHT-OF-WAY**

**LEGAL DESCRIPTION:**

For all or a portion of:

**THE ENTIRE WIDTH AND 3,085 SQ. FT. of**  
**62<sup>ND</sup> STREET NW zoned R-1B, located at**  
**536 COORS BLVD NW. (J-10)**

On April 8, 2026, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced application, and recommended approval of the Vacation of Public Right-of-Way request, based on the following Findings:

1. This is a request to vacate approximately 3,085 square feet (0.0708 acres) of Public Right-of-Way (ROW). The area includes the full width of 62<sup>nd</sup> Street NW, located within the West Mesa Neighborhood Association.
2. The subject property is zoned R-1B (Residential – Single-Family Zone District), and is located at 536 Coors Boulevard NW. This subject property is within the boundaries of the Coors Boulevard Character Protection Overlay (**CPO-2**).
3. The Development Facilitation Team (DFT) reviewed a Sketch Plat under the same project number, PR-2020-003688, PA-2025-00184, on July 2, 2025.

4. The subject property is within the Main Street Corridor area and within Area of Consistency.
5. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
6. Per 6-6(M)(3), Review and Decision Criteria, an application for a Vacation of Easement, or Public Right-of-way shall be approved if it meets any of the following criteria.
7. 6-6(M)(3)(a) The public welfare does not require that the easement, private way, or public right-of-way be retained.

*The applicant has sufficiently justified the vacation of the Public Right-of-Way (ROW). The area proposed for vacation, identified as Tract B on the preliminary plat, constitutes the angled dead-end of 62nd Street NW. During the City's Design Review Committee (DRC) process, staff required the applicant to vacate this segment so it could be replatted as an HOA-owned tract. According to the applicant's justification letter, this tract is the only practical location for the storm sewer outfall, and the DRC determined it should not remain in public ROW.*

8. 6-6(M)(3)(b) There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the property.

*Replating the area as an HOA-owned tract allows for shared access and provides a corridor for private storm infrastructure. With shared private driveways serving multiple lots and the redesign of 62nd Street's dead-end, private ownership by the HOA is more appropriate. Additionally, the triangular leftover area is better suited for landscaping and ongoing maintenance under HOA management.*

9. Per IDO Section 6-6(M)(1)(b)(2) Vacation of Public Right-of-Way – Council, planning staff note that the City Council will be the approving body of this request (the DHO will be the recommending body for this request), since the vacation request consists of the entire width of the street.
10. Per 6-6(M)(2)(f) For a Vacation of Public Right-of-way – Council, the DHO shall make a recommendation and forward the application to City Council for inclusion on the consent agenda for approval without first going to any City Council committee.
11. The submittal of a Final Plat is required within one year of Preliminary Plat approval per Table 6-4-3 of the IDO.

12. Major Preliminary/Final platting application for DHO review and approval must be submitted within one year of City Council approval of the Vacation, and the platting application will not be accepted and placed on a DHO agenda until/unless the City Council approves the ROW Vacation.
13. For the future required platting action, all signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are required on the Plat prior to the acceptance of the application file and the placement on a DHO agenda.

Sincerely,

*Brennon Williams*

[Brennon Williams \(Apr 9, 2026 17:21:13 MDT\)](#)

Brennon Williams

Development Hearing Officer

BW/mi/jr

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







# PR-2020-003688\_April\_08\_2026\_Notice\_of\_Decision\_DHO\_VORW\_62nd St NW

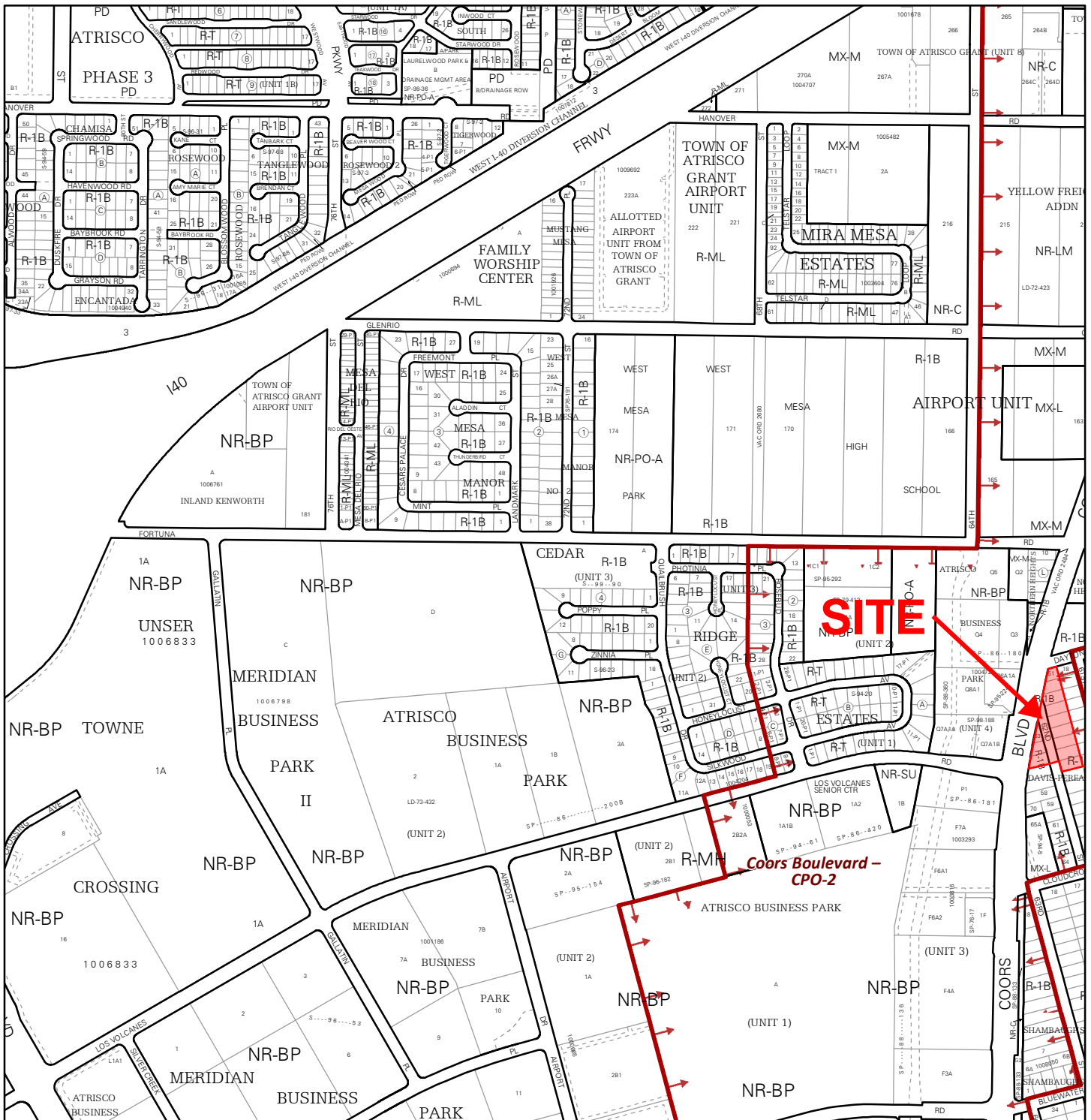
Final Audit Report

2026-04-09

Created:	2026-04-09
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA80sOvl6sTmUoyZT4oZHCV5H3YaP3oaLw


## "PR-2020-003688\_April\_08\_2026\_Notice\_of\_Decision\_DHO\_VO RW\_62nd St NW" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)  
2026-04-09 - 7:42:01 PM GMT
-  Document emailed to brennonwilliams295@gmail.com for signature  
2026-04-09 - 7:42:07 PM GMT
-  Email viewed by brennonwilliams295@gmail.com  
2026-04-09 - 11:14:55 PM GMT
-  Signer brennonwilliams295@gmail.com entered name at signing as Brennon Williams  
2026-04-09 - 11:21:11 PM GMT
-  Document e-signed by Brennon Williams (brennonwilliams295@gmail.com)  
Signature Date: 2026-04-09 - 11:21:13 PM GMT - Time Source: server
-  Agreement completed.  
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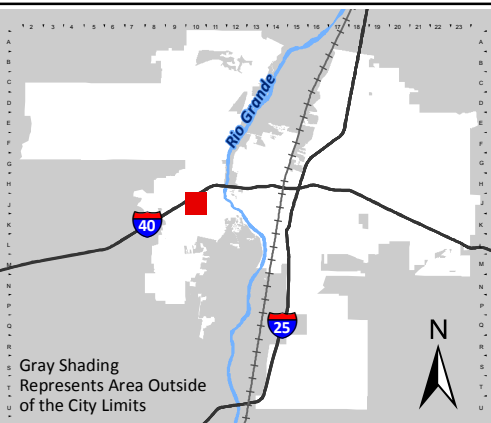


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









## 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-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

Gray Shading  
Represents Area Outside  
of the City Limits

Feet  
0 250 500 1,000

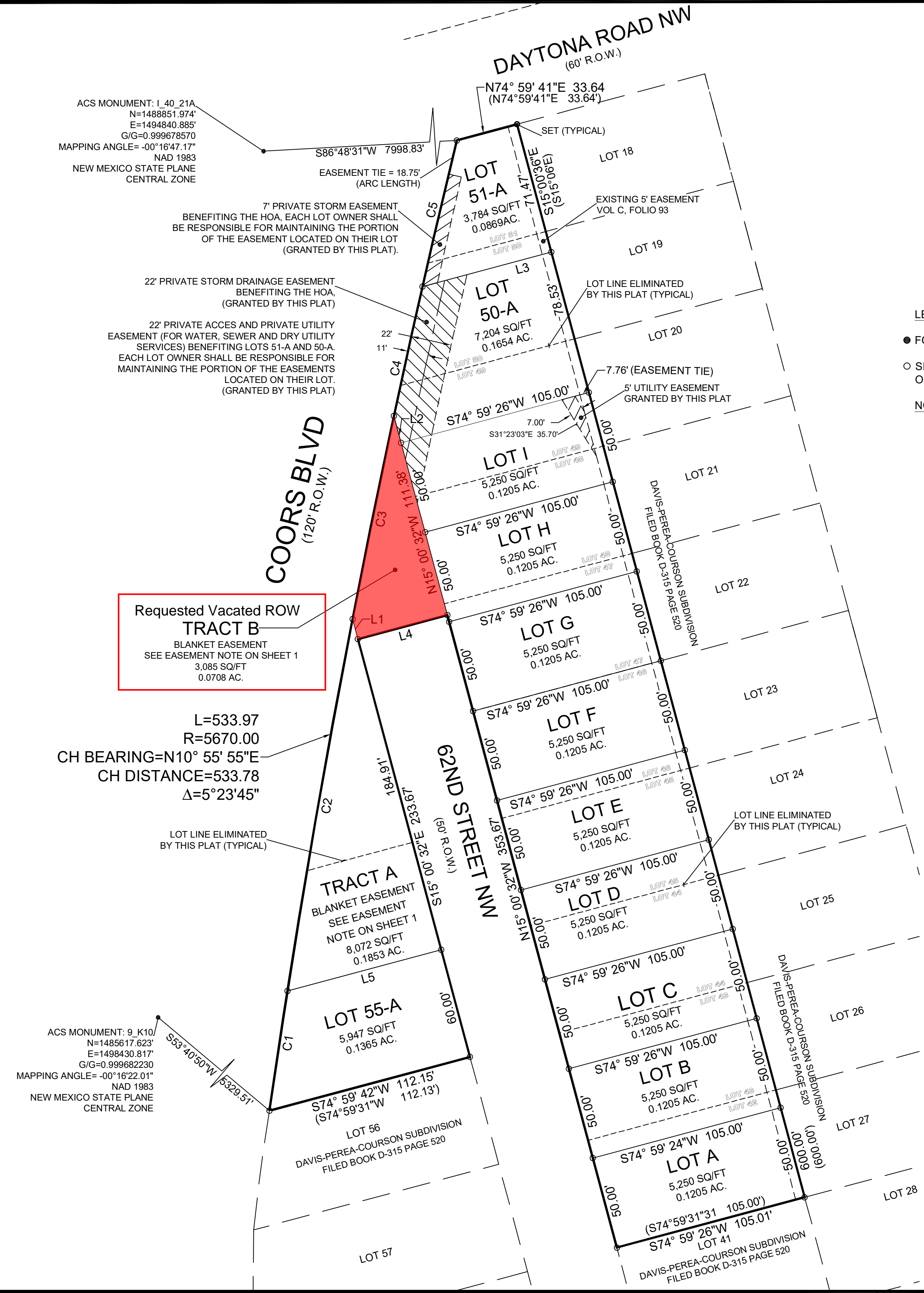


SUBDIVISION PLAT OF  
**LOT A THRU LOT I, TRACT A, TRACT B**  
**LOT 50-A & 51-A AND LOT 55-A**  
**DAVIS-PEREA-COURSON SUBDIVISION**  
 BEING A REPLAT OF LOTS 42-51, PORTION OF LOT 52, 53, 54 & 55  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 15, T 10 N, R 2 E, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY 2026

ACS MONUMENT: I\_40\_21A  
 N=1488851.974  
 E=1494840.885  
 G/G=0.999678570  
 MAPPING ANGLE=-00°16'47.17"  
 NAD 1983  
 NEW MEXICO STATE PLANE  
 CENTRAL ZONE

L=533.97  
 R=5670.00  
 CH BEARING=N10° 55' 55"E  
 CH DISTANCE=533.78  
 Δ=5°23'45"

ACS MONUMENT: 9\_K10  
 N=1485617.623  
 E=1498430.817  
 G/G=0.999682230  
 MAPPING ANGLE=-00°16'22.01"  
 NAD 1983  
 NEW MEXICO STATE PLANE  
 CENTRAL ZONE



**LEGEND OF SYMBOLS**

- FOUND MONUMENT AS NOTED
  - SET 5/8" REBAR WITH MORASSE CAP "LS 21082" OR PK NAIL WITH SHINER "21082"
- NOTE:** ONLY EXTERIOR CORNERS WILL BE SET AT RECORDING OF PLAT. INTERIOR CORNERS WILL BE SET POST CONSTRUCTION BY SAM OR OTHERS.

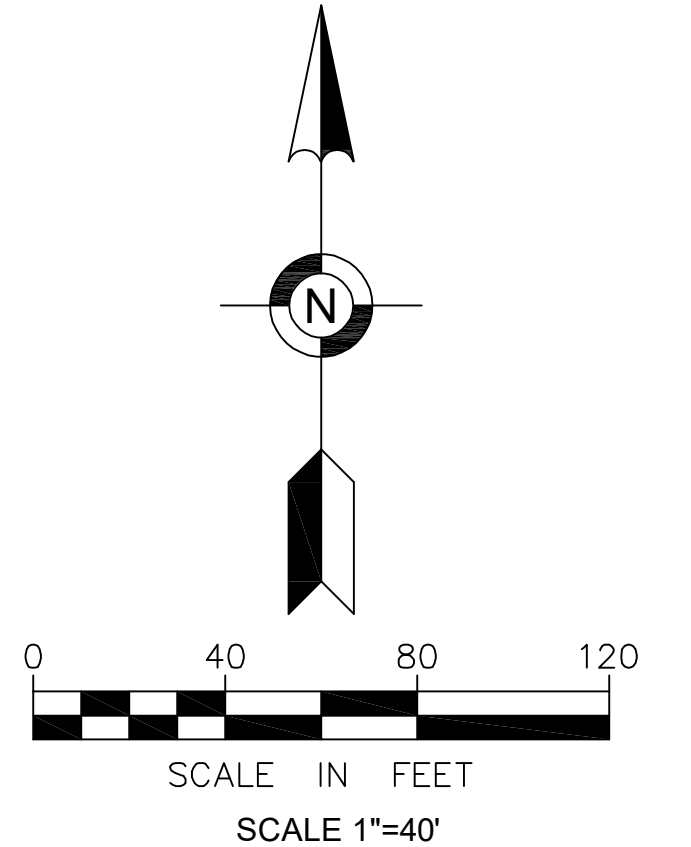
**SOLAR COLLECTION NOTE:**

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 ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	65.45'	5670.00'	0°39'41"	N8° 33' 53"E	65.45'
C2	203.93'	5670.00'	2°03'39"	N9° 55' 33"E	203.92'
C3	111.91'	5670.00'	1°07'51"	N11° 31' 18"E	111.91'
C4	71.55'	5670.00'	0°43'23"	N12° 26' 55"E	71.54'
C5	81.13'	5670.01'	0°49'11"	N13° 13' 12"E	81.13'

Line Table		
Line #	Length	Direction
L1	11.24'	N15° 00' 32"W
L2	15.05'	N15° 00' 32"W
L3	72.01'	N74° 59' 19"E
L4	49.99'	S74° 59' 25"W
L5	85.95'	N74° 59' 26"E



SURVEYING AND MAPPING, LLC  
 277 E AMADOR AVE SUITE 303  
 LAS CRUCES, NM 88001  
 505-917-8921



Kizito Wijenje  
**EXECUTIVE DIRECTOR**

March 30, 2026

MEMORANDUM

**To:** **Angela Gomez**, DHO Hearing Monitor, [agomez@cabq.gov](mailto:agomez@cabq.gov)  
**Robert Webb**, DHO Planner, [rwebb@cabq.gov](mailto:rwebb@cabq.gov)  
Development Facilitation Team (DFT)  
Jay Rodenbeck, Planning Department, [jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov)  
Ernest Armijo, P.E., Transportation Development, Planning Department,  
[earmijo@cabq.gov](mailto:earmijo@cabq.gov)  
Tiequan Chen, P.E., Hydrology & City Engineer's Representative, Planning Department,  
[tchen@cabq.gov](mailto:tchen@cabq.gov)  
David Gutierrez, P.E., Albuquerque/Bernalillo County Water Utility Authority,  
[dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)  
Jeff Palmer, Code Enforcement Division's Representative, Planning Department,  
[jppalmer@cabq.gov](mailto:jppalmer@cabq.gov)  
Cheryl Somerfeldt, Parks and Recreation, [csomerfeldt@cabq.gov](mailto:csomerfeldt@cabq.gov)

**Cc:** Kizito Wijenje AICP, Executive Director, APS Capital Master Plan  
Karen Alarid, Executive Director APS Facility Planning & Construction  
Serina Gallegos, APS Real Estate  
Margaret Callahan, APS Real Estate  
John Valdez, AICP, Facilities Master Planner, State of NM Public Schools Facilities Authority  
Sarah Young, AICP, Senior Planner Manager, APS Capital Master Plan  
Cordell Bock, Planner II, APS Capital Master Plan

**From:** Hodgin Serrullo, Planner II, APS Capital Master Plan

**Re:** CABQ DHO Case March 30, 2026, VAC-2026-00003 (PR-2020-003688 )

- 1. Project # VAC-2026-00003**
  - a. DHO Description: VAC-2026-00004, VACATION OF RIGHT-OF-WAY.
  - b. Site Information: The subject site is located in northwest Albuquerque, south of Coors Boulevard NW and west of 62nd Street NW, within the Davis-Perea-Courson Subdivision area.
  - c. Site Location: 556 Coors Boulevard NW, Albuquerque, NM 87120.
  - d. Request Description: Community Design Solutions, LLC, on behalf of Albuquerque Greater Habitat for Humanity, is requesting to vacate approximately 0.0708 acres (3,085 square feet) of public right-of-way identified as Tract B at the terminus of



Kizito Wijenje  
**EXECUTIVE DIRECTOR**

62nd Street NW. The purpose of the request is to convert the right-of-way into an HOA-owned tract to accommodate private storm sewer infrastructure, provide shared access for multiple residential lots, and allow for a redesigned street termination. This action supports the development of 13 lots into 14 single-family residential units and aligns with City requirements to relocate private infrastructure outside of public right-of-way while improving long-term maintenance and functionality of the subdivision.

**e. APS Comments:**

- Albuquerque Public Schools (APS) has **no objection** to the request as submitted. APS does not anticipate that the request will negatively affect the life, health, or safety of students, and the subject property is not located near APS-owned property.
- Based on APS attendance boundaries, the schools serving this area are listed below. According to APS Student Generation Rates, 14 single-family units are projected to generate the following number of students:

School	Projected Students	Current Enrollment	Capacity
Lavaland Elementary School	4	361	554
John Adams Middle School	2	423	663
West Mesa High School	2	1,429	1,968

- APS requests notification of any future applications that may include increased residential density, additional dwelling units, or other changes that could impact student enrollment and school capacity.

**DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION**  
 Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 [amontoya@cabq.gov](mailto:amontoya@cabq.gov)

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DRB Project Number: PR-2020-003688 Hearing Date: 02-25-2026  
 Project: THE ENTIRE WIDTH AND 3,085 SQ. FT. OF 62ND STREET NW zoned R-1B, located at 536 COORS BLVD NW Agenda Item No: 3

<input type="checkbox"/> Minor Preliminary / Final Plat	<input checked="" type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

**ENGINEERING COMMENTS:**

- Hydrology has an approved Grading & Drainage Plan and Drainage Report (HT# J11D043) with engineer's stamp 06/08/2022 (for G&D Plan) and 06/07/2022 (for Drainage Report).
- Hydrology will require a Private Storm Drainage Easement across Tract B to the 62<sup>nd</sup> Street ROW.
- Hydrology has no objection to the vacation.

APPROVED  
 DENIED

DELEGATED TO:  TRANS  HYD  WUA  PRKS  PLNG  
 Delegated For: \_\_\_\_\_  
 SIGNED:  I.L.  SPSP  SPBP  FINAL PLAT  
 DEFERRED TO \_\_\_\_\_



## DEVELOPMENT HEARING OFFICER

Parks and Recreation Department

**PR-2020-003688**

**VAC-2026-00004 – VACATION OF RIGHT-OF-WAY**

*SKETCH 7-2-25 (DFT)*

*CPO-2*

*Area of Consistency*

*IDO - 2025*

**RENEE REGAL & JOHN STAPLETON** agents for **RICK M. CROUSE II, HABITAT FOR HUMANITY** requests the aforementioned action(s) for all or a portion of: **THE ENTIRE WIDTH AND 3,085 SQ. FT. OF 62ND STREET NW** zoned **R-1B**, located at **536 COORS BLVD NW . (J-10)**

**PROPERTY OWNERS:** Rick M. Crouse II, Habitat for Humanity

**REQUEST:** 62nd Street - Habitat for Humanity - Vacation of Public ROW

### COMMENTS

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4.8.2026

- Parks and Recreation has no objection to the vacation of public ROW request.



**Development Facilitation Team (DFT) – Review Comments**

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**Reviewer: David Gutierrez | Phone: 505-289-3381 | [dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)**

**Project No: PR-2020-003688    Date:4/08/2026    Agenda Item: 3    Zone Atlas Page: J-10**

**Legal Description: The Entire Width and 3,085 SQ FT. of 62<sup>nd</sup> Street NW**

**Location: 536 Coors Blvd NW**

**Request: 62<sup>nd</sup> Street Habitat for Humanity – Vacation of Public ROW.**

**Approved No Conditions**       **Approved W/Conditions**       **Not Approved**

**Application For: VAC-2026-00004 – VACATION OF RIGHT-OF-WAY**

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1. No objection.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2020-003688  
Coors and Daytona

AGENDA ITEM NO: 3

SUBJECT: Vacation of Right-of-Way

ENGINEERING COMMENTS:

1. No objection to the vacation.

For Platting:

2. Coors is a Principal Arterial and a Major Transit Corridor and requires 6' to 10' sidewalks with a 6' to 8' landscape buffer. Daytona, Cloudcroft and 62<sup>nd</sup> are local roads and require 5' sidewalks with 4' to 6' landscape buffers. Please provide dimensions of existing sidewalks and buffers to determine if widening or construction is needed.
3. 62<sup>nd</sup> will need to be constructed along all frontages including roadway, curb, gutter and sidewalk.
4. All work in the ROW will need to be on an infrastructure list and be completed through work order.

FROM: Ernest Armijo, P.E.  
Transportation Development  
505-924-3991 or [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

DATE: April 8, 2026

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



March 27, 2026

Angela Gomez  
Administrative Assistant Development Review Services  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, New Mexico 87103

**Subject: Comments for Development Hearing Officer on  
April 8, 2026  
Albuquerque, Bernalillo County, District Three**

Dear Ms. Gomez:

Attached are the New Mexico Department of Transportation (NMDOT) comments on the cases that were submitted by your department for our input.

**Project Number: PR-2020-003688**

Case Description: Vacation of Right-of-Way for an acequia.

Location: 817 Montano Rd. NW, 907 Montano Rd. NW, and 5616 Gene Ave. NW.

Type of Development (Residential/Commercial): Residential

Possible Impacted NMDOT roadway(s): NM 47 (2<sup>nd</sup> St.)

Department Comments:

- Please coordinate with NMDOT District 3 Assistant Traffic Engineer Margaret Haynes to discuss this development’s potential impacts to NM 45 (Coors Blvd. NW).  
Margaret.Haynes@dot.nm.gov  
Cell: 505-288-2086

If there are any questions, please feel free to contact Keith Thompson at 505.490.3752 or [keith.thompson@dot.nm.gov](mailto:keith.thompson@dot.nm.gov)

Sincerely,

Keith

Thompson

Digitally signed by

Keith Thompson

Date: 2026.03.27

16:01:40 -06'00'

Keith Thompson, D3 Support Engineer  
cc: Nancy Perea, D3 Traffic Engineer (email)  
cc: Margaret Haynes, D3 Assistant Traffic Engineer (email)

**Michelle Lujan  
Grisham**  
Governor

**David D. Quintana, P.E.**  
Acting Cabinet Secretary

**Commissioners**

**John McElroy**  
Commissioner  
District 1

**Vacant**  
Commissioner  
District 2

**Hilma E. Chynoweth**  
Commissioner, Vice Chairman  
District 3

**Walter G. Adams**  
Commissioner, Chairman  
District 4

**Thomas C. Taylor**  
Commissioner  
District 5

**Charles Lundstrom**  
Commissioner, Secretary  
District 6



## DEVELOPMENT HEARING OFFICER

### Planning - Case Comments

**Meeting Date:** 4/08/26 -- **AGENDA ITEM #3**

**Project Number:** PR-2020-003688

**Application Number:** VAC-2026-00004

**Project Name:** 536 Coors Blvd. NW.

**Request:** Vacation of Public Right-of-Way

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*\*These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals. Comments that need **attention** are provided in **orange text***

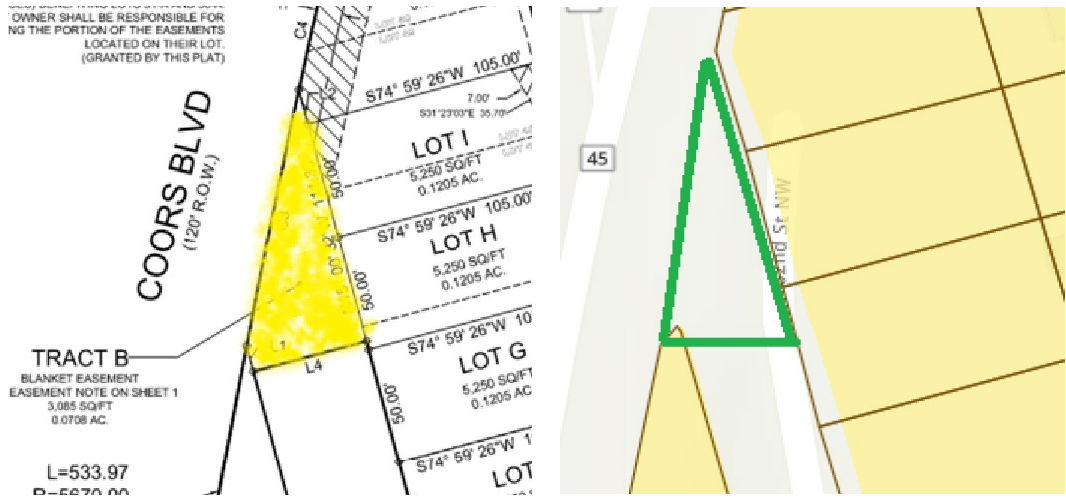
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#### **BACKGROUND**

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- This is a request to vacate approximately 3,085 square feet (0.0708 acres) of Public Right-of-Way (POW). The area includes the full width of 62<sup>nd</sup> Street NW, located within the West Mesa Neighborhood Association. **\*See exhibit below**
- 62<sup>nd</sup> St. is designated as a Local Street in the long-range Roadway System (LRRS). The subject property is within the Southwest Mesa Community Planning Areas (CPA)
- The Development Facilitated Team (DFT) reviewed a case under the same project number PR-2020-003688, PA-2025-00184 on July 2, 2025.
- The subject property is zoned R-1B (Residential – Single-Family Zone District), and is located at 536 Coors Boulevard NW. This subject property is within the boundaries of the Coors Boulevard Character Protection Overlay (CPO-2).
- The subject property is within the Main Street Corridor area and within area of Consistency.

*\*(See additional comments on next pages)*



- Per IDO Section 6-6(M)(1)(b)(1) **Vacation of Public Right-of-Way – Council**, planning staff note that the City Council will be the approving body of this request (the DHO will be the recommending body for this request), since the area of the vacated streets exceeds 500 square feet.
- Per 6-6(M)(2)(f) For a Vacation of Public Right-of-way – Council, the DHO shall make a recommendation and forward the application to City Council for inclusion on the consent agenda for approval without first going to any City Council committee.
- Any public right-of-way that meets any of the following thresholds:
  1. More than 500 square feet or the entire width of a platted alley.
  2. More than 5,000 square feet or the entire width of a street, including any or all of the right-of-way.as the right-of-way

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**IDO/DPM COMMENTS**

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- It is recommended that the Right-of-Way (ROW) signs be posted while the City Council’s decision is pending.
- Confirm whether an Infrastructure Improvements Agreement (IIA) has been obtained for the Infrastructure List (IL).

- ❖ Per 6-6(M)(3), Review and Decision Criteria, an application for a Vacation of Easement, or Public Right-of-way shall be approved if it meets any of the following criteria.
  - 6-6(M)(3)(a) The public welfare does not require that the easement, private way, or public right-of-way be retained.
  - 6-6(M)(3)(b) There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
- The applicant has sufficiently justified the vacation of the **Public Right-of-Way (ROW)**. The area proposed for vacation, identified as Tract B on the preliminary plat, constitutes the angled dead-end of 62nd Street NW. During the City’s Design Review Committee (DRC) process, staff required the applicant to vacate this segment so it could be replatted as an HOA-owned tract, providing shared access and a corridor for private storm infrastructure. According to the applicant’s justification letter, this tract is the only practical location for the storm sewer outfall, and the DRC determined it should not remain in public ROW. With shared private driveways serving multiple lots and the redesign of 62nd Street’s dead-end, private ownership by the HOA is more appropriate. Additionally, the triangular leftover area is better suited for landscaping and maintenance under HOA management.



- The Applicant must coordinate with the Real Property Division regarding the acquisition of any right-of-way.
- Major Preliminary/Final platting application for DHO review and approval must be submitted **within one year of City Council approval of the Vacation, and the platting application will not be accepted and placed on a DHO agenda until/unless the City Council approves the ROW Vacation.**
- Checklist for the major platting actions is available at:  
[https://documents.cabq.gov/planning/online-forms/MAJOR%20FINAL%20PLAT\\_CHECKLIST.pdf](https://documents.cabq.gov/planning/online-forms/MAJOR%20FINAL%20PLAT_CHECKLIST.pdf)
- For the future required platting action, all signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are required on the Plat prior to the acceptance of the application file and the placement on a DHO agenda.
- The Infrastructure List tied to the Plat will require approval and sign-off from AMAFCA, in addition to DFT staff and the City Engineer.
- After acceptance of the Plat application, DXF approval from AGIS must be obtained and the **project and application numbers must be added to the Plat.**
- Per 6-6(K)(2)(c) of the IDO, if the subdivision will result in a lot line that does not coincide with a zone district boundary (i.e., create a "floating zone line"), the applicant shall obtain a Zoning Map Amendment - EPC or Zoning Map Amendment - City Council, as applicable, to establish zone boundaries that coincide with the lot line before a final plat can be approved.
- 6-6(L)(3) Review and Decision Criteria An application for a Subdivision of Land – Major shall be approved if it meets all of the following criteria.
  - 6-6(L)(3)(a) A Preliminary Plat shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.
  - 6-6(L)(3)(b) A Final Plat shall be approved if it includes all changes, conditions, and requirements contained in the Preliminary Plat approval.

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**PROPOSED FINDINGS RECOMMENDED BY STAFF**

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1. This is a request to vacate approximately 3,085 square feet (0.0708 acres) of Public Right-of-Way (POW). The area includes the full width of 62<sup>nd</sup> Street NW, located within the West Mesa Neighborhood Association.
2. The subject property is zoned R-1B (Residential – Single-Family Zone District), and is located at 536 Coors Boulevard NW. This subject property is within the boundaries of the Coors Boulevard Character Protection Overlay (CPO-2).
3. The Development Facilitated Team (DFT) reviewed a case under the same project number PR-2020-003688, PA-2025-00184 on July 2, 2025.
4. The subject property is within the Main Street Corridor area and within area of Consistency.
5. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
6. Per 6-6(M)(3), Review and Decision Criteria, an application for a Vacation of Easement, or Public Right-of-way shall be approved if it meets any of the following criteria.
7. 6-6(M)(3)(a) The public welfare does not require that the easement, private way, or public right-of-way be retained.  
*The applicant has sufficiently justified the vacation of the Public Right-of-Way (ROW). The area proposed for vacation, identified as Tract B on the preliminary plat, constitutes the angled dead-end of 62nd Street NW. During the City’s Design Review Committee (DRC) process, staff required the applicant to vacate this segment so it could be replatted as an HOA-owned tract. According to the applicant’s justification letter, this tract is the only practical location for the storm sewer outfall, and the DRC determined it should not remain in public ROW.*
8. 6-6(M)(3)(b) There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.  
*Replating the area as an HOA-owned tract allows for shared access and provides a corridor for private storm infrastructure. With shared private driveways serving multiple lots and the redesign of 62nd Street’s dead-end, private ownership by the HOA is more*

*appropriate. Additionally, the triangular leftover area is better suited for landscaping and ongoing maintenance under HOA management.*

9. Per IDO Section 6-6(M)(1)(b)(1) Vacation of Public Right-of-Way – Council, planning staff note that the City Council will be the approving body of this request (the DHO will be the recommending body for this request), since the area of the vacated streets exceeds 500 square feet.
10. Per 6-6(M)(2)(f) For a Vacation of Public Right-of-way – Council, the DHO shall make a recommendation and forward the application to City Council for inclusion on the consent agenda for approval without first going to any City Council committee.
11. The submittal of a Final Plat is required within one year of Preliminary Plat approval per Table 6-4-3 of the IDO.
12. Major Preliminary/Final platting application for DHO review and approval must be submitted within one year of City Council approval of the Vacation, and the platting application will not be accepted and placed on a DHO agenda until/unless the City Council approves the ROW Vacation.
13. For the future required platting action, all signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are required on the Plat prior to the acceptance of the application file and the placement on a DHO agenda.



*Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.*

FROM: Marcelo Ibarra/Jay Rodenbeck  
Planning Department

DATE: 4/07/26



## PNM Comments

**PR-2020-003688/VAC-2026-00004**

**Vacation of Public Right-of-Way (62<sup>nd</sup> Street NW at 536 Coors Blvd NW)**

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
2. Any existing and/or new PNM easements and facilities need to be reflected on the resulting Plat.
3. Any existing easements may have to be revisited, and new easements will need to be created for any electric facilities in the right-of-way proposed to be vacated as determined by PNM.
4. If it is determined there are PNM facilities in the right-of-way proposed to be vacated, the applicant should begin the specific processes outlined in **IDO Section 6-6(M)(2)(g)2.a.ii.** (Section 6-6(M)(2)(e)2.a.ii in April 2026 IDO) as soon as possible. Contact Rodney Fuentes via email at [Rodney.Fuentes@pnmresources.com](mailto:Rodney.Fuentes@pnmresources.com).
5. Structures, especially those made of metal, should not be within or near PNM facilities and easements without close coordination with and clearance by PNM.
6. Future development of the resulting parcel(s) should adhere to the design standards in IDO Section 5-6(C)(10).
7. The applicant should contact the PNM New Service Delivery Department to coordinate new or expanded electric service regarding this project as soon as possible. Please submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.
8. If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.



# PLAN SNAPSHOT REPORT VAC-2026-00004 FOR CITY OF ALBUQUERQUE

<b>Plan Type:</b> Vacation	<b>Project:</b> PR-2020-003688 (PR-2020-003688)	<b>App Date:</b> 02/23/2026
<b>Work Class:</b> Right-of-Way	<b>District:</b> City of Albuquerque	<b>Exp Date:</b> NOT AVAILABLE
<b>Status:</b> In Review	<b>Square Feet:</b> 0.00	<b>Completed:</b> 03/13/2026
<b>Valuation:</b> \$0.00	<b>Assigned To:</b>	<b>Approval Expire Date:</b> 03/13/2027

**Description:** 62nd Street - Habitat for Humanity - Vacation of Public ROW

Parcel:	Address:	Zone:
101105800114531825	548 62Nd St Nw Albuquerque, NM 87105	
101105800115131824		
101005852017040403	544 62Nd St Nw Albuquerque, NM 87105	
101105800712831828		
101105800314031826	540 Coors Blvd Nw Albuquerque, NM 87121	
101005852115840405	528 62Nd St Nw Albuquerque, NM 87105	
101105800613431827		
101005852116340404	536 62Nd St Nw Albuquerque, NM 87105	
101005851214240212	552 62Nd St Nw Albuquerque, NM 87105	
Main	556 Coors Blvd Nw Albuquerque, NM 87121	
	540 62Nd St Nw Albuquerque, NM 87105	
	544 Coors Blvd Nw Albuquerque, NM 87121	
	532 62Nd St Nw Albuquerque, NM 87105	
	536 Coors Blvd Nw Albuquerque, NM 87121	Main

<b>Applicant</b>	<b>Owner</b>	<b>Engineer</b>
Renee Regal	Rick M Crouse II	John Stapleton
9384 Valley View Drive NW	4900 Menaul Blvd NE	9384 Valley View Dr NW
Suite 100	Albuquerque, NM 87110	Albuquerque, NM 87114
Albuquerque, NM 87114	Business: (505) 265-5700	Business: (505) 545-9607
Business: (505) 366-4187	Mobile: (505) 280-4401	
Mobile: (717) 443-3717		

**Plan Custom Fields**

Square Footage to be Vacated	3085	Alleyway or Street	Street	Vacating Entire Width	Yes
Detailed Vacation of Right of Way Description	Vacate Tract B per city staff DRC comment. Tract B to be controlled by HOA.	Do you request an interpreter for the hearing?	No	Lot and/or Tract Number	54, 55, 53
Block Number	0000	Subdivision Name and/or Unit Number	DAVIS-PEREA-COURSON S	Legal Description	LT 48 PLAT OF DAVIS-PEREA-COURSON SUBDIVISION OF TRACTS 113, 114 & 115 IN AIRPORT UNIT CONT .1446 AC +/-, LT 42 PLAT OF DAVIS-PEREA-COURSON

# PLAN SNAPSHOT REPORT (VAC-2026-00004)

SUBDIVISION OF TRACTS 113,114 & 115 IN AIRPORT UNIT CONT .1446 AC +/-, LT 43 PLAT OF DAVIS-PEREA-COURSON SUBDIVISION OF TRACTS 113,114 & 115 IN AIRPORT UNIT CONT .1446 AC +/-, LT 49 DAVIS PEREA & COURSON SUBDIVISIONCONT .1433 +/- AC, LT 44 PLAT OF DAVIS-PEREA-COURSON SUBDIVISION OF TRACTS 113,114 & 115 IN AIRPORT UNIT CONT .1446 AC +/-, * 047 DAVIS PEREA COURSON SUBD, LT 45 PLAT OF DAVIS-PEREA-COURSON SUBDIVISION OF TRACTS 113,114 & 115 IN AIRPORT UNIT CONT .1446 AC +/-, LT 46 PLAT OF DAVIS-PEREA-COURSON SUBDIVISION OF TRACTS 113,114 & 115 IN AIRPORT UNIT CONT .1446 AC +/-, LOTS 53, 54 & 55 DAVIS PEREA & COURSON SUBDCONT .3203 AC	Existing Zone District    R-1B	Zone Atlas Page(s)    J-10
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Acreage	0.1446, 0.1446, 0.1446, 0.1433, 0.1446, 0.0826, 0.1446, 0.1446, 0.3203	Calculated Acreage	0.14354649, 0.14250441, 0.15537654, 0.14330661, 0.14732637, 0.15060936, 0.14556933, 0.14125656, 0.32134984	Council District	2
Community Planning Area(s)	Southwest Mesa	Development Area(s)	Consistency	Current Land Use(s)	15   Vacant
Character Protection Overlay	Coors Boulevard – CPO-2	Corridor Type	Major Transit (MT) Area	IDO Use Development Standards Name	Coors Boulevard – CPO-2
IDO Use Development Standards Subsection	Portable Signs (Prohibitions) (5-12), Off-premises Signs (Prohibitions) (5-12)	Pre-IDO Zoning District	R-1	Pre-IDO Zoning Description	
Major Street Functional Classification	2 - urban principal arterial, 4 - urban major collector, 2 - urban principal arterial	FEMA Flood Zone	X		

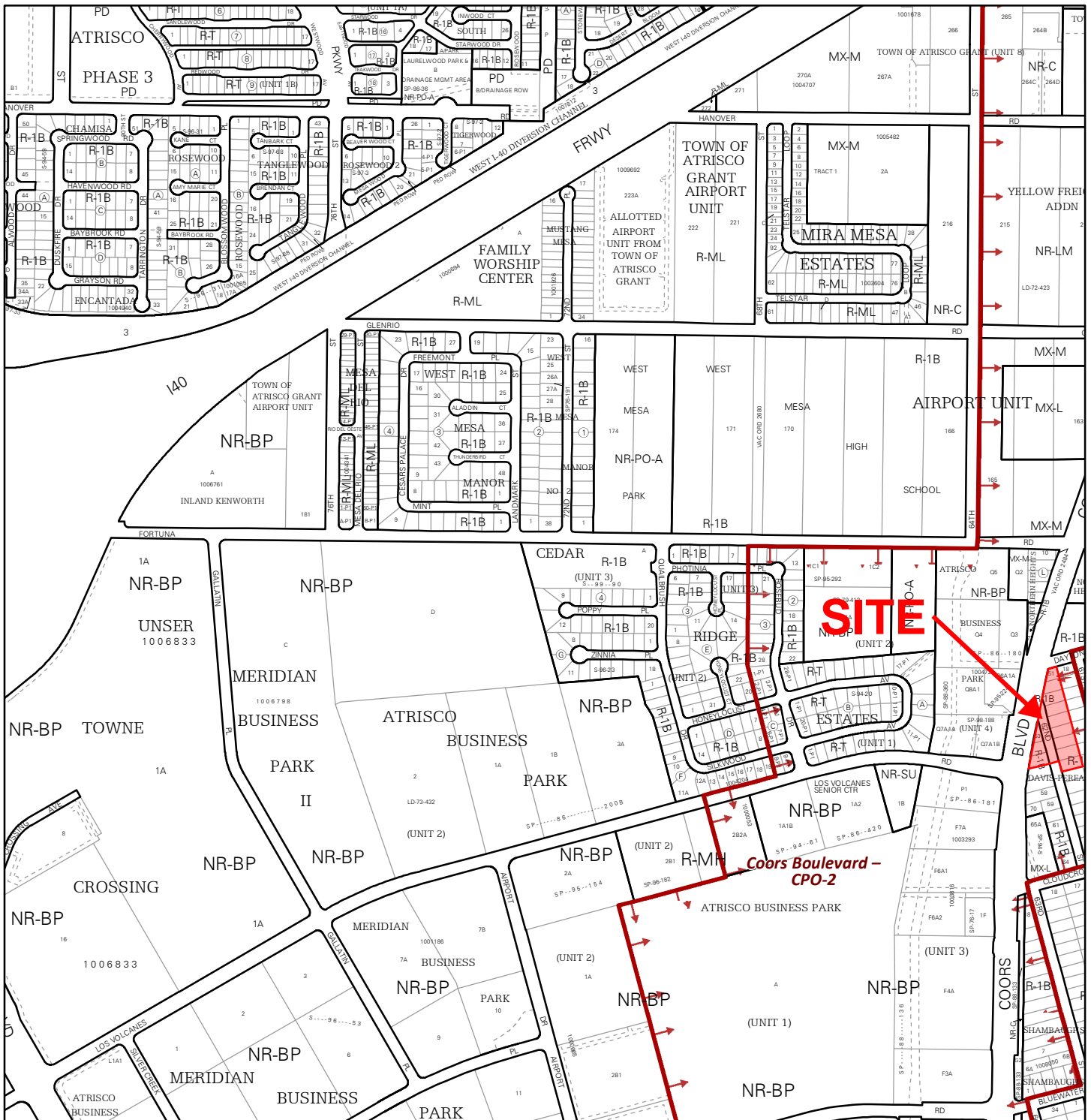
Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Renee_Regal_2/23/2026.jpg	02/23/2026 12:23	Regal, Renee		Uploaded via CSS

Note	Created By	Date and Time Created
1. Submittal has been reviewed and is ready to be processed	Renee Zamora	03/13/2026 9:04

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00082891	Published Notice Fee - Legal Ad	\$75.00	\$75.00
	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$50.00
	Technology Fee	\$8.75	\$8.75
	<b>Total for Invoice INV-00082891</b>	<b>\$133.75</b>	<b>\$133.75</b>


# PLAN SNAPSHOT REPORT (VAC-2026-00004)

				Grand Total for Plan	\$133.75	\$133.75
<b>Hearing Type</b>	<b>Location</b>	<b>Scheduled Date</b>	<b>Status</b>	<b>Subject</b>		
DHO Hearing v.1	Zoom	04/08/2026	Scheduled	Vac ROW		
<b>Submittal Name</b>	<b>Status</b>	<b>Received Date</b>	<b>Due Date</b>	<b>Complete Date</b>	<b>Resubmit</b>	<b>Completed</b>
Vacation Submittal v.1	In Review	04/01/2026	04/13/2026		No	No
<b>Item Review Name</b>	<b>Department</b>	<b>Assigned User</b>	<b>Status</b>	<b>Assigned Date</b>	<b>Due Date</b>	<b>Completed Date</b>
DRS Planning (Team)	DRS Planning	Biazar, Shahab	In Review	04/01/2026	04/13/2026	
<b>Workflow Step / Action Name</b>				<b>Action Type</b>	<b>Start Date</b>	<b>End Date</b>
<b>Application Screening v.1</b>					02/25/2026	15:28
Associate Project Number v.1				Generic Action		02/25/2026 15:28
Screen for Completeness v.1				Generic Action		03/13/2026 9:04
Sign Posting v.1				Generic Action		03/13/2026 9:04
Verify Payment v.1				Generic Action		03/13/2026 9:18
<b>Application Review v.1</b>					03/13/2026	9:19
<del>Create and Email Advertisement v.1</del>				Generic Action		03/13/2026 9:19
DHO Hearing v.1				Hold Hearing	03/13/2026 9:19	03/13/2026 9:20
Vacation Submittal v.1				Receive Submittal	04/01/2026	0:00
DFT Comments Submittal v.1				Generic Action		
<b>City Council Review v.1</b>						
City Council Meeting v.1				Hold Meeting		
<b>Notice of Decision v.1</b>						
Print Notice of Decision v.1				Create Report		
<b>Linked Project Plans v.1</b>						

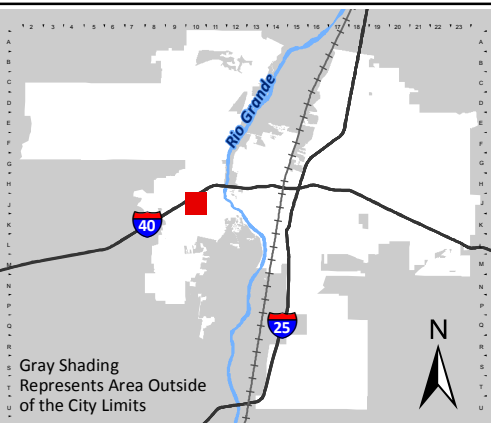


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









## 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-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

Gray Shading  
Represents Area Outside  
of the City Limits

Feet  
0 250 500 1,000

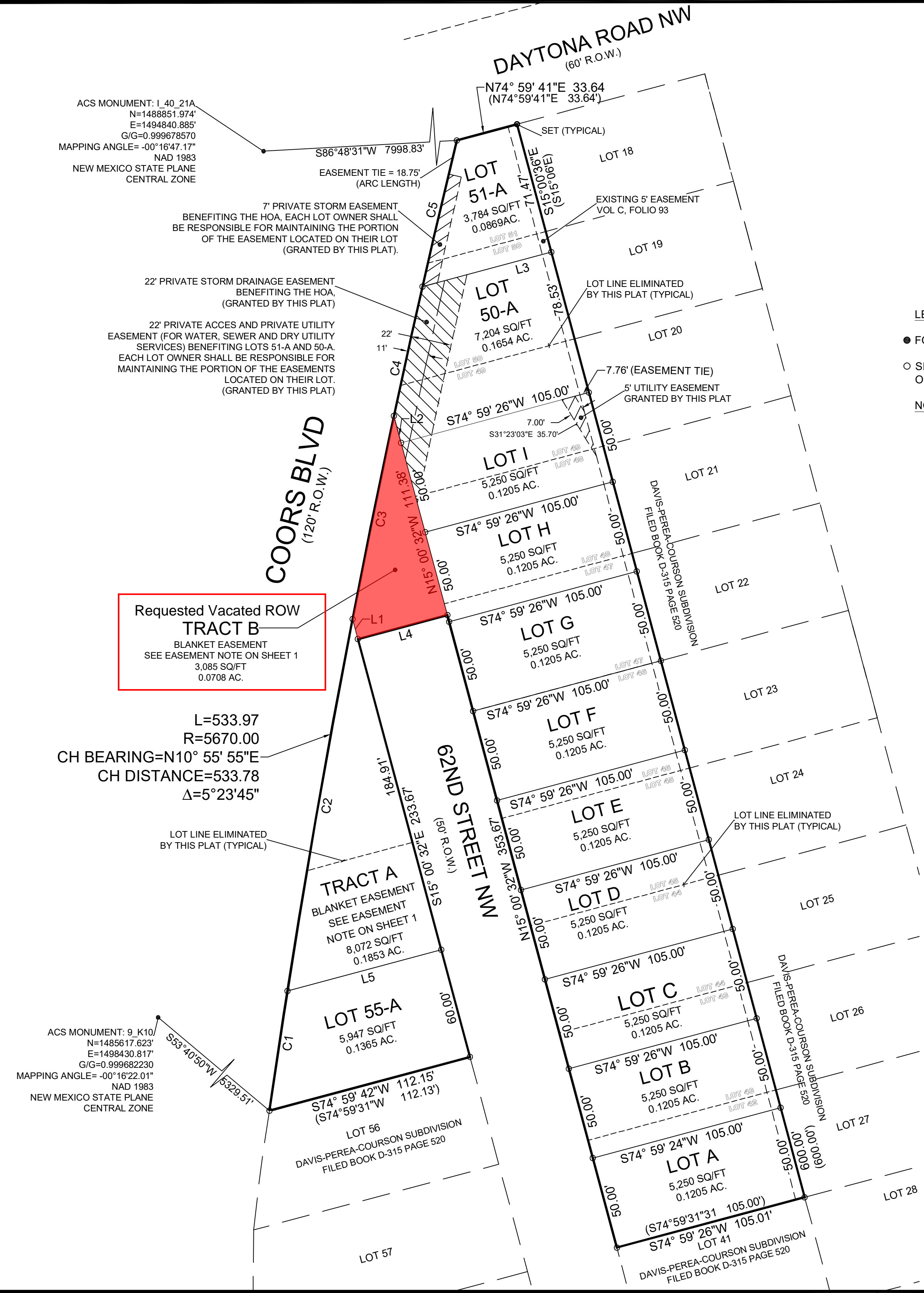


SUBDIVISION PLAT OF  
**LOT A THRU LOT I, TRACT A, TRACT B**  
**LOT 50-A & 51-A AND LOT 55-A**  
**DAVIS-PEREA-COURSON SUBDIVISION**  
 BEING A REPLAT OF LOTS 42-51, PORTION OF LOT 52, 53, 54 & 55  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 15, T 10 N, R 2 E, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY 2026

ACS MONUMENT: I\_40\_21A  
 N=1488851.974  
 E=1494840.885  
 G/G=0.999678570  
 MAPPING ANGLE=-00°16'47.17"  
 NAD 1983  
 NEW MEXICO STATE PLANE  
 CENTRAL ZONE

L=533.97  
 R=5670.00  
 CH BEARING=N10° 55' 55"E  
 CH DISTANCE=533.78  
 Δ=5°23'45"

ACS MONUMENT: 9\_K10  
 N=1485617.623  
 E=1498430.817  
 G/G=0.999682230  
 MAPPING ANGLE=-00°16'22.01"  
 NAD 1983  
 NEW MEXICO STATE PLANE  
 CENTRAL ZONE



**LEGEND OF SYMBOLS**

- FOUND MONUMENT AS NOTED
  - SET 5/8" REBAR WITH MORASSE CAP "LS 21082" OR PK NAIL WITH SHINER "21082"
- NOTE:** ONLY EXTERIOR CORNERS WILL BE SET AT RECORDING OF PLAT. INTERIOR CORNERS WILL BE SET POST CONSTRUCTION BY SAM OR OTHERS.

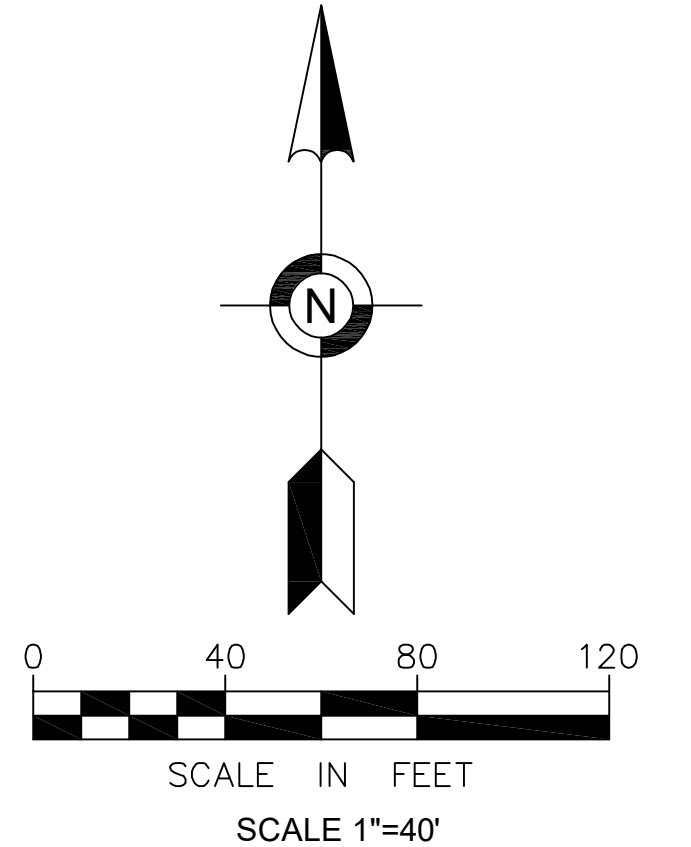
**SOLAR COLLECTION NOTE:**

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 ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	65.45'	5670.00'	0°39'41"	N8° 33' 53"E	65.45'
C2	203.93'	5670.00'	2°03'39"	N9° 55' 33"E	203.92'
C3	111.91'	5670.00'	1°07'51"	N11° 31' 18"E	111.91'
C4	71.55'	5670.00'	0°43'23"	N12° 26' 55"E	71.54'
C5	81.13'	5670.01'	0°49'11"	N13° 13' 12"E	81.13'

Line Table		
Line #	Length	Direction
L1	11.24'	N15° 00' 32"W
L2	15.05'	N15° 00' 32"W
L3	72.01'	N74° 59' 19"E
L4	49.99'	S74° 59' 25"W
L5	85.95'	N74° 59' 26"E



SURVEYING AND MAPPING, LLC  
 277 E AMADOR AVE SUITE 303  
 LAS CRUCES, NM 88001  
 505-917-8921

March 12, 2026

Development Hearing Officer  
City of Albuquerque  
600 2<sup>nd</sup> St NW  
Albuquerque, NM 87102

**RE: Project Description/Justification Letter for a Vacation of Public Right-of-Way Application – BEING A REPLAT OF LOTS 42-51, PORTION OF LOT 52,53,54 & 55, TOWN OF ATRISCO GRANT, PROJECTED SECTION 15, T 10 N, R 2 E, N.M.P.M., 1.7296 Acres, 62<sup>nd</sup> Street NW, Albuquerque, NM 87110**

Dear Development Hearing Officer,

Community Design Solutions, LLC (CDS), on behalf of Albuquerque Greater Habitat for Humanity, respectfully submits this justification letter in support of a request to vacate approximately 3,085 square feet (0.0708 acres) of public right-of-way at the terminus of 62<sup>nd</sup> Street NW, in accordance with IDO Section 14-16-6-6(M), *Vacation of Public Easements and Rights-of-Way*.

The area proposed for vacation is identified as Tract B on the proposed preliminary plat, included in this application (see Figure 1 below). This portion of right-of-way currently forms the angled dead-end of 62<sup>nd</sup> Street NW. During the City's Design Review Committee (DRC) process, staff directed the applicant to vacate this segment so it may be replatted as an HOA-owned tract. This change allows the area to function appropriately as shared access and as the corridor for private storm infrastructure serving the subdivision.

The proposed tract is the only feasible location for the storm sewer outfall from the approved pond. DRC determined that a private storm sewer should not remain within public right-of-way. In addition, due to the existing lot layout, several lots (H, I, 50-A, and 51-A) must share a private driveway across this area, making long-term private ownership more appropriate than continued public dedication. Lastly, DRC requested that 62<sup>nd</sup> Street terminate with a square, rather than angled, dead-end. The resulting triangular remnant right-of-way is no longer needed for roadway purposes and would be more effectively landscaped and maintained by the HOA.

COMMUNITY DESIGN SOLUTIONS

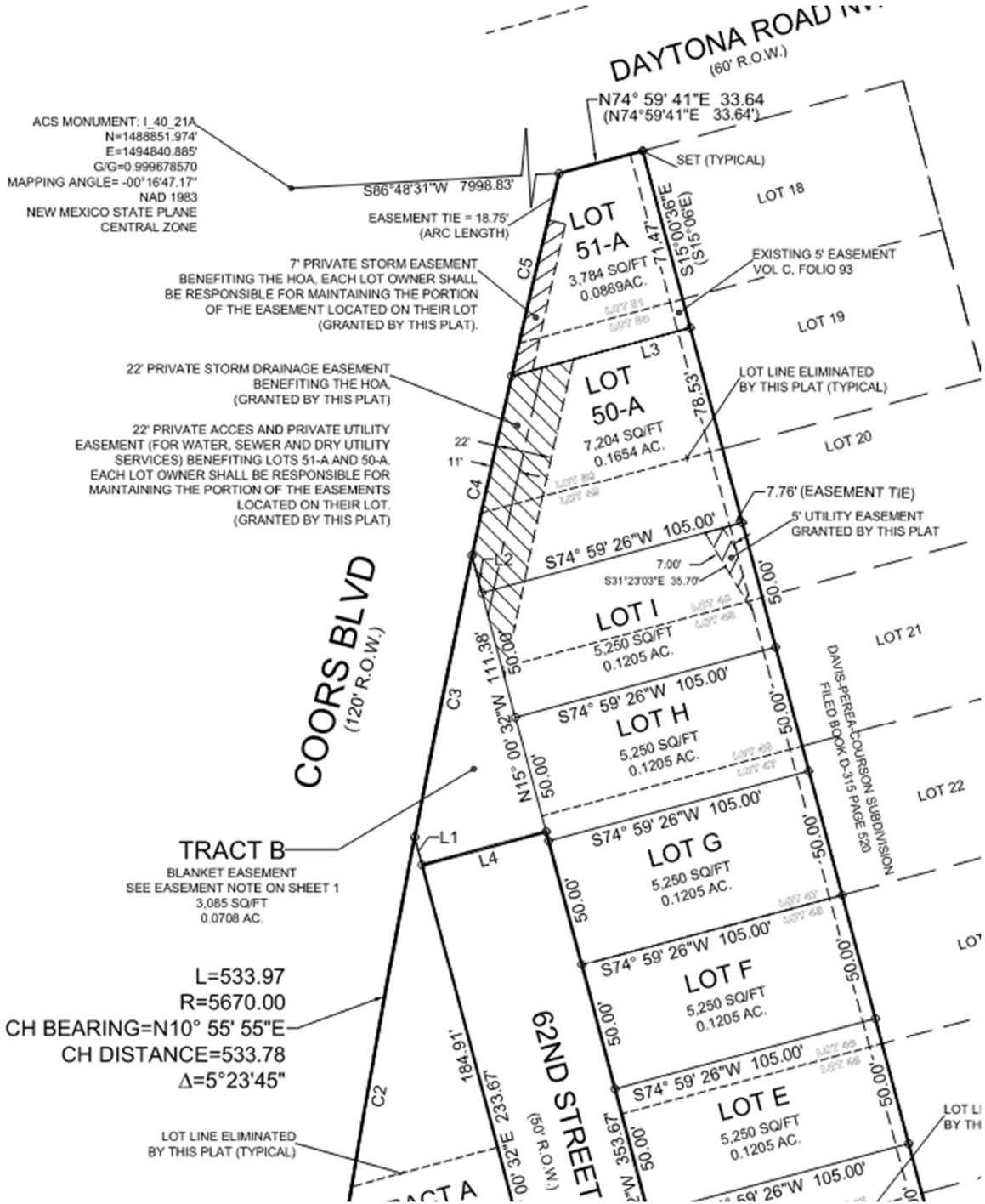


Figure 1: Tract B as shown on the preliminary plat is currently 62nd Street Right of Way, which is requested to be vacated.



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**COMMUNITY DESIGN SOLUTIONS**


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In accordance with IDO Section 14-16-6-6(M)(3), the request satisfies the criteria for approval, as follows:

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**§14-16-6-6(M)(3)(a):** *The public welfare does not require that the easement, private way, or public right-of-way be retained.*

The segment proposed for vacation lies beyond the functional end of 62nd Street NW and does not serve the traveling public. Its only users will be the adjacent future homeowners utilizing the shared private drive, as well as the HOA responsible for the private storm sewer. Vacating the right-of-way aligns ownership and maintenance obligations with actual use and eliminates unnecessary City maintenance and liability.

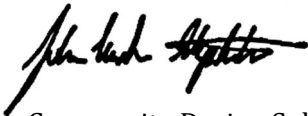
**§14-16-6-6(M)(3)(b):** *There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.*

Vacating this portion of right-of-way supports the approved subdivision design and allows for proper placement of private drainage and access improvements consistent with the R-1B zoning designation. There is no detriment to the public, as the right-of-way no longer serves its original purpose. The area is surplus, provides no public benefit in its current configuration, and would otherwise constitute an ongoing maintenance responsibility for the City. No property rights are adversely affected.

---

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

AGENT LETTER / LETTER OF AUTHORIZATION

OWNER: Greater Albuquerque Habitat for Humanity  
Attn: Rick Crouse  
505-280-4401  
rick@habitatabqrr.org

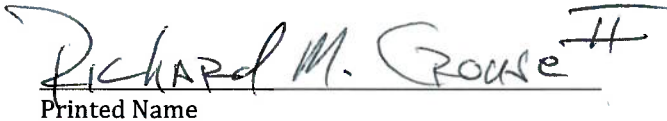
AGENT: Community Design Solutions, LLC | CDS  
John Stapleton, PE  
9384 Valley View Drive NW, Suite 100  
Albuquerque, NM 87114  
John.Stapleton@cdsn.com

**Property Description:** 62<sup>nd</sup> Street NW, Albuquerque, New Mexico, 87105  
LOT A-I, TRACT A, LOT 50-A & 51-A, DAVIS-PEREA-COURSON SUB, BEING A REPLAT OF LOTS 42-51,  
PORTION OF LOT 52,53,54 & 55, TOWN OF ATRISCO GRANT, PROJECTED SECTION 15, T 10 N, R 2 E,  
N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO| APPROX. 1.72 AC

Greater Albuquerque Habitat for Humanity, owner of the above-referenced land, hereby authorizes CDS as agent for all applications for the property.

  
Signature

12-22-25  
Date

  
Printed Name





## DEVELOPMENT FACILITATION TEAM (DFT) MEETING AGENDA

**July 2, 2025**

*(Via Public Zoom Video Conference)*

**Join Zoom Meeting:**

<https://cabq.zoom.us/j/89785314995>

Meeting ID: 897 8531 4995

Dial by your location

+1 346 248 7799 US (Houston)

Find your local number: <https://cabq.zoom.us/u/kceqFf3L0L>

### **DFT - CASES FOR REVIEW AND COMMENT**

*Comments due – July 1<sup>st</sup>*

1. [PR-2019-002380](#)  
[SP-2025-00047](#) – SITE PLAN DFT

All or a portion of: **LT 2A BLK 1 PLAT OF LOT 2-A, BLOCK 1 LANDS OF THE ATRISCOGRANT (A REPLAT OF LOTS 1-A AND 2, BLOCK 1) CONT 8.6669 AC** zoned **NR-C**, located at **10000 CENTRAL AVE SW** containing approximately **8.6669** acre(s). **(L-09)**

**REQUEST:** Site Plan Administrative DFT to increase the square footage of a previously approved development from 44,089 square feet per a Minor-Administrative Amendment and from 49,035 square feet per the original Site Plan – DRB approval to 54,616 square feet (a major amendment)

*IDO – 2025*

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2. [PR-2024-010691](#) *(Second Submittal)*

SP-2025-00031 – SITE PLAN DFT

All or a portion of: **Lot/Tract 11A, BLOCK 2 VOLCANO CLIFFS UNIT 14** zoned **MX-L**, located at **7520 RAINBOW BLVD BETWEEN RAINBOW BLVD NW & UNIVERSE BLVD NW** containing approximately **2.03** acre(s). **(D-09)**

REQUEST: Site Plan Administrative DFT Review for a self-storage facility

*IDO – 2025*

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3. [PR-2024-010846](#) *(Second Submittal)*

SP-2025-00043 – SITE PLAN DFT

All or a portion of: **Lot/Tract 1 thru 5, UNIVERSITY HEIGHTS, MONTE VISTA ADDN** zoned **MX-M**, located at **3200 CENTRAL AVE SE** containing approximately **1.0847** acre(s). **(K-16)**

REQUEST: Site Plan for Hiway Hotel

*SKETCH PLAT 9-25-24 (DFT)*

*IDO – 2025*

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4. [PR-2023-008710](#) *(Second Submittal)*

SI-2025-00082 – SITE PLAN DFT

SI-2024-01652 – ALTERNATIVE LANDSCAPING PLAN

All or a portion of: **TR OF LAND IN SE SW SE SEC 14 T11N R3E (AKA HARLEY TRACT WITHIN LOOP INDUSTRIALDISTRICT UNIT NO. 1) EXCL S'LY PORTOUT TO R/W** zoned **NR-LM**, located at **8200 Jefferson St NE** containing approximately **9.16** acre(s). **(C-17)**

REQUEST: New U-Haul site development

*SKETCH PLAT 6-7-23 (DFT)*

*IDO – 2023*

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5.

[PR-2024-011052](#) *(Second Submittal)*

[SI-2024-01468](#) – EPC FINAL SITE PLAN SIGN-OFF

All or a portion of: **TRACT B-1 PLAT OF TRACT B-1, AND B-2 AND C-1 ADOBE WELLS SUBDIVISION CONT.** zoned **NR-C**, located at **9640 EAGLE RANCH RD. NW** containing approximately **6.3** acre(s). **(B-13)**

**REQUEST:** EPC Site Plan review for an approximately 5,900 square foot expansion of an existing building consisting of Light Vehicle Sales and Rental Uses.

*IDO – 2023*

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6.

[PR-2022-006673](#)

[PA-2025-00174](#) – SKETCH

All or a portion of: **TRACT 1-A BLOCK 101 PLAT FOR TRACTS 1-A AND 2-A BLOCK 101 BRENTWOOD HILLS SUBDIVISION CONT 1.8004 AC** zoned **MX-M**, located at **2600 JUAN TABO BLVD NE** containing approximately **0.58** acre(s). **(H-21, H-22)**

**REQUEST:** Proposed 510 sqft drive-thru coffee shop with no onsite seating or consumption

*IDO - 2025*

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7.

[PR-2020-004622](#)

[PA-2025-00187](#) – SKETCH

All or a portion of: **Lot/Tract 6 thru 10, UNM Gibson Commercial District** zoned **R-MH**, located on **UNIVERSITY BLVD SE between ALUMNI DR SE and VARSITY AVE SE.** (L-15)

**REQUEST:** Vacations of Right-of-Way and various easements, update Right-of-Way alignments, and replat the tracts into five (5) new tracts

*IDO – 2025*

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8.

[PR-2024-010490](#)

[PA-2025-00185](#) – SKETCH

All or a portion of: **Lot/Tract 3A1, PAVILLIONS AT SAN MATEO** zoned **MX-M**, located at **4600 Cutler Blvd NE, 4610 Cutler Blvd NE, 4700 Cutler Blvd NE, 4900 Cutler Blvd NE between San Mateo Blvd NE and Washington ST NE** containing approximately 9.4 acre(s). **(H-17)**

**REQUEST:** Create six lots from one lot

*IDO - 2025*

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9. [PR-2025-020082](#)  
[PA-2025-00182](#) – SKETCH

All or a portion of: **Lot/Tract 1A, SUMMER GARDEN ADDN** zoned **MX-L**, located at **1501 MOUNTAIN RD NW** located east of 15th St and West of Sawmill road on the north side of Mountain containing approximately **0.1148, 0.1379** acre(s). (J-13)

**REQUEST:** Purchase the city right-of-way that crosses my property

*IDO – 2025*

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10. [PR-2021-005862](#)  
[PA-2025-00183](#) – SKETCH

All or a portion of: **Lot/Tract 16D2, EL RANCHO GRANDE UNIT 16** zoned **R-1A**, located on **Gibson Boulevard between Gibson Boulevard SW and Delgado Road SW** containing approximately **16.4561** acre(s). (M-08, N-08)

**REQUEST:** Proposed 102 lot layout

*IDO – 2025*

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11. [PR-2020-003688](#)  
[PA-2025-00184](#) – SKETCH

All or a portion of: **Lot/Tracts 53 thru 55, DAVIS-PEREA-COURSON** zoned **R-1B**, located on **Coors blvd between Coors blvd and Daytona Rd** containing approximately **1.74** acre(s). (J-10)

**REQUEST:** Approximately 1.74 acres zoned R1-B to redistribute lot lines to accommodate 13 residential lots

*IDO – 2025*

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**OTHER ACTIVE DFT CASES/APPLICATIONS UNDER REVIEW**

**\*\**(No New Information received from applicants/agents)***

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[PR-2024-010931](#)

**SP-2025-00005** – SITE PLAN DFT

**SP-2025-00004** – ALTERNATIVE LANDSCAPING PLAN

All or a portion of: **Lot/Tract 23, ORIGINAL TOWNSITE OF WESTLAND** zoned **NR-C**, located on **Sunset Gardens SW, between 90th Street and 94th Street SW** containing approximately **8.34639** acre(s). **(K-09, L-09)**

**REQUEST:** Site Plan - DFT to identify Major Public Infrastructure. Phased Charter School

*SKETCH PLAT 9-25-24 (DFT)*

*IDO – 2023*

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[PR-2024-011229](#)

**SI-2024-01628** – SITE PLAN DFT

All or a portion of: **Tract A-2-C-2, Block 2, Unit 3, West Business Park** zoned **NR-BP**, located at **501 Unser Blvd NW between Los Volcanes and Saul Bell Road** containing approximately **4.9892** acre(s). **(K-10)**

**REQUEST:** Compliance with the ABQ IDO for proposed Light Vehicle Fueling Station with Auto and Truck canopies

*IDO – 2023*

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[PR-2020-003259](#)

**SI-2024-01088** – SITE PLAN DFT

All or a portion of: **TRACT 1-A-1-A PLAT OF TRACTS 1-A-1-A & 1-A-1-B, HONEYWELLSITE** zoned **NR-LM**, located at **9201 SAN MATEO BLVD NE between SAN DIEGO AVE and JEFFERSON** containing approximately **59.6960** acre(s). **(B-17)**

**REQUEST:** Major Amendment - Site Plan. This site plan was approved by DRB, See project number DRB-99-88

*IDO -2022*

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[PR-2024-009765](#)

**SI-2024-00468 – EPC FINAL SIGN OFF**

Located at **1100 Woodward PI NE** containing approximately **2.8** acre(s).

**REQUEST**: Major Amendment to existing EPC Site Plan for Subdivision - Gateway Center

*IDO – 2022*

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[PR-2023-009105](#)

**SI-2023-01377 – EPC FINAL SITE PLAN**

**SIGN-OFF**

**SI-2023-01402 – EPC FINAL SITE PLAN**

**SIGN-OFF**

All or a portion of: **Lot Tract: LOT 2-A AND 2-B LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSING PHASE II** located at **10080 & 10088 between Coors & 7 Bar Loop**

**REQUEST**: EPC Final Site Plan Sign-Off

*IDO – 2022*

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**Development Facilitation Team (DFT) – Review Comments**

**Reviewer: David Gutierrez | Phone: 505-289-3381 | dggutierrez@abcwua.org**

<b>Project No: PR-2020-003688</b>	<b>Date: 7/02/2025</b>	<b>Agenda Item: #11</b>	<b>Zone Atlas Page: J-10</b>
<b>Legal Description: Lot/Tracts 53 thru 55, Davis-Perea-Courson</b>			
<b>Location: Coors Blvd between Coors Blvd and Daytona Rd</b>			
<b>Request: Approximately 1.74 acres zoned R1-B to redistribute lot lines to accommodate 13 residential lots</b>			
<input checked="" type="checkbox"/> <b>Approved No Conditions</b>	<input type="checkbox"/> <b>Approved W/Conditions</b>	<input checked="" type="checkbox"/> <b>Not Approved</b>	

**Application For: PA-2025-00184 - SKETCH**

1. A Request for Availability (250609) has been received and will provide conditions for service.
  - a. Please note there is a previous letter (200905) that provided conditions for a similar subdivision and requirements may be very similar however if any changes have taken place please elaborate.
2. It is not clear the plat boundary. Please ensure this is clearly delineated.
3. Please label all existing and proposed lots. It is not clear if lot 51-a is existing as well as lot 50-a.
4. For this plat, coordination with Utility Development will be required and a utility plan will need to be reviewed prior to any approvals to ensure the utility plan acquires adequate easements for the public infrastructure needed for the site.
5. Add the following note on the plat when easements are being granted for public water and/or public sanitary sewer infrastructure.

**ABCWUA Public Water & Sanitary Sewer Easements**

Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

**Comment:** (Provide written response explaining how comments were addressed)

DEVELOPMENT FACILITATIVE TEAM (DFT) - **HYDROLOGY SECTION**

Tiequan Chen, PE, Principal Engineer | 505-924-3695 [tchen@cabq.gov](mailto:tchen@cabq.gov)

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DRB Project Number: PR-2020-003688, PA-2025-00184      Hearing Date: **07-02-2025**

Lots A-J & 50A, 51A, A, & 55A,  
Davis-Perea-Courson

Project: Subdivision, redistribute lot lines      Agenda Item No: **11**

Sketch Plat

Site Plan for Bldg.  
Permit

**ENGINEERING COMMENTS:**

- Hydrology has an approved Grading & Drainage Plan (J11D043) with engineer's stamp date of 06/07/2022.
- Hydrology has no objection to the Sketch Plat.

APPROVED  
 DENIED

DELEGATED TO:  TRANS     HYD     WUA     PRKS     PLNG

Delegated For: \_\_\_\_\_

SIGNED:  I.L.     SPSD     SPBP     FINAL PLAT

DEFERRED TO \_\_\_\_\_



## DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

### **PR-2020-003688**

PA-2025-00184 – SKETCH

All or a portion of: Lot/Tracts 53 thru 55, DAVIS-PEREA-COURSON zoned R-1B, located on Coors blvd between Coors blvd and Daytona Rd containing approximately 1.74 acre(s). (J-10)

REQUEST: Approximately 1.74 acres zoned R1-B to redistribute lot lines to accommodate 13 residential lots

IDO – 2025

### **COMMENTS**

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7.1.2025

- No comments at this time.

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2020-003688  
Coors and Daytona

AGENDA ITEM NO: 11

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. Coors is a Principal Arterial and a Major Transit Corridor and requires 6' to 10' sidewalks with a 6' to 8' landscape buffer. Daytona, Cloudcroft and 62<sup>nd</sup> are local roads and require 5' sidewalks with 4' to 6' landscape buffers. Please provide dimensions of existing sidewalks and buffers to determine if widening or construction is needed.
2. 62<sup>nd</sup> will need to be constructed along all frontages including roadway, curb, gutter and sidewalk.
3. All work in the ROW will need to be on an infrastructure list and be completed through work order.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.  
Transportation Development  
505-924-3991 or [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

DATE: July 2, 2025

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



## DEVELOPMENT FACILITATION TEAM

### Planning - Case Comments

**MEETING DATE:** 7/2/25 -- **AGENDA ITEM:** #11

**Project Number:** PR-2020-03688

**Application Number:** PA-2025-00184

**Project Name:** 540 Coors Blvd NW – 528-564 & 536-544 Coors Blvd NW

**Request:** Sketch Plat

*Proposed subdivision of 10 lot into 13 new lots*

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*\*These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

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### BACKGROUND

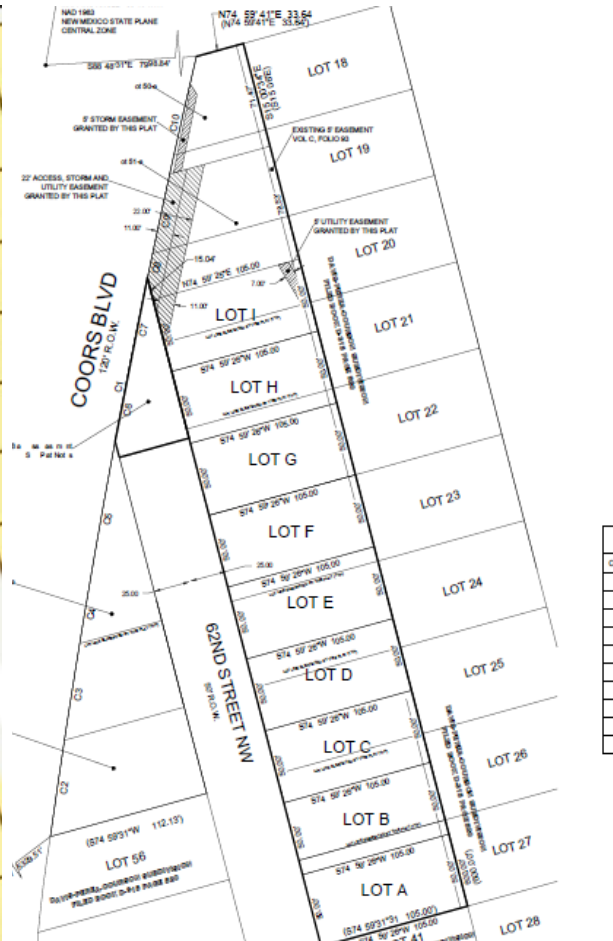
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*Items that need immediate attention are in orange type*

- This is a request for a Sketch Plat review to divide 10 recorded parcels into 13 lots along 62<sup>nd</sup> Street and Coors Blvd NW. of the Davis-Perea-Coursons Subdivision. The goal of this request is to be able to redistribute lot lines to accommodate thirteen residential lots and provide utilities for each lot. **\*See exhibits below**
- The subject property is zoned R-1B (Residential – Single-Family Zone District), and is located at 540 Coors Boulevard NW. This subject property is within the boundaries of the Coors Boulevard Character Protection Overlay (CPO-2).
- This site has been previously reviewed for a Sketch Plat under PR-2020-033688 / PS-2020-00042 & PS-2021-00112.
- The subject property is within an area of consistency and within the boundaries of the West Mesa Neighborhood Association. Additionally, this property is within the Major Transit Corridor area and the Southwest Mesa Community Planning area (CPA).

*\*(See additional comments on next pages)*

- Demonstrate compliance with Section 7 of the **DPM, Table 7.2.29**, regarding Sidewalk width requirements and its landscape buffer. Coors Boulevard is considered a Principal Arterial Street in the Long-Range Roadway System (LRRS). This type of street requires a 6ft sidewalk width and a 5-6ft landscape buffer.
   
**\*Verification of required standards per the Transportation section.**



**IDO/DPM COMMENTS**

- Subject property is located within the [Fast Housing](#) buffer area but lies outside the buffer zone for Major Public Open Space (MPOS). **Any future residential development on them can go through an expedited review process without additional fees.**

2-3(B)(2) Use and Development Standards

Table 2-3-3: R-1 Zone District Dimensional Standards Summary					
See Table 5-1-1 for complete Dimensional Standards					
R-1 Sub-zone		A	B	C	D
<b>Site Standards</b>					
A	Lot size, minimum	3,500 sq. ft.	5,000 sq. ft.	7,000 sq. ft.	10,000 sq. ft.
B	Lot width, minimum	25 ft.	35 ft.	50 ft.	70 ft.
C	Usable open space, minimum	N/A	N/A	N/A	N/A
<b>Setback Standards</b>					
D	Front, minimum	10 ft.	15 ft.		20 ft.
E	Side, minimum		Interior: 5 ft. Street side of corner lots: 10 ft.		10 ft.
F	Rear, minimum	10 ft.	15 ft.		
<b>Building Height</b>					
G	Building height, maximum		26 ft.		

4-2 ALLOWABLE USES

- Per Table 4-2-1, R-1B zone allows for a Dwelling, single-family detached to be placed on these lots. Abide as per the Use-specific standards for this use. *\*See exhibit below*

4-2 ALLOWABLE USES ★

Table 4-2-1: Allowable Uses																			
P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory																			
CV = Conditional if Structure Vacant for 5+ years T = Temporary CT = Conditional Temporary																			
Blank Cell = Not Allowed																			
Zone District >>	Residential					Mixed-use				Non-residential					Use-specific Standards				
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM		NR-SU	A	B	C
<b>PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS</b>																			
<b>RESIDENTIAL USES</b>																			
<b>Household Living</b>																			
Dwelling, single-family detached	P	P	P	P	P	P													4-3(B)(1)

4-3 USE-SPECIFIC STANDARDS

4-3(B)(1) Dwelling, Single-family Detached

5-1 DIMENSIONAL STANDARDS

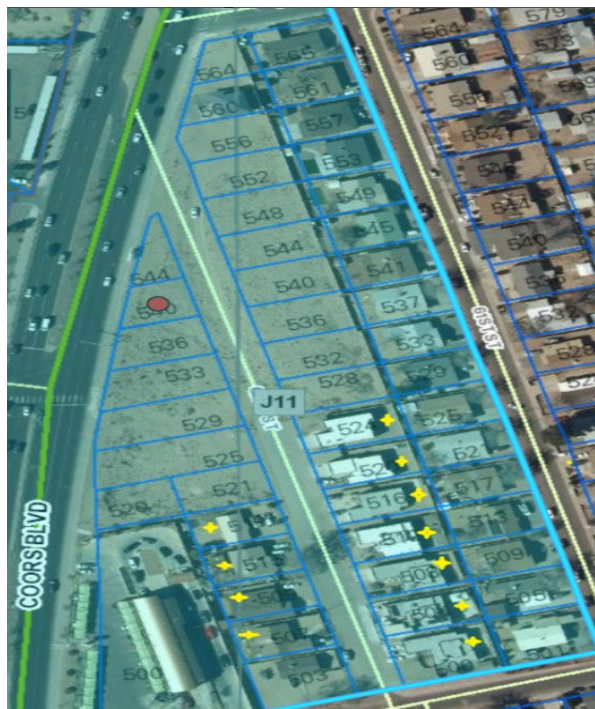
Table 5-1-1 Residential Zone District Dimensional Standards for **R-1B**

- According to Section 5-1(C)(2) of the IDO, which outlines the contextual Residential Development Standards in Areas of Consistency, the subject property is zoned R-1B and may be subject to these standards.

5-1(C)(2)(a) Applicability

5-1(C)(2)(b) Lot Size

- *In any Residential zone district in an Area of Consistency, the minimum and maximum lot sizes for construction of new low-density residential development shall be based on the size of the Bernalillo County Tax Assessor's lot, or a combination of adjacent Tax Assessor's lots, on the portions of the blocks **fronting the same street** as the lot where the new low-density residential development is to be constructed, rather than on the size of the individual subdivision lots shown on the existing subdivision plat.*
- Subject property is zoned R-1B, and is located within an Area of Consistency. It is therefore required to meet Dimensional Standards of IDO 5-1(C), Table 5-1-1 and, if applicable, the allowable Lot Size as per IDO 5-1(C)(2)(b), Contextual Residential Development in Areas of Consistency. **Planning staff defer to Code Enforcement for review of contextual lot size standards.**
- The calculations for these standards have been completed. The proposed lots now average 5,250 square-feet, which corresponds to a density of 0.1205 and meets the required standards. For reference, the average lot size in this area is 0.1483. Based on this, the allowable lot sizes for this area range from a minimum of 0.1112 to a maximum of 0.1854. *\*See exhibit below*



Lot sizes  
average lot: 0.1483      smallest lot allowed: 0.1112      largest lot allowed: 0.1854

- The applicant has included a drawing in the submitted packet that shows that there will be a 5' storm easement, a 22' access, storm and utility easement and a 5' utility easement (lot I) granted by this plat.

## 5-3 ACCESS AND CONNECTIVITY

### 5-3(C)(3) Driveways, Drive Aisles, and Access



- Per IDO section 6-6(K) SUBDIVISION OF LAND – **MINOR**

#### **6-6(K)(1)(a) Approval of a subdivision of land within the City that:**

1. Creates 10 or fewer lots on any single lot that has been recorded as a single lot for at least 3 years previously.
  2. **Does not require any new streets.**
  3. **Does not require major public infrastructure.**
  4. Does not create any lots that do not front on a public or private street previously approved by the city.
  5. Is on land 5 acres or greater adjacent to Major Public Open Space with a Site Plan – EPC.
  6. Is on land zoned NR-SU or PD with a Site Plan – EPC.
  7. Is on land zoned NR-BP with a Master Development Plan.
  8. Is on land zoned PC with a Framework Plan.
- If it doesn't meet the criteria listed above, it must be processed as a Major Subdivision of Land under Section 6-6(L) of the IDO.
  - All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-platting action cannot increase any existing nonconformity or create a new nonconformity.
  - A platting application will require the submittal and Development Hearing Officer (DHO) approval of a Minor Preliminary/Final Plat application.

- A Minor Preliminary/Final Plat application can be applied for at the ABQ-PLAN portal (click on the 'ENTER ABQ-PLAN' icon in the ABQ-PLAN webpage accessible at the following link below to enter the ABQ-PLAN portal):  
<https://www.cabq.gov/planning/abq-plan/abq-plan>  
<https://www.cabq.gov/planning/download-forms-applications>
- Within the ABQ-PLAN webpage, there's also a link to an ABQ-PLAN Resources and FAQs webpage to access guides and tutorials to assist with creating an account and applying for applications in ABQ-PLAN (you will be applying for a 'Minor Plat Application'):  
<https://www.cabq.gov/planning/abq-plan/abq-plan-resources-and-faqs>
- The DHO application form and Form S2 are no longer required to be included with the application submittal for a Minor Preliminary/Final Plat in ABQ-PLAN. However, for reference to submittal requirements for this application, you can continue to refer to the checklist of items for this application on Form S2, featured in the following link:  
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20S2.pdf>
- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff must be obtained on Form PLT and submitted with the platting application. They will not sign Form PLT until/unless they receive any/all required associated application approvals as listed on Form PLT. Form PLT can be obtained at the following link:  
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>
- The Plat must be created, as well as sealed and signed by a surveyor licensed in the State of New Mexico.
- All public notice requirements of IDO Section 6, Table 6-1-1 will need to be completed prior to submitting the platting application, and included in the platting application packet. For a Minor Preliminary/Final Plat, Neighborhood Associations (NA's) as identified by the Office of Neighborhood Coordination (ONC) must be notified by email of the proposed platting application. Notifications sent to the NA's must include the following:
  1. Completed notification form noting the application type, date/time of the DHO meeting, and that the DHO meeting will be held remotely via Zoom, providing the Zoom link to the meeting. A blank notification form can be obtained at the following link:  
[https://documents.cabq.gov/planning/development-hearing-officer/Emailed-Mailed-Notice-PublicMeetingHearing-Print&Fill\\_DHO.pdf](https://documents.cabq.gov/planning/development-hearing-officer/Emailed-Mailed-Notice-PublicMeetingHearing-Print&Fill_DHO.pdf)

2. Zone Atlas Map sheet with the site highlighted and labeled

3. Copy of the Plat

- In the platting application packet, in addition to including the documentation listed above, proof of email to the NA's must be included along with the ONC confirmation email with the list of NA's to contact. ONC can be contacted at: [onc@cabq.gov](mailto:onc@cabq.gov) as well as (505) 768-3334.
- Per 6-4(B) of the IDO, a Pre-Submittal Tribal Meeting request must be offered to tribal contacts on file with the Planning Department if the subject property for a Minor Preliminary/Final Plat application is located within 660 feet of Major Public Open Space and/or a tribal boundary. The subject property for this Sketch Plat is not located within this area, therefore a Pre-Submittal Tribal Meeting request will ***not*** be required for a future platting application on the subject property.
- For Platting actions, all signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all required prior to the acceptance of the application file and the placement on a DHO agenda.
- The following will need to be on the final platting sheets:  
Project and Application #'s, documents signed/stamped by a design professional licensed in the State of NM.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- The proposed platting action would be reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual. Here is a link to both:  
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>  
<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>
- **If infrastructure is needed**, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.

**\*\* Once approved, before a Site Plan, Plat, or Infrastructure List will be distributed for signatures, the following must be met.**

1. The Site Plan, Plat, or Infrastructure List to be distributed for signatures must depict any revisions required per the conditions and/or findings featured in the Notice of Decision for the application.
2. All Site Plan, Plat, or Infrastructure List sheets must be included in the submittal to be distributed for signatures; no additional documents/sheets should be included in this submittal (for example, submit a comment response letter separately).
3. The Site Plan, Plat, or Infrastructure List submittal to be distributed for signatures must be featured in a single PDF.
4. The Site Plan, Plat, or Infrastructure List must feature/depict the project and application numbers.
5. All Site Plan sheets must be stamped and signed by a design professional licensed in the State of New Mexico, with the Landscape Plan sheet(s) stamped and signed by a Landscape Architect licensed in the State of New Mexico.
6. The Plat must be stamped and signed by a surveyor licensed in the State of New Mexico.
7. The title of the Site Plan, Plat, or Infrastructure must follow the following naming scheme:
  - a. Site Plan: project number\_application number\_Site\_Plan\_Approved\_date of approval
  - b. Plat: project number\_application number\_Plat\_Approved\_date of approval
  - c. Infrastructure List: project number\_application number\_IL\_Approved\_date of approval

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## **FUTURE DEVELOPMENT**

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- ❖ SITE DESIGN AND SENSITIVE LANDS
- ❖ 5-3 ACCESS AND CONNECTIVITY
- ❖ 5-4 SUBDIVISION OF LAND
  - 5-4(E)(1) Connectivity, Streets, and Alleys
- ❖ 5-5 PARKING AND LOADING
- ❖ 5-7 WALLS AND FENCES

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## **DEFINITIONS**

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### **Dwelling, Single-family Detached**

A residential building used for occupancy by 1 household that is not attached to any other dwelling unit through shared side or rear walls, floors or ceilings, or corner points. See also Manufactured Home and Development Definitions for Low-density Residential.

**Minor Subdivision**

Any subdivision that meets the eligibility requirements for a Subdivision of Land – Minor pursuant to Subsection 14-16-6-6(K)

**Zoning Hearing Examiner (ZHE)**

A person or firm on contract with the City who reviews and decides applications for Conditional Use Approvals, Expansions of Nonconforming Use or Structure, Permit – Carport, Permit – Wall or Fence – Major, and Variances.



*Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.*

FROM: Marcelo Ibarra/Jay Rodenbeck  
Planning Department

DATE: 7/1/25



March 12, 2026

Dear Property Owner:

## NOTICE OF PUBLIC HEARING

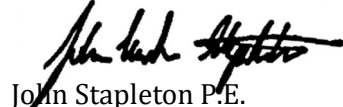
Notice is hereby given that the City of Albuquerque Development Hearing Officer (DHO) will hold a Public Hearing on **Wednesday, April 8, 2026, at 9:00 AM** for the request below. The DHO hearing will be held via Zoom. To access the hearing online use the following link and select the April 8th hearing 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 the vacation of public right-of-way, also known as Tract B, for the development of 13 lots into 14 single-family units. Tract B is located south of Coors Boulevard NW and west of 62nd Street NW, Albuquerque, NM (see enclosed Zone Atlas pages J-10-Z and J-11-Z) and is a total of 0.0708 acres. Included in this mailing is an exhibit showing the tract.

If you have any questions or would like more information, contact John Stapleton at (505) 545-9607 or email at [john.stapleton@cdsnm.com](mailto:john.stapleton@cdsnm.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



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: Vacation of Right-of-Way
Decision-making Body: Development Hearing Officer
Pre-Application meeting required: No
Neighborhood meeting required: No
Mailed Notice required: Yes
Electronic Mail required: Yes
Is this a Site Plan Application: No
PART II - DETAILS OF REQUEST
Address of property listed in application: 556 Coors Boulevard 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, April 8, 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
[X] Zone Atlas page indicating subject property.
[X] Drawings, elevations, or other illustrations of this request.
[ ] Summary of pre-submittal neighborhood meeting, if applicable.
[X] 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.

[Handwritten Signature] (Applicant signature) 3/12/26 (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.

[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\*: 3/12/26

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.<sup>1</sup>
- Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address\* 556 Coors Boulevard NW Albuquerque NM 87110  
Location Description Tract B DAVIS-PEREA-COURSON SUBDIVISION
2. Property Owner\* Greater Albuquerque Habitat for Humanity
3. Agent/Applicant\* [if applicable] Community Design Solutions / John Stapleton
4. Application Type(s)<sup>2</sup>\* per IDO [Table 6-1-1](#)

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

Summary of project/request<sup>3</sup>\*:

Vacate the public right-of-way associated with Tract B with a total acreage of 0.0708 acres.

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

- Development Hearing Officer (DHO)
- Landmarks Commission (LC)
- Environmental Planning Commission (EPC)

<sup>1</sup> 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.

<sup>2</sup> 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.

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

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

Hearing Date/Time\*: Wednesday, April 8, 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](mailto: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@cdsn.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 \_\_\_\_\_

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\*:  
\_\_\_\_\_  
\_\_\_\_\_

<sup>4</sup> Physical address or Zoom link

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

<sup>6</sup> 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:

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[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 Map<sup>7</sup>:**

- 1. Area of Property [typically in acres] 1
  - 2. IDO Zone District R-1
  - 3. Overlay Zone(s) [if applicable] CPO-2
  - 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](mailto: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>

<sup>7</sup> 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'inaaszil 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 nihihgii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

March 12, 2026

Development Hearing Officer  
City of Albuquerque  
600 2<sup>nd</sup> St NW  
Albuquerque, NM 87102

**RE: Project Description/Justification Letter for a Vacation of Public Right-of-Way Application – BEING A REPLAT OF LOTS 42-51, PORTION OF LOT 52,53,54 & 55, TOWN OF ATRISCO GRANT, PROJECTED SECTION 15, T 10 N, R 2 E, N.M.P.M., 1.7296 Acres, 62<sup>nd</sup> Street NW, Albuquerque, NM 87110**

Dear Development Hearing Officer,

Community Design Solutions, LLC (CDS), on behalf of Albuquerque Greater Habitat for Humanity, respectfully submits this justification letter in support of a request to vacate approximately 3,085 square feet (0.0708 acres) of public right-of-way at the terminus of 62<sup>nd</sup> Street NW, in accordance with IDO Section 14-16-6-6(M), *Vacation of Public Easements and Rights-of-Way*.

The area proposed for vacation is identified as Tract B on the proposed preliminary plat, included in this application (see Figure 1 below). This portion of right-of-way currently forms the angled dead-end of 62<sup>nd</sup> Street NW. During the City's Design Review Committee (DRC) process, staff directed the applicant to vacate this segment so it may be replatted as an HOA-owned tract. This change allows the area to function appropriately as shared access and as the corridor for private storm infrastructure serving the subdivision.

The proposed tract is the only feasible location for the storm sewer outfall from the approved pond. DRC determined that a private storm sewer should not remain within public right-of-way. In addition, due to the existing lot layout, several lots (H, I, 50-A, and 51-A) must share a private driveway across this area, making long-term private ownership more appropriate than continued public dedication. Lastly, DRC requested that 62<sup>nd</sup> Street terminate with a square, rather than angled, dead-end. The resulting triangular remnant right-of-way is no longer needed for roadway purposes and would be more effectively landscaped and maintained by the HOA.



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**COMMUNITY DESIGN SOLUTIONS**


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In accordance with IDO Section 14-16-6-6(M)(3), the request satisfies the criteria for approval, as follows:

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**§14-16-6-6(M)(3)(a):** *The public welfare does not require that the easement, private way, or public right-of-way be retained.*

The segment proposed for vacation lies beyond the functional end of 62nd Street NW and does not serve the traveling public. Its only users will be the adjacent future homeowners utilizing the shared private drive, as well as the HOA responsible for the private storm sewer. Vacating the right-of-way aligns ownership and maintenance obligations with actual use and eliminates unnecessary City maintenance and liability.

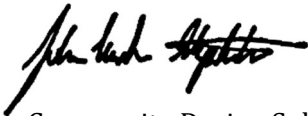
**§14-16-6-6(M)(3)(b):** *There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.*

Vacating this portion of right-of-way supports the approved subdivision design and allows for proper placement of private drainage and access improvements consistent with the R-1B zoning designation. There is no detriment to the public, as the right-of-way no longer serves its original purpose. The area is surplus, provides no public benefit in its current configuration, and would otherwise constitute an ongoing maintenance responsibility for the City. No property rights are adversely affected.

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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

## Renee Regal

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**From:** Flores, Suzanna A. <Suzannaflores@cabq.gov>  
**Sent:** Thursday, March 12, 2026 1:07 PM  
**To:** Renee Regal  
**Subject:** 556 COORS BLVD NW \_Public Notice Inquiry Sheet Submission  
**Attachments:** IDOZoneAtlasPages.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	First Name	Last Name	Email	Address L
Los Volcanes NA	Ted	Trujillo	nedcarla@live.com	6601 Hon
Los Volcanes NA	Ben	Sandoval	benjsandoval@q.com	6516 Hon
South West Alliance of Neighborhoods (SWAN Coalition)	Lorenzo	Otero	housealbchrome@gmail.com	1413 Hild
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	417 65th
West Mesa NA	Michael	Quintana	westmesa63@gmail.com	301 63rd
West Mesa NA	Lorenzo	Otero	housealbchrome@gmail.com	1413 Hild

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

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

**From:** [webmaster@cabq.gov](mailto:webmaster@cabq.gov) <[webmaster@cabq.gov](mailto:webmaster@cabq.gov)>

**Sent:** Thursday, March 12, 2026 12:04 PM

**To:** Office of Neighborhood Coordination <[renee.regal@cdsn.com](mailto:renee.regal@cdsn.com)>

**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto: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

Renee Regal

Telephone Number

7174433717

Email Address

[renee.regal@cdsn.com](mailto:renee.regal@cdsn.com)

Company Name

Community Design Solutions

Company Address

9384 Valley View Drive NW

City

Albuquerque

State

NM

ZIP

87120

Subject Site Information

Legal description of the subject site for this project:

LT 49 DAVIS PEREA & COURSON SUBDIVISIONCONT .1433 +/- AC

Physical address of subject site:

556 COORS BLVD NW ALBUQUERQUE NM 87105

Subject site cross streets:

Daytona Road NW and 62nd Street NW

Other subject site identifiers:

This site is located on the following zone atlas page:

J-10-Z, J-11-Z

Link for map

Captcha

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Los Volcanes NA	Ted	Trujillo	<a href="mailto:nedcarla@live.com">nedcarla@live.com</a>	6601 Honeylocust Avenue NW	Albuquerque	NM	87121	5058508375	
Los Volcanes NA	Ben	Sandoval	<a href="mailto:bensandoval@g.com">bensandoval@g.com</a>	6516 Honeylocust Avenue NW	Albuquerque	NM	87121		5058364419
South West Alliance of Neighborhoods (SWAN Coalition)	Lorenzo	Otero	<a href="mailto:housealbchrome@gmail.com">housealbchrome@gmail.com</a>	1413 Hilda Ct NW	Albuquerque	NM	87105		5053851251
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	<a href="mailto:jgallegoswccdg@gmail.com">jgallegoswccdg@gmail.com</a>	417 65th ST SW	Albuquerque	NM	87121	5053855809	5053855809
West Mesa NA	Michael	Quintana	<a href="mailto:westmesa63@gmail.com">westmesa63@gmail.com</a>	301 63rd Street NW	Albuquerque	NM	87105	5059330277	
West Mesa NA	Lorenzo	Otero	<a href="mailto:housealbchrome@gmail.com">housealbchrome@gmail.com</a>	1413 Hilda Ct NW	Albuquerque	NM	87105		5053851251

## Renee Regal

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**From:** Microsoft Outlook  
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@cdsnm.com>  
**To:** jgallegoswccd@gmail.com; housealbchrome@gmail.com; westmesa63@gmail.com  
**Sent:** Thursday, March 12, 2026 4:55 PM  
**Subject:** Relayed: 62nd Street Vacation of Public Right-of-Way Submission - PR-2020-003688 \_  
Public Notice

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[jgallegoswccd@gmail.com](mailto:jgallegoswccd@gmail.com) ([jgallegoswccd@gmail.com](mailto:jgallegoswccd@gmail.com))

[housealbchrome@gmail.com](mailto:housealbchrome@gmail.com) ([housealbchrome@gmail.com](mailto:housealbchrome@gmail.com))

[westmesa63@gmail.com](mailto:westmesa63@gmail.com) ([westmesa63@gmail.com](mailto:westmesa63@gmail.com))

Subject: 62nd Street Vacation of Public Right-of-Way Submission - PR-2020-003688 \_ Public Notice

## Renee Regal

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**From:** postmaster@outlook.com  
**To:** nedcarla@live.com  
**Sent:** Thursday, March 12, 2026 4:55 PM  
**Subject:** Delivered: 62nd Street Vacation of Public Right-of-Way Submission - PR-2020-003688 \_  
Public Notice

**Your message has been delivered to the following recipients:**

[nedcarla@live.com \(nedcarla@live.com\)](mailto:nedcarla@live.com)

Subject: 62nd Street Vacation of Public Right-of-Way Submission - PR-2020-003688 \_ Public Notice

## Renee Regal

---

**From:** Microsoft Outlook  
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@cdsnm.com>  
**To:** benjsandoval@q.com  
**Sent:** Thursday, March 12, 2026 4:55 PM  
**Subject:** Relayed: 62nd Street Vacation of Public Right-of-Way Submission - PR-2020-003688 \_  
Public Notice

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[benjsandoval@q.com](mailto:benjsandoval@q.com) (benjsandoval@q.com)

Subject: 62nd Street Vacation of Public Right-of-Way Submission - PR-2020-003688 \_ Public Notice

## Renee Regal

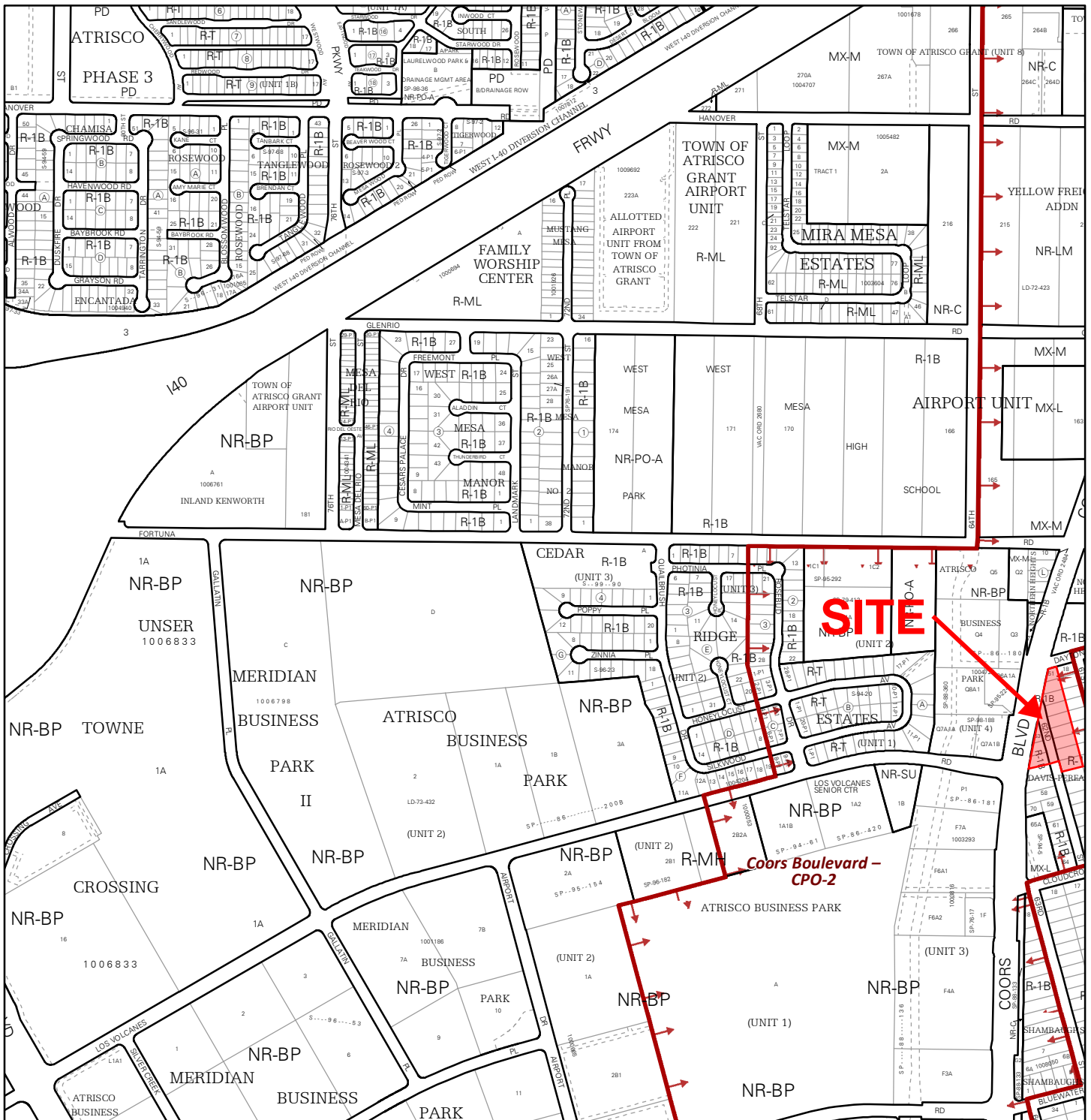
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**From:** Microsoft Outlook  
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@cdsnm.com>  
**To:** John Stapleton  
**Sent:** Thursday, March 12, 2026 4:55 PM  
**Subject:** Delivered: 62nd Street Vacation of Public Right-of-Way Submission - PR-2020-003688 \_  
Public Notice

**Your message has been delivered to the following recipients:**


[John Stapleton \(John.Stapleton@cdsnm.com\)](mailto:John.Stapleton@cdsnm.com)

Subject: 62nd Street Vacation of Public Right-of-Way Submission - PR-2020-003688 \_ Public Notice

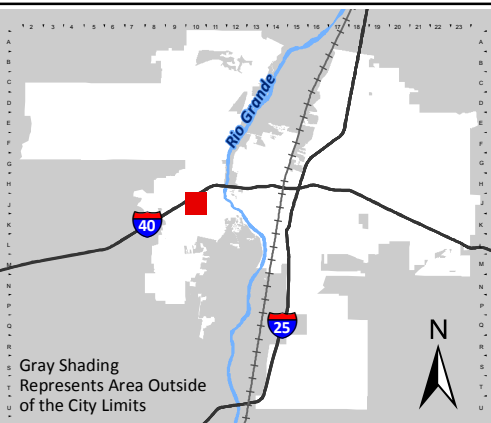


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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).



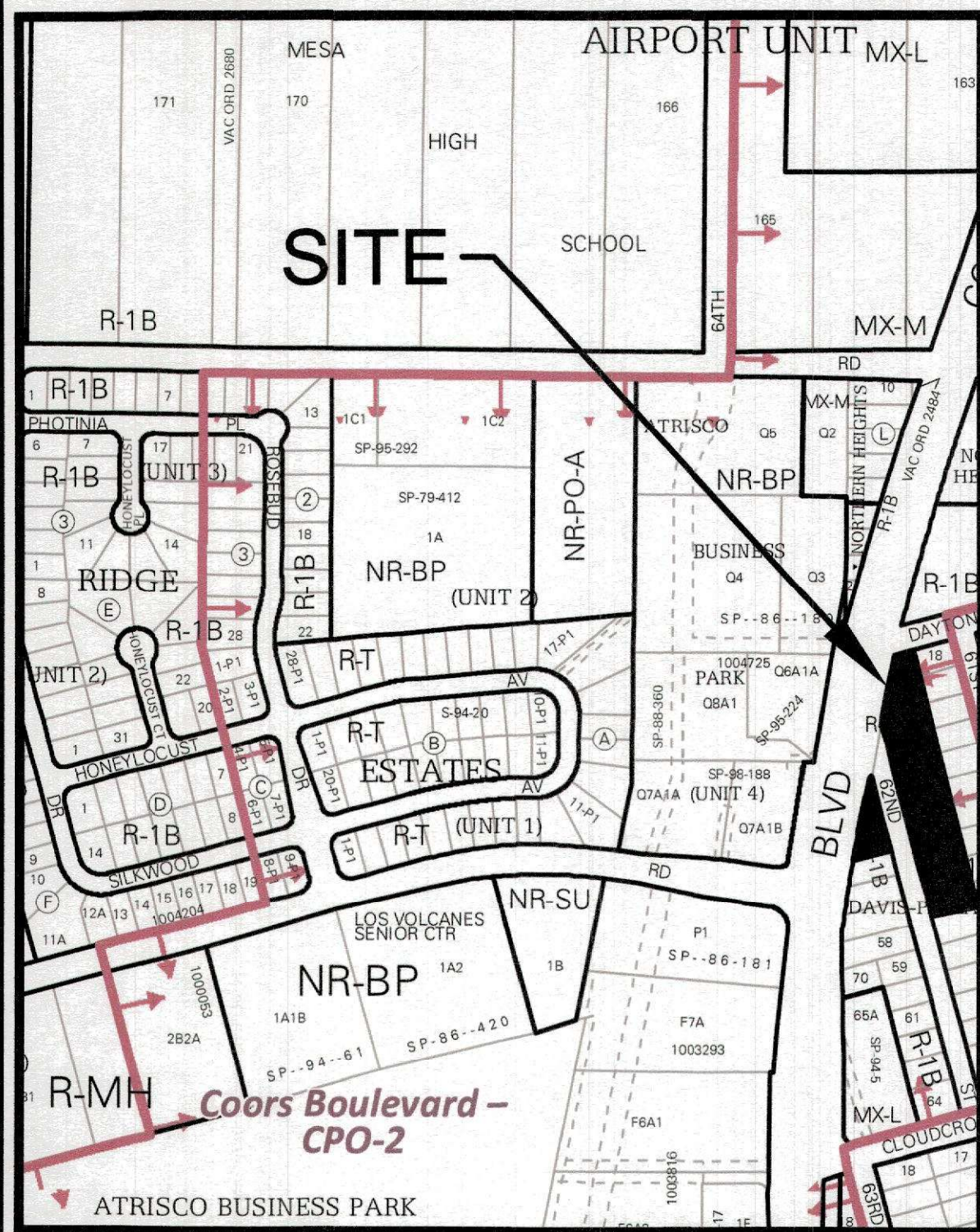
Gray Shading  
Represents Area Outside  
of the City Limits

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





ZONE ATLAS J-10-Z NO SCALE

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO CREATE 14 LOTS FROM 13 LOTS AND TO GRANT ANY EASEMENTS AS SHOWN HEREON.

**NOTES:**

1. BEARINGS ARE GRID BASED---NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED. (ONLY EXTERIOR BOUNDARY MONUMENTS WERE SET. INTERIOR MONUMENTS TO BE SET POST CONSTRUCTION).
4. BEARINGS AND DISTANCES IN ( ) ARE RECORD

**NEW EASEMENTS NOTES:**

**TRACT A**

1. BLANKET PUBLIC ACCESS EASEMENT- FOR THE EMERGENCY TURN AROUND AREA AND POND ACCESS
2. BLANKET GRADING EASEMENT- FOR THE RETAINING WALL HOLDING UP COORS ROW, FOR PUBLIC ACCESS TO MAINTAIN RETAINING WALL AND COORS ROW
3. BLANKET PUBLIC DRAINAGE EASEMENT- FOR ACCEPTING PUBLIC RUNOFF INTO THE POND
4. TRACT A SHALL BE OWNED AND MAINTAINED BY THE HOA

**TRACT B**

1. BLANKET ACCESS EASEMENT- REQUIRED FOR LOTS H, I, 50A, AND 51A THROUGH TRACT B
2. BLANKET PUBLIC WATER AND SEWER EASEMENT- FOR THE WATER AND SEWER MAIN RUNNING THROUGH TO COORS BLVD
3. BLANKET PRIVATE DRAINAGE EASEMENT- FOR THE STORM DRAIN LINE AND FOR THE CROSS-LOT DRAINAGE FROM LOTS H, I, 50A, AND 51A THROUGH TRACT B
4. TRACT B SHALL BE OWNED AND MAINTAINED BY THE HOA

**LEGAL DESCRIPTION:**

LOTS 42-51, PORTION OF LOT 52, LOT 53-55 OF THE DAVIS-PEREA-COURSON SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK ON APRIL 02, 1948 AS PLAT BOOK VOLUME C, FOLIO 93

**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 RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY 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 PRIVILEGED 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, WITHIN 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 (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 (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

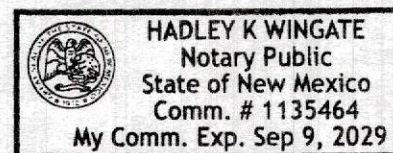
**FREE CONSENT:**

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND HEREBY GRANT ALL EASEMENTS AS SHOWN. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: Richard M. Crowe 1-22-26  
OWNER/DATE

**ACKNOWLEDGMENT**

STATE OF NM )  
) SS.  
COUNTY OF BERNALILLO )



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22 DAY OF JANUARY, 2026, BY RICHARD M. CROWE JR

NOTARY PUBLIC: Hadley K Wingate  
MY COMMISSION EXPIRES: SEP 9, 2029

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #:

BERNALILLO COUNTY TREASURE'S OFFICE:

**SUBDIVISION DATA:**

DRB#  
ZONE ATLAS INDEX NO. J-20-Z  
DATE OF FIELD SURVEY: JULY, 2021  
TOTAL NO. OF TRACTS EXISTING 13  
TOTAL NO. OF LOTS CREATED 14  
TOTAL GROSS ACREAGE: 1.7296 ACRES

**DOCUMENTS USED:**

VOL C, FOLIO 93  
VOL 2004S, PAGE 1

**SUBDIVISION PLAT OF  
LOT A THRU LOT I, TRACT A, TRACT B  
LOT 50-A & 51-A AND LOT 55-A  
DAVIS-PEREA-COURSON SUBDIVISION  
BEING A REPLAT OF LOTS 42-51, PORTION OF LOT 52, 53, 54 & 55  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 15, T 10 N, R 2 E, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY 2026**

PROJECT NUMBER: \_\_\_\_\_

CITY APPROVALS:

Laron N. Risenhoover P.S. 1/22/2026  
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

REAL PROPERTY DIVISION DATE

**UTILITY APPROVALS:**

PNM ELECTRIC SERVICES DATE

NEW MEXICO GAS DATE

QWEST CORPORATION D.B.A. CENTURY LINK QC DATE

COMCAST DATE

**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 MARCH 12, 2022; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David P. Acosta JANUARY 19, 2026  
DAVID P. ACOSTA, NMPLS NO. 21082 DATE



SURVEYING AND MAPPING, LLC  
277 E AMADOR AVE SUITE 303  
LAS CRUCES, NM 88001  
505-917-8921

**SHEET INDEX**

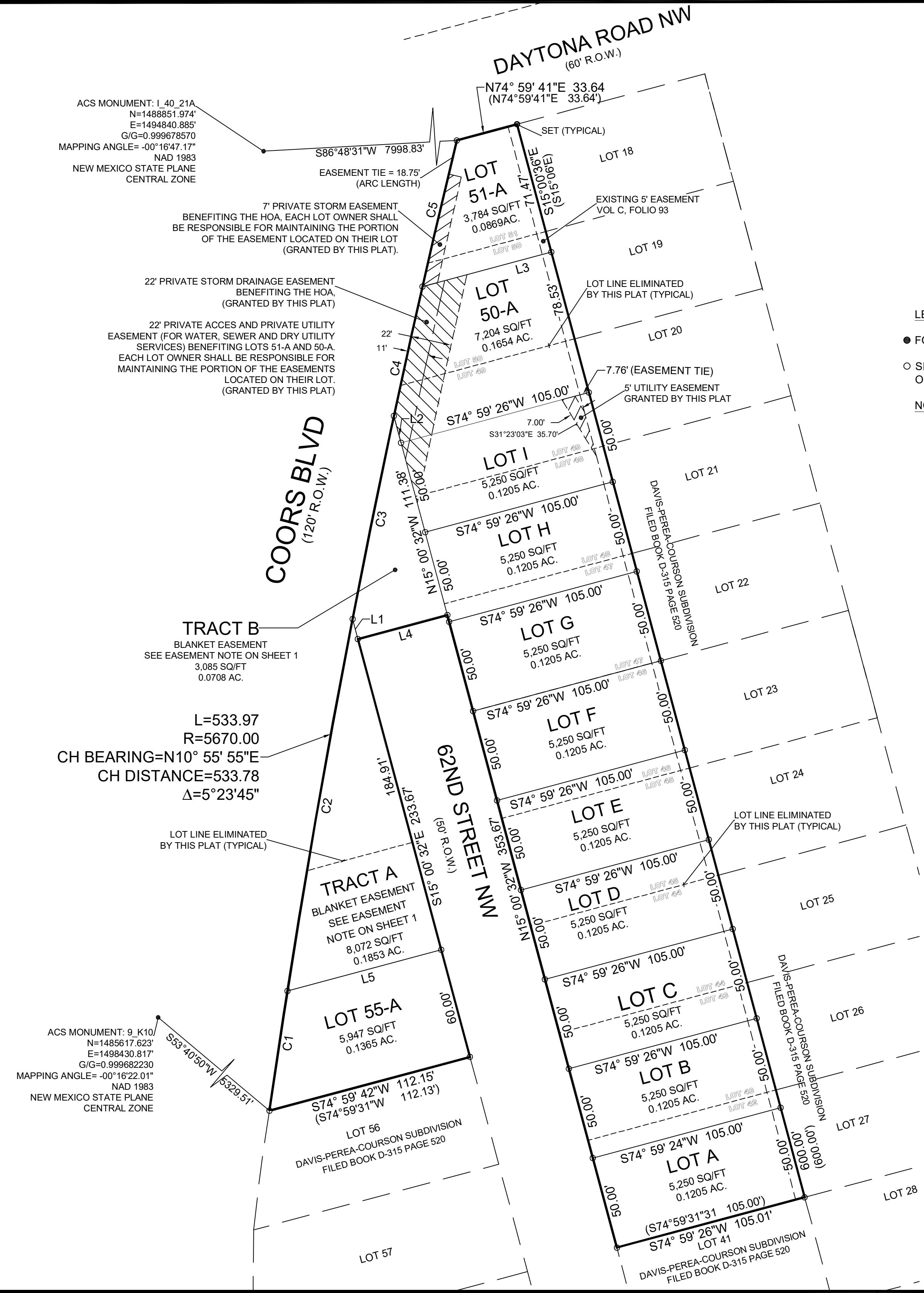
PAGE 1. COVER  
PAGE 2. SUBDIVISION PLAT

SUBDIVISION PLAT OF  
**LOT A THRU LOT I, TRACT A, TRACT B**  
**LOT 50-A & 51-A AND LOT 55-A**  
**DAVIS-PEREA-COURSON SUBDIVISION**  
 BEING A REPLAT OF LOTS 42-51, PORTION OF LOT 52, 53, 54 & 55  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 15, T 10 N, R 2 E, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY 2026

ACS MONUMENT: I\_40\_21A  
 N=1488851.974'  
 E=1494840.885'  
 G/G=0.999678570  
 MAPPING ANGLE=-00°16'47.17"  
 NAD 1983  
 NEW MEXICO STATE PLANE  
 CENTRAL ZONE

L=533.97  
 R=5670.00  
 CH BEARING=N10° 55' 55"E  
 CH DISTANCE=533.78  
 Δ=5°23'45"

ACS MONUMENT: 9\_K10  
 N=1485617.623'  
 E=1498430.817'  
 G/G=0.999682230  
 MAPPING ANGLE=-00°16'22.01"  
 NAD 1983  
 NEW MEXICO STATE PLANE  
 CENTRAL ZONE



**LEGEND OF SYMBOLS**

- FOUND MONUMENT AS NOTED
  - SET 5/8" REBAR WITH MORASSE CAP "LS 21082" OR PK NAIL WITH SHINER "21082"
- NOTE:** ONLY EXTERIOR CORNERS WILL BE SET AT RECORDING OF PLAT. INTERIOR CORNERS WILL BE SET POST CONSTRUCTION BY SAM OR OTHERS.

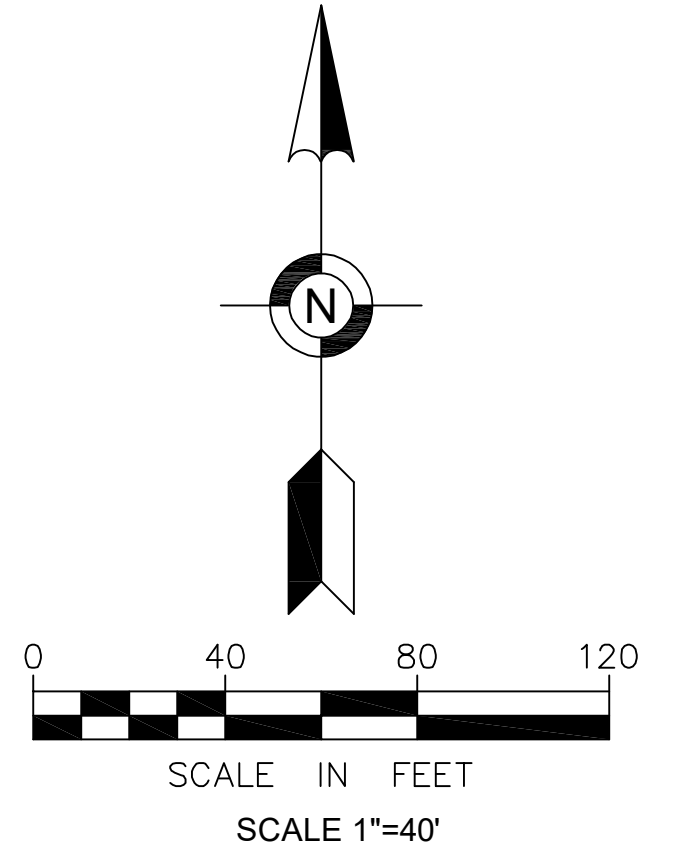
**SOLAR COLLECTION NOTE:**

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 ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	65.45'	5670.00'	0°39'41"	N8° 33' 53"E	65.45'
C2	203.93'	5670.00'	2°03'39"	N9° 55' 33"E	203.92'
C3	111.91'	5670.00'	1°07'51"	N11° 31' 18"E	111.91'
C4	71.55'	5670.00'	0°43'23"	N12° 26' 55"E	71.54'
C5	81.13'	5670.01'	0°49'11"	N13° 13' 12"E	81.13'

Line Table		
Line #	Length	Direction
L1	11.24'	N15° 00' 32"W
L2	15.05'	N15° 00' 32"W
L3	72.01'	N74° 59' 19"E
L4	49.99'	S74° 59' 25"W
L5	85.95'	N74° 59' 26"E



SURVEYING AND MAPPING, LLC  
 277 E AMADOR AVE SUITE 303  
 LAS CRUCES, NM 88001  
 505-917-8921



February 23, 2026

Dear Property Owner:

## NOTICE OF PUBLIC HEARING

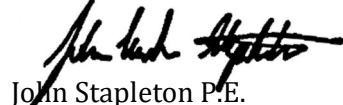
Notice is hereby given that the City of Albuquerque Development Hearing Officer (DHO) will hold a Public Hearing on **Wednesday, March 25, 2026, at 9:00 AM** for the request below. The DHO hearing will be held via Zoom. To access the hearing online use the following link and select the March 25th hearing 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 the vacation of public right-of-way, also known as Tract B, for the development of 13 lots into 14 single-family units. Tract B is located south of Coors Boulevard NW and west of 62nd Street NW, Albuquerque, NM (see enclosed Zone Atlas pages J-10-Z and J-11-Z) and is a total of 0.0708 acres. Included in this mailing is an exhibit showing the tract.

If you have any questions or would like more information, contact John Stapleton at (505) 545-9607 or email at [john.stapleton@cdsnm.com](mailto:john.stapleton@cdsnm.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



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: Vacation of Right-of-Way
Decision-making Body: Development Hearing Officer
Pre-Application meeting required: No
Neighborhood meeting required: No
Mailed Notice required: Yes
Electronic Mail required: Yes
Is this a Site Plan Application: No
PART II - DETAILS OF REQUEST
Address of property listed in application: 556 Coors Boulevard 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, March 25, 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
[X] Zone Atlas page indicating subject property.
[X] Drawings, elevations, or other illustrations of this request.
[ ] Summary of pre-submittal neighborhood meeting, if applicable.
[X] 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.

[Handwritten Signature] (Applicant signature) 2/23/26 (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.

[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\*: 2/23/26

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.<sup>1</sup>
- Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address\* 556 Coors Boulevard NW Albuquerque NM 87110  
Location Description Tract B DAVIS-PEREA-COURSON SUBDIVISION
2. Property Owner\* Greater Albuquerque Habitat for Humanity
3. Agent/Applicant\* [if applicable] Community Design Solutions / John Stapleton
4. Application Type(s)<sup>2</sup>\* per IDO [Table 6-1-1](#)

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

Summary of project/request<sup>3</sup>\*:

Vacate the public right-of-way associated with Tract B with a total acreage of 0.0708 acres.

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

- Development Hearing Officer (DHO)
- Landmarks Commission (LC)
- Environmental Planning Commission (EPC)

<sup>1</sup> 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.

<sup>2</sup> 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.

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

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

Hearing Date/Time\*: Wednesday, March 25, 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](mailto: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@cdsn.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 \_\_\_\_\_

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\*:  
\_\_\_\_\_  
\_\_\_\_\_

<sup>4</sup> Physical address or Zoom link

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

<sup>6</sup> 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:

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[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 Map<sup>7</sup>:**

- 1. Area of Property [typically in acres] 1
  - 2. IDO Zone District R-1
  - 3. Overlay Zone(s) [if applicable] CPO-2
  - 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](mailto: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>

<sup>7</sup> 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'inaaszil 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 nihihgii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

February 23, 2026

Development Hearing Officer  
City of Albuquerque  
600 2<sup>nd</sup> St NW  
Albuquerque, NM 87102

**RE: Project Description/Justification Letter for a Vacation of Public Right-of-Way Application - BEING A REPLAT OF LOTS 42-51, PORTION OF LOT 52,53,54 & 55, TOWN OF ATRISCO GRANT, PROJECTED SECTION 15, T 10 N, R 2 E, N.M.P.M., 1.7296 Acres, 62<sup>nd</sup> Street NW, Albuquerque, NM 87110**

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 vacation of public right-of-way application requirements.

This request seeks to vacate the public right-of-way associated with Tract B with a total acreage of 0.0708 acres or 3,085 sq.ft. The current zoning is R1B and no zone change is being requested.

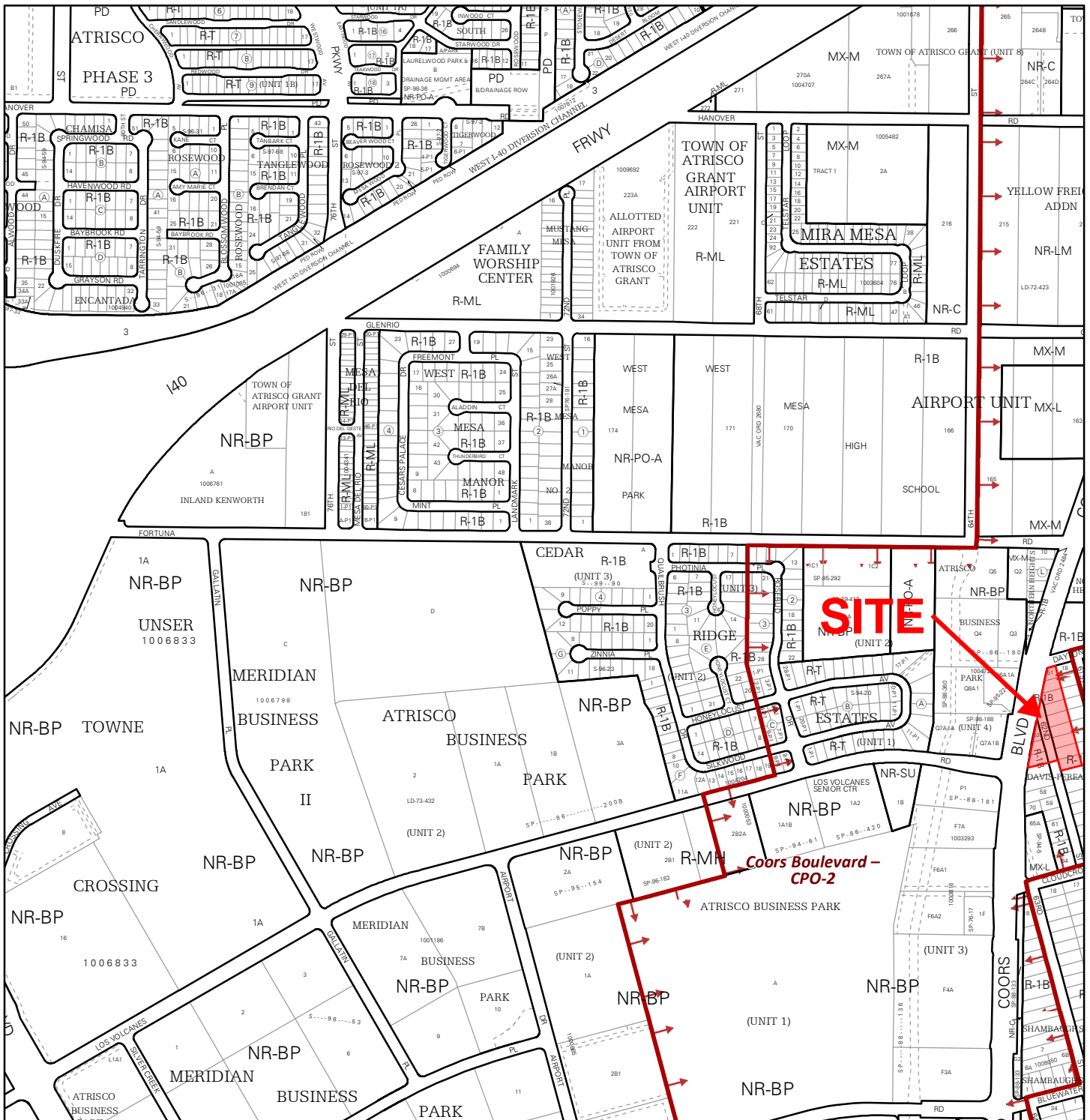
This Tract B will be dedicated to and maintained by the HOA and allow the tract to contain the private storm sewer, thus not needing a long-term revocable permit for the private storm to occupy the right-of-way. This is to address City Engineer comment #1.

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



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-10-Z**

- Easement
- 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

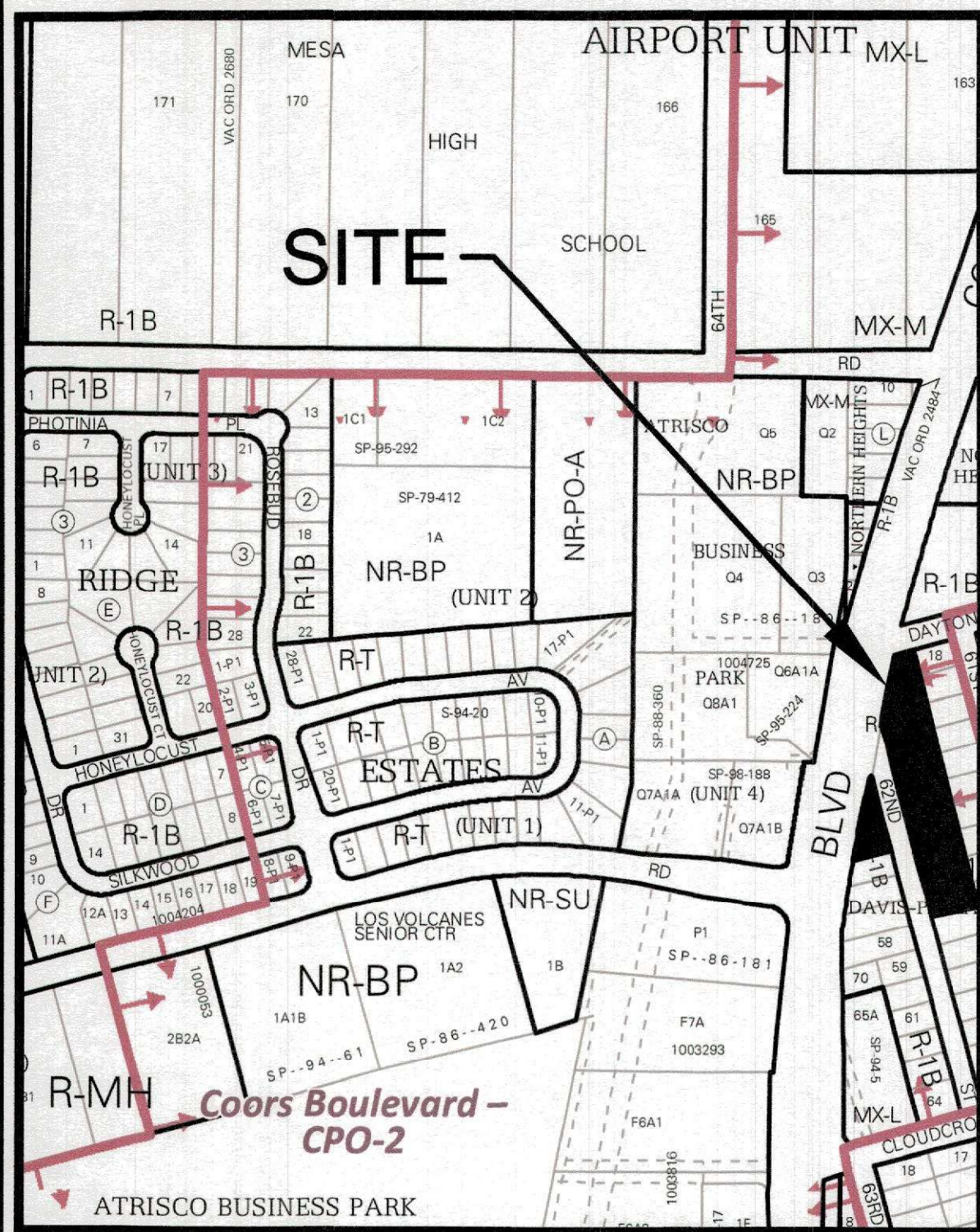
Escarpment

Petroglyph National Monument

Gray Shading  
Represents Area Outside  
of the City Limits

0 250 500 1,000 Feet





ZONE ATLAS J-10-Z NO SCALE

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO CREATE 14 LOTS FROM 13 LOTS AND TO GRANT ANY EASEMENTS AS SHOWN HEREON.

**NOTES:**

1. BEARINGS ARE GRID BASED---NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED. (ONLY EXTERIOR BOUNDARY MONUMENTS WERE SET. INTERIOR MONUMENTS TO BE SET POST CONSTRUCTION).
4. BEARINGS AND DISTANCES IN ( ) ARE RECORD

**NEW EASEMENTS NOTES:**

**TRACT A**

1. BLANKET PUBLIC ACCESS EASEMENT- FOR THE EMERGENCY TURN AROUND AREA AND POND ACCESS
2. BLANKET GRADING EASEMENT- FOR THE RETAINING WALL HOLDING UP COORS ROW, FOR PUBLIC ACCESS TO MAINTAIN RETAINING WALL AND COORS ROW
3. BLANKET PUBLIC DRAINAGE EASEMENT- FOR ACCEPTING PUBLIC RUNOFF INTO THE POND
4. TRACT A SHALL BE OWNED AND MAINTAINED BY THE HOA

**TRACT B**

1. BLANKET ACCESS EASEMENT- REQUIRED FOR LOTS H, I, 50A, AND 51A THROUGH TRACT B
2. BLANKET PUBLIC WATER AND SEWER EASEMENT- FOR THE WATER AND SEWER MAIN RUNNING THROUGH TO COORS BLVD
3. BLANKET PRIVATE DRAINAGE EASEMENT- FOR THE STORM DRAIN LINE AND FOR THE CROSS-LOT DRAINAGE FROM LOTS H, I, 50A, AND 51A THROUGH TRACT B
4. TRACT B SHALL BE OWNED AND MAINTAINED BY THE HOA

**LEGAL DESCRIPTION:**

LOTS 42-51, PORTION OF LOT 52, LOT 53-55 OF THE DAVIS-PEREA-COURSON SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK ON APRIL 02, 1948 AS PLAT BOOK VOLUME C, FOLIO 93

**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 RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY 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 PRIVILEGED 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, WITHIN 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 (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 (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

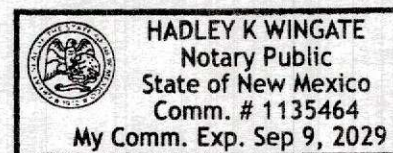
**FREE CONSENT:**

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND HEREBY GRANT ALL EASEMENTS AS SHOWN. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: Richard M. Crowe 1-22-26  
OWNER/DATE

**ACKNOWLEDGMENT**

STATE OF NM )  
) SS.  
COUNTY OF BERNALILLO )



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22 DAY OF JANUARY, 2026, BY RICHARD M. CROWE JR

NOTARY PUBLIC: Hadley K Wingate  
MY COMMISSION EXPIRES: SEP 9, 2029

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #:

BERNALILLO COUNTY TREASURE'S OFFICE: \_\_\_\_\_

**SUBDIVISION DATA:**

DR#  
ZONE ATLAS INDEX NO. J-20-Z  
DATE OF FIELD SURVEY: JULY, 2021  
TOTAL NO. OF TRACTS EXISTING 13  
TOTAL NO. OF LOTS CREATED 14  
TOTAL GROSS ACREAGE: 1.7296 ACRES

**DOCUMENTS USED:**

VOL C, FOLIO 93  
VOL 2004S, PAGE 1

**SUBDIVISION PLAT OF  
LOT A THRU LOT I, TRACT A, TRACT B  
LOT 50-A & 51-A AND LOT 55-A  
DAVIS-PEREA-COURSON SUBDIVISION  
BEING A REPLAT OF LOTS 42-51, PORTION OF LOT 52, 53, 54 & 55  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 15, T 10 N, R 2 E, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY 2026**

PROJECT NUMBER: \_\_\_\_\_

CITY APPROVALS:

Laron N. Risenhoover P.S. 1/22/2026  
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

REAL PROPERTY DIVISION DATE

**UTILITY APPROVALS:**

PNM ELECTRIC SERVICES DATE

NEW MEXICO GAS DATE

QWEST CORPORATION D.B.A. CENTURY LINK QC DATE

COMCAST DATE

**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 MARCH 12, 2022; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David P. Acosta JANUARY 19, 2026  
DAVID P. ACOSTA, NMPLS NO. 21082 DATE



SURVEYING AND MAPPING, LLC  
277 E AMADOR AVE SUITE 303  
LAS CRUCES, NM 88001  
505-917-8921

**SHEET INDEX**

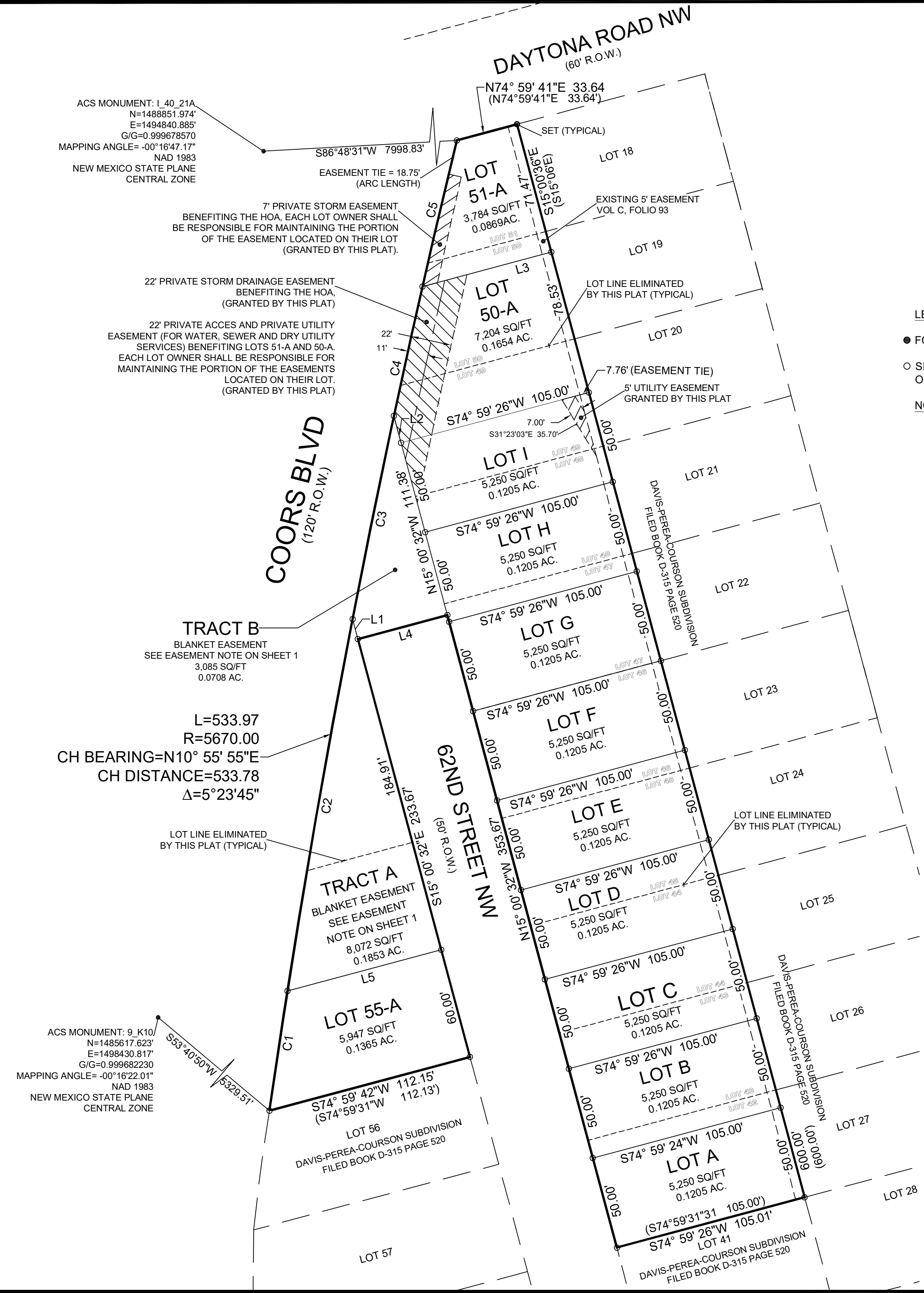
PAGE 1. COVER  
PAGE 2. SUBDIVISION PLAT

SUBDIVISION PLAT OF  
**LOT A THRU LOT I, TRACT A, TRACT B**  
**LOT 50-A & 51-A AND LOT 55-A**  
**DAVIS-PEREA-COURSON SUBDIVISION**  
 BEING A REPLAT OF LOTS 42-51, PORTION OF LOT 52, 53, 54 & 55  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 15, T 10 N, R 2 E, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY 2026

ACS MONUMENT: I\_40\_21A  
 N=1488851.974'  
 E=1494840.885'  
 G/G=0.999678570  
 MAPPING ANGLE=-00°16'47.17"  
 NAD 1983  
 NEW MEXICO STATE PLANE  
 CENTRAL ZONE

L=533.97  
 R=5670.00  
 CH BEARING=N10° 55' 55"E  
 CH DISTANCE=533.78  
 Δ=5°23'45"

ACS MONUMENT: 9\_K10  
 N=1485617.623'  
 E=1498430.817'  
 G/G=0.999682230  
 MAPPING ANGLE=-00°16'22.01"  
 NAD 1983  
 NEW MEXICO STATE PLANE  
 CENTRAL ZONE



**LEGEND OF SYMBOLS**

- FOUND MONUMENT AS NOTED
  - SET 5/8" REBAR WITH MORASSE CAP "LS 21082" OR PK NAIL WITH SHINER "21082"
- NOTE:** ONLY EXTERIOR CORNERS WILL BE SET AT RECORDING OF PLAT. INTERIOR CORNERS WILL BE SET POST CONSTRUCTION BY SAM OR OTHERS.

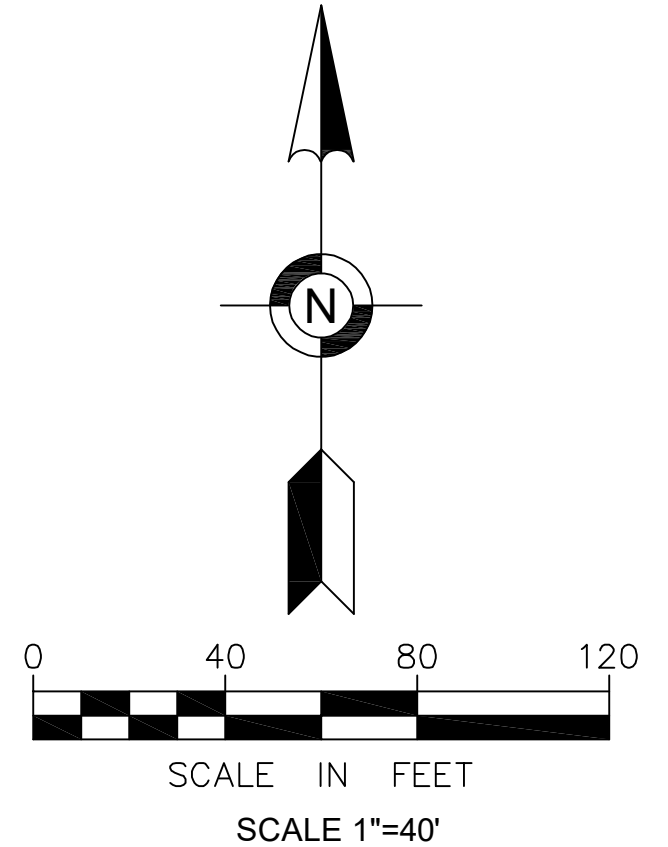
**SOLAR COLLECTION NOTE:**

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 ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	65.45'	5670.00'	0°39'41"	N8° 33' 53"E	65.45'
C2	203.93'	5670.00'	2°03'39"	N9° 55' 33"E	203.92'
C3	111.91'	5670.00'	1°07'51"	N11° 31' 18"E	111.91'
C4	71.55'	5670.00'	0°43'23"	N12° 26' 55"E	71.54'
C5	81.13'	5670.01'	0°49'11"	N13° 13' 12"E	81.13'

Line #	Length	Direction
L1	11.24'	N15° 00' 32"W
L2	15.05'	N15° 00' 32"W
L3	72.01'	N74° 59' 19"E
L4	49.99'	S74° 59' 25"W
L5	85.95'	N74° 59' 26"E



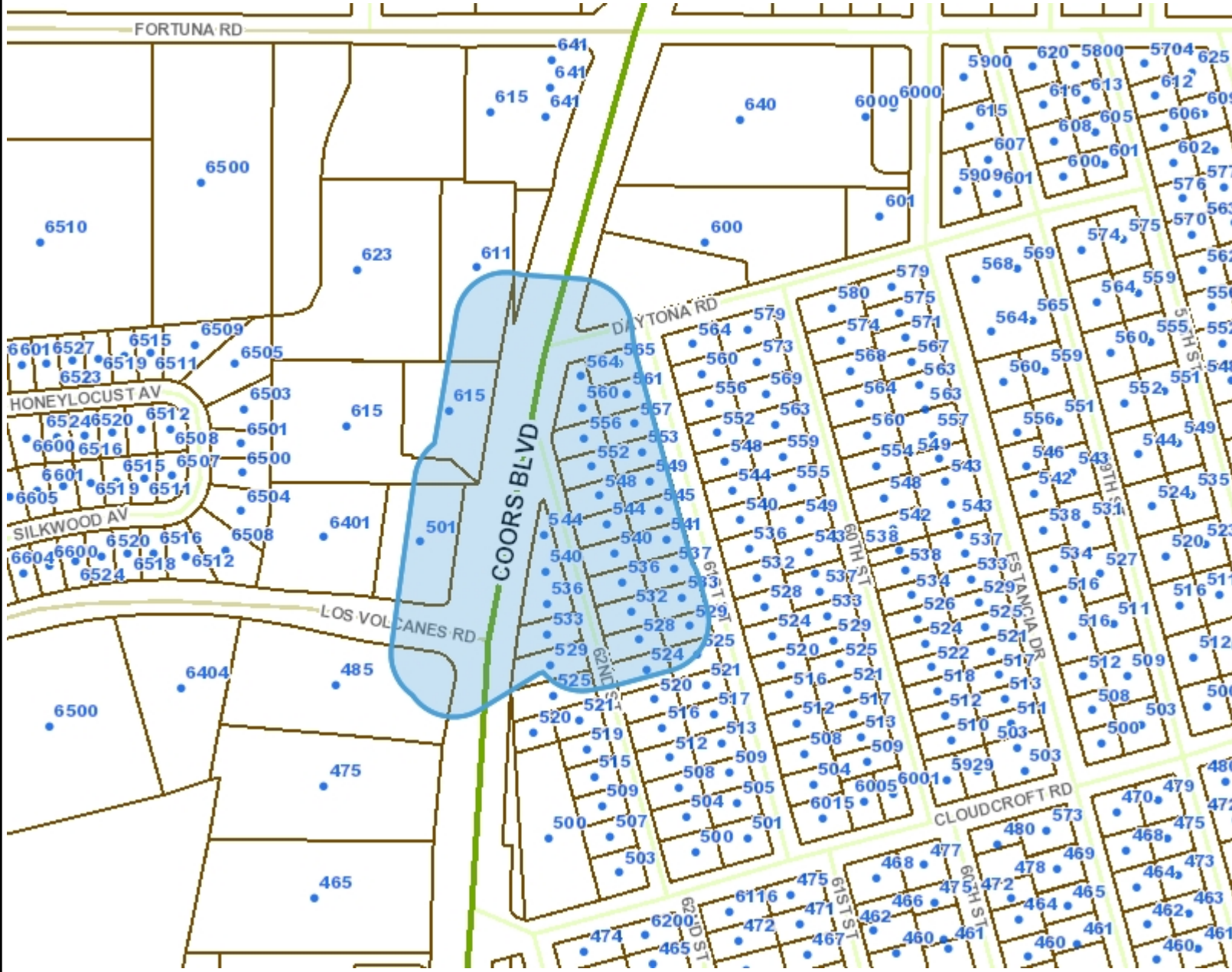
SURVEYING AND MAPPING, LLC  
 277 E AMADOR AVE SUITE 303  
 LAS CRUCES, NM 88001  
 505-917-8921

## 62nd Street Buffer Map Info - Habitat for Humanity

UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUS Address 2	Legal Description	
1	101105800617031816	APODACA CECILIA Y	557 61ST ST NW	ALBUQUERQUE NM 87105-1407	557 61ST ST NW	ALBUQUERQUE NM 87105	* 020 DAVIS PEREA COURSON SUBD
2	101005847916940315	BATTAGLIA JOHN J TRUSTEE BATTAGLIA RVT & BATTAGLIA KA	5202 VALLE VISTA DR NW	ALBUQUERQUE NM 87120	615 COORS BLVD NW B	ALBUQUERQUE NM 87121	TR Q-8-A-1 PLAT OF TRS Q-6-A-1-A & Q-8-A-1 ATRISCC
3	101105801912531808	CAMPA JESUS & GAMEZ TOMASA T	525 61ST ST NW	ALBUQUERQUE NM 87105-1407	525 61ST ST NW	ALBUQUERQUE NM 87105	* 028 DAVIS PEREA COURSON SUBD
4	101105800912331829	CASASUS CHRIS & JULIANA TR SANTELIANO TR C/O QUEZAC	524 62ND ST NW	ALBUQUERQUE NM 87105-1448	524 62ND ST NW	ALBUQUERQUE NM 87105	* 041 DAVIS PEREA COURSON SUBD
5	101005851313040210	CASTILLO RALPH M 1999 TRUST	PO BOX 800895	DALLAS TX 75380	533 62ND ST NW	ALBUQUERQUE NM 87105	* 056 DAVIS PEREA COURSON SUBD 10N 2E SEC 15
6	101005851411840208	CHACON-VALDEZ ROMAN FRANCISCO	5525 BROADWAY BLVD SE	ALBUQUERQUE NM 87105-7423	525 62ND ST NW	ALBUQUERQUE NM 87105	* 058 DAVIS,PEREA,COURSON SUBD
7	101005851020740301	COORS INVESTMENT LLC	8400 HELEN HARDIN ST NE	ALBUQUERQUE NM 87122	COORS BLVD NW	ALBUQUERQUE NM 87121	NWLY TRIANGULAR PORT LOT 1 NWLY TRIANGULAR P
8	101105800417631817	DAVIS ADEL	561 61ST ST NW	ALBUQUERQUE NM 87105-1407	561 61ST ST NW	ALBUQUERQUE NM 87105	* 019 DAVIS PEREA COURSON SUBD
9	101105801315731812	GALLEGOS YVONNE V	541 61ST ST NW	ALBUQUERQUE NM 87105	541 61ST ST NW	ALBUQUERQUE NM 87105	* 024 DAVIS PEREA COURSON SUBD
10	101005851214240212	GREATER ALBUQUERQUE HABITAT FOR HUMANITY	4900 MENAUL BLVD NE	ALBUQUERQUE NM 87110-3042	552 62ND ST NW	ALBUQUERQUE NM 87105	LT 48 PLAT OF DAVIS-PEREA-COURSON SUBDIVISION
11	101105800916031814	GUTIERREZ CLARENCE & MARY B	549 61ST ST NW	ALBUQUERQUE NM 87105-1407	549 61ST ST NW	ALBUQUERQUE NM 87105	* 022 DAVIS PEREA COURSON SUBD
12	101005849415540322	HUGS HOLDINGS LLC C/O O'REILLY AUTO PARTS	PO BOX 9167	SPRINGFIELD MO 65801-9167	501 COORS BLVD NW	ALBUQUERQUE NM 87121 1402	TR Q7A1B PLAT OF TR Q7A1A & Q7A1B ATRISCOBUSIN
13	101105801713131809	MANCHA HECTOR & SANDRA	529 61ST ST NW	ALBUQUERQUE NM 87105-1407	529 61ST ST NW	ALBUQUERQUE NM 87105	* 027 DAVIS PEREA COURSON SUBD
14	101105801613631810	MARTINEZ VICTOR J	533 61ST ST NW	ALBUQUERQUE NM 87105-1407	533 61ST ST NW	ALBUQUERQUE NM 87105	* 026 DAVIS PEREA COURSON SUBD
15	101105801215331813	MONROY CARLOS A	545 61ST ST NW	ALBUQUERQUE NM 87105-1407	545 61ST ST NW	ALBUQUERQUE NM 87105	* 023 DAVIS PEREA COURSON SUBD
16	101105801514331811	MONTOYA MARY LORRAINE	537 61ST ST NW	ALBUQUERQUE NM 87105-1407	537 61ST ST NW	ALBUQUERQUE NM 87105	* 025 DAVIS PEREA COURSON SUBD
17	101105800218231818	NIETO GLORIA C	565 61ST ST NW	ALBUQUERQUE NM 87105	565 61ST ST NW	ALBUQUERQUE NM 87105	* 018 DAVIS PEREA COURSON SUBD
18	101005850016940316	NORTH COORS SELF STORAGE LLC	5202 VALLE VISTA DR NW	ALBUQUERQUE NM 87120-2417	615 COORS BLVD NW	ALBUQUERQUE NM 87121 1419	TR Q-6-A-1-A PLAT OF TRS Q-6-A-1-A & Q-8-A-1 ATRIS
19	101105800716531815	ORTEGA ALEX & MARY LORRAINE	553 61ST ST NW	ALBUQUERQUE NM 87105-1407	553 61ST ST NW	ALBUQUERQUE NM 87105	* 021 DAVIS PEREA COURSON SUBD
20	101005847812340608	RIO GRANDE CREDIT UNION	301 RIO BRAVO BLVD SE	ALBUQUERQUE NM 87105-7402	485 COORS BLVD NW	ALBUQUERQUE NM 87121	TR P-1 CORRECTED PLAT OF ATRISCO BUSINESS PARI
21	101105803121232503	RIO GRANDE PRESBYTERIAN CHURCH	PO BOX 66498	ALBUQUERQUE NM 87193-6498	COORS BLVD NW	ALBUQUERQUE NM 87105 1420	LT C-1 BLK J PLAT FOR LOTS C-1 AND C-2, BLOCK J NC
22	101005851412440209	VALDEZ ROMAN FRANCISCO CHACON	5525 BROADWAY BLVD SE	ALBUQUERQUE NM 87105-7423	529 62ND ST NW	ALBUQUERQUE NM 87105	* 057 DAVIS PEREA COURSON SUBD 10N 2E SEC 15
23	101005851717840401	YANES LONNIE S	6220 CENTRAL AVE SW	ALBUQUERQUE NM 87105-2037	560 COORS BLVD NW	ALBUQUERQUE NM 87105	LTS 50 & 51 DAVIS PEREA & COURSON SUBDIVISIONC



# 556 Coors Blvd NW



## Legend

- Address Points
- Primary Streets
  - Freeway
  - Principal Arterial
  - Minor Arterial
  - Local Streets
- + BN and SF Railroad
- Bernalillo County Parcels

## Notes

Buffer: 100 Feet  
 Right-of-Way: Coors Boulevard NW;  
 Daytona Road NW

581 0 291 581 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 1/28/2026 © City of Albuquerque

1: 3,489

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

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



GREATER ALBUQUERQUE HABITAT FOR  
HUMANITY  
4900 MENIL BLVD NE  
ALBUQUERQUE NM 87110-3042

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



ORTEGA ALEX & MARY LORRAINE  
533 4357 ST NW  
ALBUQUERQUE NM 87105-1407

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



CASAS CHRIS & JULIANA TR  
SANTILLANO TR C/O DEZAMA DIRIG  
CORONA & CTAL  
524 4204 ST NW  
ALBUQUERQUE NM 87105-1448

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



VALDEZ ROMAN FRANCISCO CHACON  
523 BROADWAY BLVD SE  
ALBUQUERQUE NM 87105-7423

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



HUGO HOLDINGS LLC C/O O'BELLY AUTO  
PARTS  
PO BOX 5147  
SPRINGFIELD MO 65801-9147

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



MARTINEZ VICTOR J  
533 6157 ST NW  
ALBUQUERQUE NM 87105-1407

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



NETO ALOBA C  
465 01 ST NW  
ALBUQUERQUE NM 87105

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



BATTAGLIA JOHN I TRUSTEE BATTAGLIA  
RYT & BATTAGLIA KATHLEEN A TR BATTAGLIA  
RYT  
5302 VALLE VISTA DR NW  
ALBUQUERQUE NM 87120

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



COORS INVESTMENT LLC  
8400 HELEN HARDS ST NE  
ALBUQUERQUE NM 87122

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



RIO GRANDE CREDIT UNION  
301 RIO BRAVO BLVD SE  
ALBUQUERQUE NM 87105-7402

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



CASTILLO KALVIN M 1999 TRUST  
PO BOX 80895  
DALLAS TX 75280

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



APDACA CECILIA Y  
557 6157 ST NW  
ALBUQUERQUE NM 87105-1407

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



YANIS LONNIE S  
8202 CENTRAL AVE SW  
ALBUQUERQUE NM 87105-2037

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



DAVIS ADEL  
541 4357 ST NW  
ALBUQUERQUE NM 87105-1407

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



MANCHA HECTOR & SANDRA  
529 6157 ST NW  
ALBUQUERQUE NM 87105-1407

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



RIO GRANDE PRESBYTERIAN CHURCH  
PO BOX 64493  
ALBUQUERQUE NM 87193-6499

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



CAMPA JESUS & GABRIEL TOMASA T  
525 4357 ST NW  
ALBUQUERQUE NM 87105-1407

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



OUTERREZ CLARENCE & MARY B  
549 6157 ST NW  
ALBUQUERQUE NM 87105-1407

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



NORTH COORS SELF STORAGE LLC  
2502 VALLE VISTA DR NW  
ALBUQUERQUE NM 87120-2417

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



CHACON VALDEZ ROMAN FRANCISCO  
5232 BROADWAY BLVD SE  
ALBUQUERQUE NM 87105-7423

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



MONTONA MARY LORRAINE  
537 4357 ST NW  
ALBUQUERQUE NM 87105-1407

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



MONROY CARLOS A  
545 4357 ST NW  
ALBUQUERQUE NM 87105-1407

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



GALLEGOS YVONNE V  
541 4357 ST NW  
ALBUQUERQUE NM 87105

March 12, 2026

Dear Property Owner:

## NOTICE OF PUBLIC HEARING

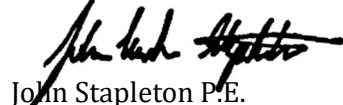
Notice is hereby given that the City of Albuquerque Development Hearing Officer (DHO) will hold a Public Hearing on **Wednesday, April 8, 2026, at 9:00 AM** for the request below. The DHO hearing will be held via Zoom. To access the hearing online use the following link and select the April 8th hearing 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 the vacation of public right-of-way, also known as Tract B, for the development of 13 lots into 14 single-family units. Tract B is located south of Coors Boulevard NW and west of 62nd Street NW, Albuquerque, NM (see enclosed Zone Atlas pages J-10-Z and J-11-Z) and is a total of 0.0708 acres. Included in this mailing is an exhibit showing the tract.

If you have any questions or would like more information, contact John Stapleton at (505) 545-9607 or email at [john.stapleton@cdsnm.com](mailto:john.stapleton@cdsnm.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



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: Vacation of Right-of-Way
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: 556 Coors Boulevard 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, April 8, 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
[X] Zone Atlas page indicating subject property.
[X] Drawings, elevations, or other illustrations of this request.
[ ] Summary of pre-submittal neighborhood meeting, if applicable.
[X] 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.

[Handwritten Signature] (Applicant signature) 3/12/26 (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.

[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\*: 3/12/26

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.<sup>1</sup>
- Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address\* 556 Coors Boulevard NW Albuquerque NM 87110  
Location Description Tract B DAVIS-PEREA-COURSON SUBDIVISION
2. Property Owner\* Greater Albuquerque Habitat for Humanity
3. Agent/Applicant\* [if applicable] Community Design Solutions / John Stapleton
4. Application Type(s)<sup>2</sup>\* per IDO [Table 6-1-1](#)

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

Summary of project/request<sup>3</sup>\*:

Vacate the public right-of-way associated with Tract B with a total acreage of 0.0708 acres.

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

- Development Hearing Officer (DHO)
- Landmarks Commission (LC)
- Environmental Planning Commission (EPC)

<sup>1</sup> 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.

<sup>2</sup> 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.

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

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

Hearing Date/Time\*: Wednesday, April 8, 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](mailto: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@cdsn.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 \_\_\_\_\_

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\*:  
\_\_\_\_\_  
\_\_\_\_\_

<sup>4</sup> Physical address or Zoom link

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

<sup>6</sup> 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:

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[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 Map<sup>7</sup>:**

- 1. Area of Property [typically in acres] 1
  - 2. IDO Zone District R-1
  - 3. Overlay Zone(s) [if applicable] CPO-2
  - 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](mailto: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>

<sup>7</sup> 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'inaaszil 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 nihihgii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

March 12, 2026

Development Hearing Officer  
City of Albuquerque  
600 2<sup>nd</sup> St NW  
Albuquerque, NM 87102

**RE: Project Description/Justification Letter for a Vacation of Public Right-of-Way Application – BEING A REPLAT OF LOTS 42-51, PORTION OF LOT 52,53,54 & 55, TOWN OF ATRISCO GRANT, PROJECTED SECTION 15, T 10 N, R 2 E, N.M.P.M., 1.7296 Acres, 62<sup>nd</sup> Street NW, Albuquerque, NM 87110**

Dear Development Hearing Officer,

Community Design Solutions, LLC (CDS), on behalf of Albuquerque Greater Habitat for Humanity, respectfully submits this justification letter in support of a request to vacate approximately 3,085 square feet (0.0708 acres) of public right-of-way at the terminus of 62<sup>nd</sup> Street NW, in accordance with IDO Section 14-16-6-6(M), *Vacation of Public Easements and Rights-of-Way*.

The area proposed for vacation is identified as Tract B on the proposed preliminary plat, included in this application (see Figure 1 below). This portion of right-of-way currently forms the angled dead-end of 62<sup>nd</sup> Street NW. During the City's Design Review Committee (DRC) process, staff directed the applicant to vacate this segment so it may be replatted as an HOA-owned tract. This change allows the area to function appropriately as shared access and as the corridor for private storm infrastructure serving the subdivision.

The proposed tract is the only feasible location for the storm sewer outfall from the approved pond. DRC determined that a private storm sewer should not remain within public right-of-way. In addition, due to the existing lot layout, several lots (H, I, 50-A, and 51-A) must share a private driveway across this area, making long-term private ownership more appropriate than continued public dedication. Lastly, DRC requested that 62<sup>nd</sup> Street terminate with a square, rather than angled, dead-end. The resulting triangular remnant right-of-way is no longer needed for roadway purposes and would be more effectively landscaped and maintained by the HOA.

COMMUNITY DESIGN SOLUTIONS

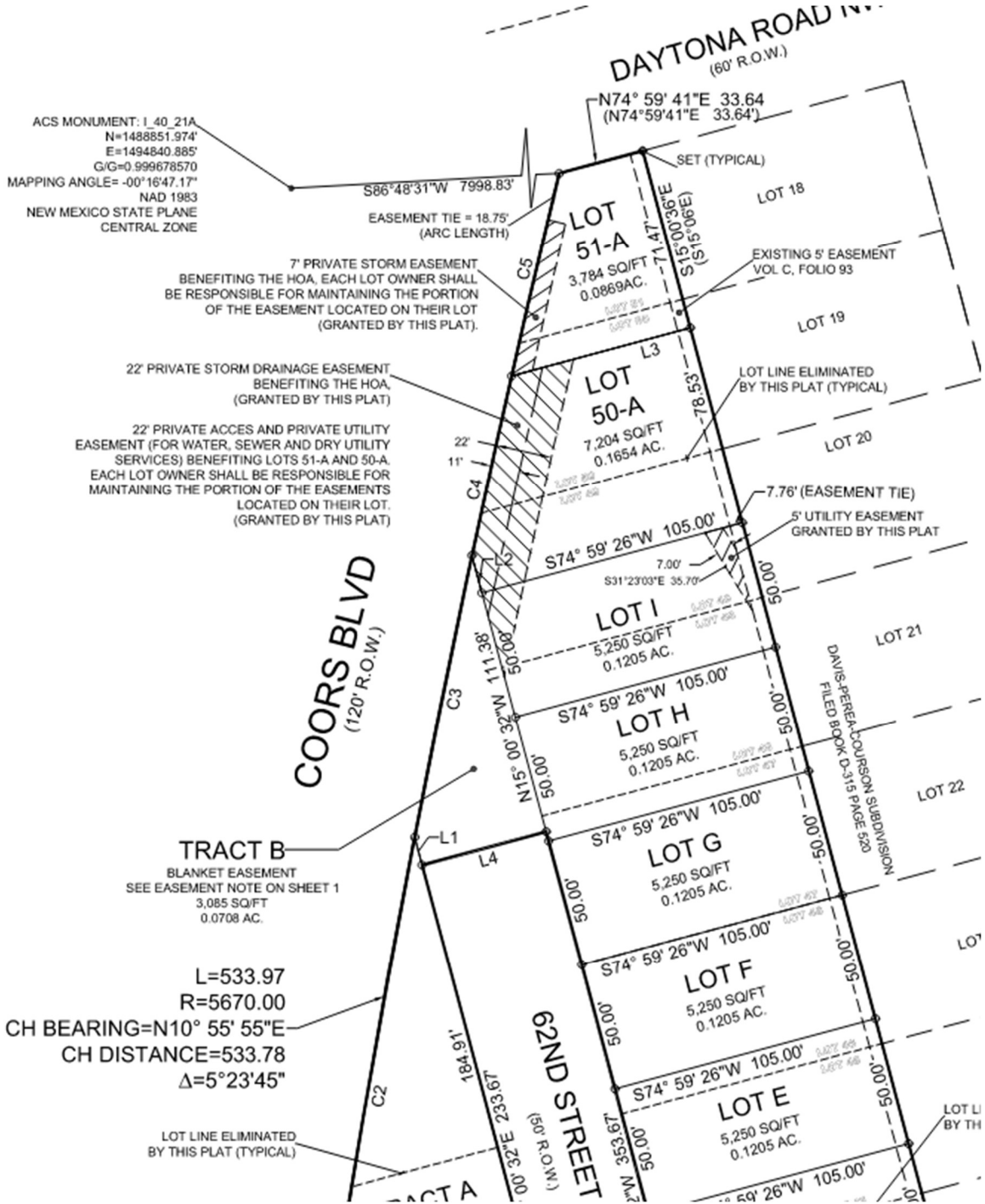


Figure 1: Tract B as shown on the preliminary plat is currently 62nd Street Right of Way, which is requested to be vacated.



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**COMMUNITY DESIGN SOLUTIONS**


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In accordance with IDO Section 14-16-6-6(M)(3), the request satisfies the criteria for approval, as follows:

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**§14-16-6-6(M)(3)(a):** *The public welfare does not require that the easement, private way, or public right-of-way be retained.*

The segment proposed for vacation lies beyond the functional end of 62nd Street NW and does not serve the traveling public. Its only users will be the adjacent future homeowners utilizing the shared private drive, as well as the HOA responsible for the private storm sewer. Vacating the right-of-way aligns ownership and maintenance obligations with actual use and eliminates unnecessary City maintenance and liability.

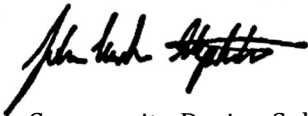
**§14-16-6-6(M)(3)(b):** *There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.*

Vacating this portion of right-of-way supports the approved subdivision design and allows for proper placement of private drainage and access improvements consistent with the R-1B zoning designation. There is no detriment to the public, as the right-of-way no longer serves its original purpose. The area is surplus, provides no public benefit in its current configuration, and would otherwise constitute an ongoing maintenance responsibility for the City. No property rights are adversely affected.

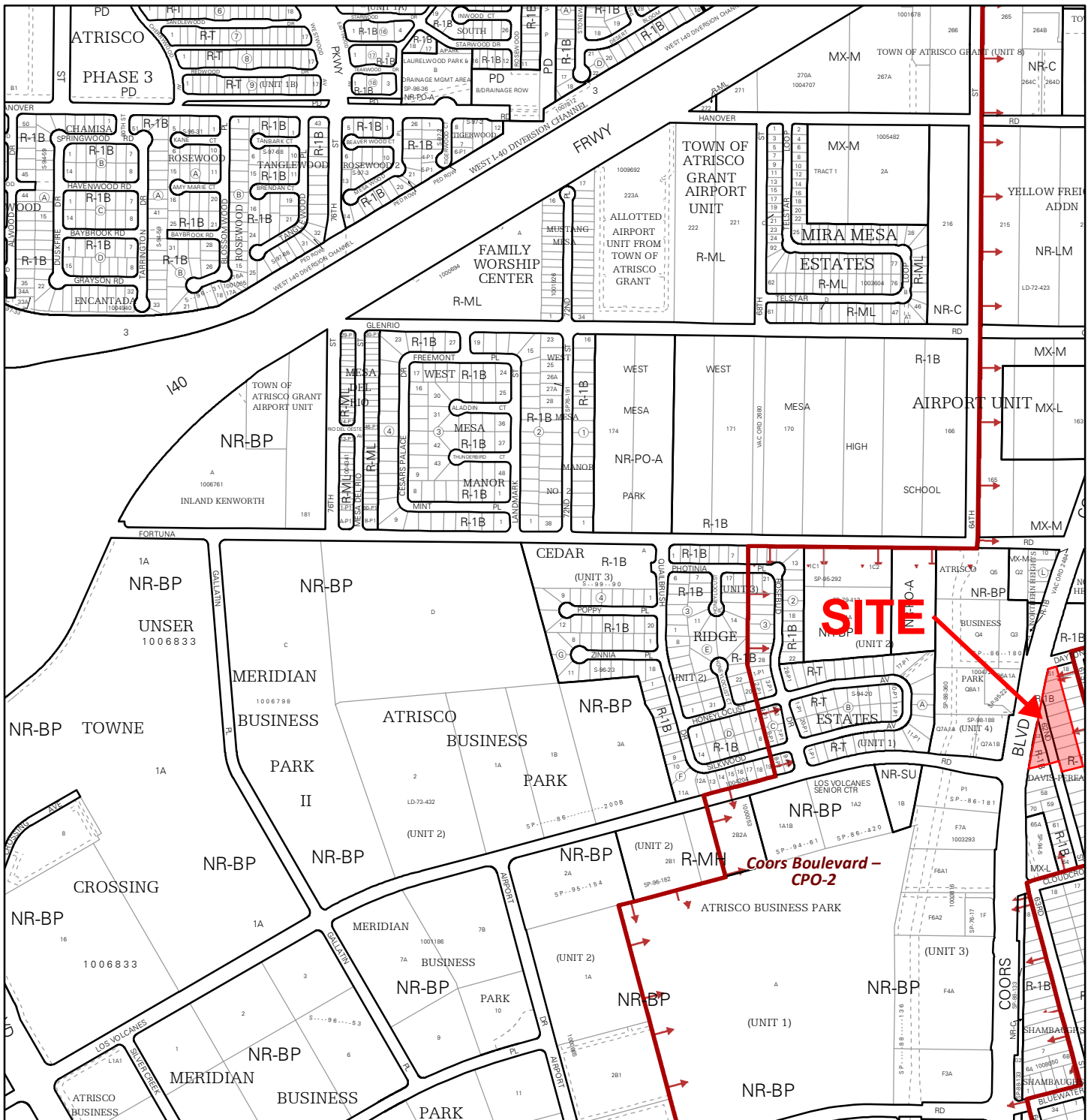
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If you have any questions or require additional information, please feel free to contact me.

Sincerely,




Community Design Solutions, LLC  
John Stapleton P.E.  
CDS | Project Manager  
505-545-9607



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


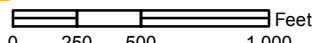


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).

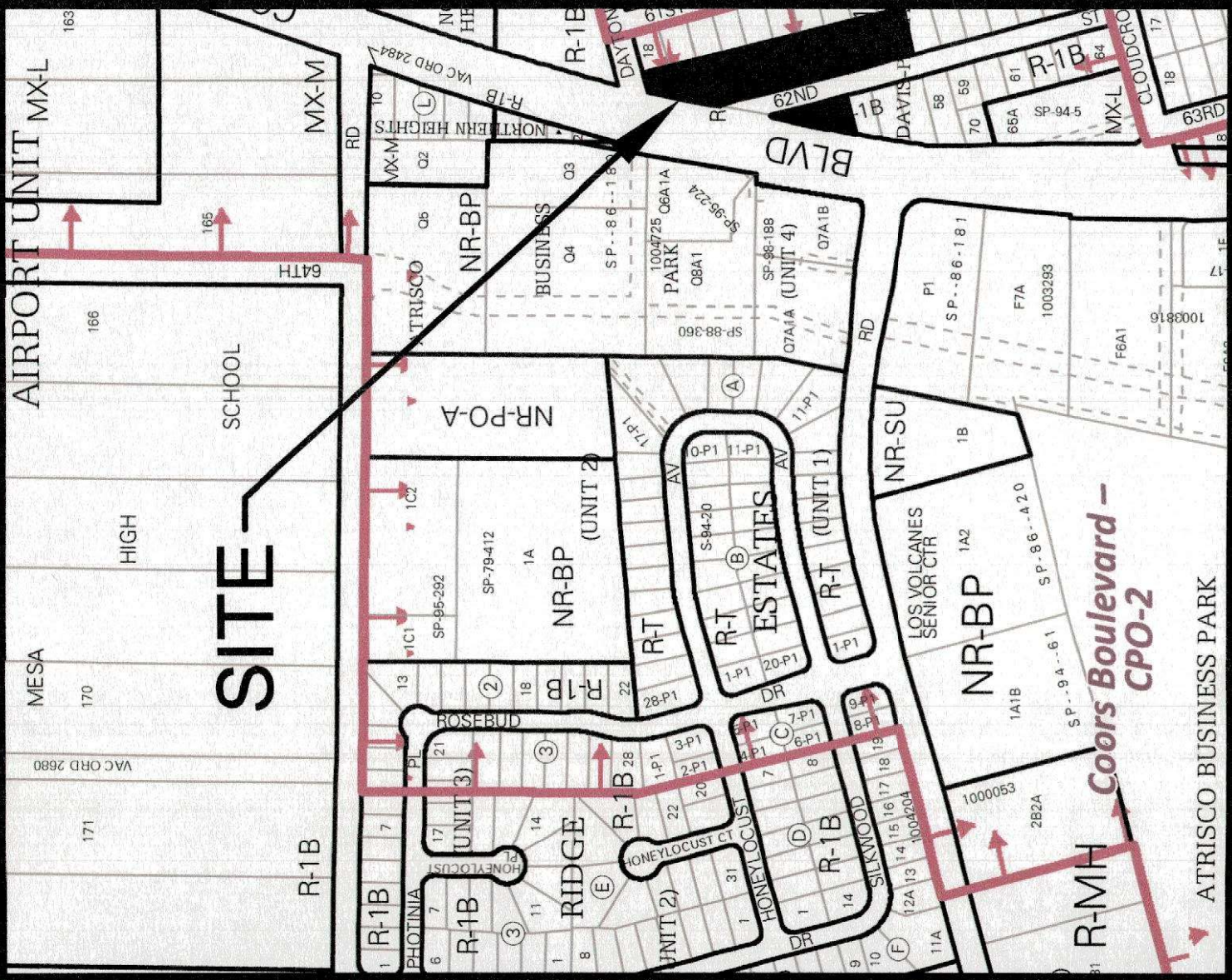
Zone Atlas Page:  
**J-10-Z**

- 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

Gray Shading  
Represents Area Outside  
of the City Limits





**ZONE ATLAS J-10-Z NO SCALE**

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO CREATE 14 LOTS FROM 13 LOTS AND TO GRANT ANY EASEMENTS AS SHOWN HEREON.

**NOTES:**

1. BEARINGS ARE GRID BASED--NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED. (ONLY EXTERIOR BOUNDARY MONUMENTS WERE SET. INTERIOR MONUMENTS TO BE SET POST CONSTRUCTION).
4. BEARINGS AND DISTANCES IN ( ) ARE RECORD

**NEW EASEMENTS NOTES:**

**TRACT A**

1. BLANKET PUBLIC ACCESS EASEMENT- FOR THE EMERGENCY TURN AROUND AREA AND POND ACCESS
2. BLANKET GRADING EASEMENT- FOR THE RETAINING WALL HOLDING UP COORS ROW, FOR PUBLIC ACCESS TO MAINTAIN RETAINING WALL AND COORS ROW
3. BLANKET PUBLIC DRAINAGE EASEMENT- FOR ACCEPTING PUBLIC RUNOFF INTO THE POND
4. TRACT A SHALL BE OWNED AND MAINTAINED BY THE HOA

**TRACT B**

1. BLANKET ACCESS EASEMENT- REQUIRED FOR LOTS H, I, 50A, AND 51A THROUGH TRACT B
2. BLANKET PUBLIC WATER AND SEWER EASEMENT- FOR THE WATER AND SEWER MAIN RUNNING THROUGH TO COORS BLVD
3. BLANKET PRIVATE DRAINAGE EASEMENT- FOR THE STORM DRAIN LINE AND FOR THE CROSS-LOT DRAINAGE FROM LOTS H, I, 50A, AND 51A THROUGH TRACT B
4. TRACT B SHALL BE OWNED AND MAINTAINED BY THE HOA

**LEGAL DESCRIPTION:**

LOTS 42-51, PORTION OF LOT 52, LOT 53-55 OF THE DAVIS-PEREA-COURSON SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK ON APRIL 02, 1948 AS PLAT BOOK VOLUME C, FOLIO 93

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 CABLE 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, WITHIN 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 (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 (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

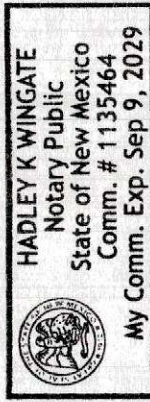
**FREE CONSENT:**

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND HEREBY GRANT ALL EASEMENTS AS SHOWN, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: [Signature] 1-22-26  
 OWNER/DAT

**ACKNOWLEDGMENT**

STATE OF NM )  
 ) SS.  
 COUNTY OF BERNALILLO )



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22 DAY OF January, 2026, BY Edwards M. Cruise Jr.

NOTARY PUBLIC: Hadley K. Wingate  
 MY COMMISSION EXPIRES: SEP 9, 2029

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #:

BERNALILLO COUNTY TREASURER'S OFFICE:

**SUBDIVISION DATA:**

DR#B  
 ZONE ATLAS INDEX NO. J-20-Z  
 DATE OF FIELD SURVEY: JULY, 2021  
 TOTAL NO. OF TRACTS EXISTING 13  
 TOTAL NO. OF LOTS CREATED 14  
 TOTAL GROSS ACREAGE: 1.7296 ACRES

**DOCUMENTS USED:**  
 VOL C, FOLIO 93  
 VOL 2004S, PAGE 1

**SUBDIVISION PLAT OF  
 LOT A THRU LOT I, TRACT A, TRACT B  
 LOT 50-A & 51-A AND LOT 55-A  
 DAVIS-PEREA-COURSON SUBDIVISION  
 BEING A REPLAT OF LOTS 42-51, PORTION OF LOT 52, 53, 54 & 55  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 15, T 10 N, R 2 E, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY 2026**

PROJECT NUMBER: \_\_\_\_\_

CITY APPROVALS:

Loren N. Risenhoover, P.S.  
 CITY SURVEYOR

DATE  
1/22/2026

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

REAL PROPERTY DIVISION

DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES

DATE

NEW MEXICO GAS

DATE

QWEST CORPORATION D.B.A. CENTURY LINK QC

DATE

COMCAST

DATE

**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 MARCH 12, 2022; AND THAT THIS TITLE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA  
 SURVEYOR  
 JANUARY 19, 2026  
 DATE



SURVEYING AND MAPPING, LLC  
 277 E AMADOR AVE SUITE 303  
 LAS CRUCES, NM 88001  
 505-917-8821

SHEET INDEX

PAGE 1. COVER  
 PAGE 2 SUBDIVISION PLAT

SUBDIVISION PLAT OF  
**LOT A THRU LOT I, TRACT A, TRACT B**  
**LOT 50-A & 51-A AND LOT 55-A**  
**DAVIS-PEREA-COURSON SUBDIVISION**  
 BEING A REPLAT OF LOTS 42-51, PORTION OF LOT 52, 53, 54 & 55  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 15, T 10 N, R 2 E, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY 2026

**SOLAR COLLECTION NOTE:**

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

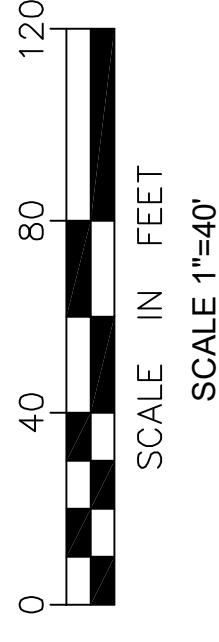
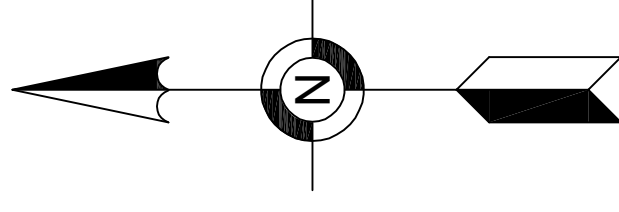
NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

**LEGEND OF SYMBOLS**

- FOUND MONUMENT AS NOTED
  - SET 5/8" REBAR WITH MORASSE CAP "LS 21082" OR PK NAIL WITH SHINER "21082"
- NOTE:** ONLY EXTERIOR CORNERS WILL BE SET AT RECORDING OF PLAT. INTERIOR CORNERS WILL BE SET POST CONSTRUCTION BY SAM OR OTHERS.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	65.45'	5670.00'	0°39'41"	N8° 33' 53"E	65.45'
C2	203.93'	5670.00'	2°03'39"	N9° 55' 33"E	203.92'
C3	111.91'	5670.00'	1°07'51"	N11° 31' 18"E	111.91'
C4	71.55'	5670.00'	0°43'23"	N12° 26' 55"E	71.54'
C5	81.13'	5670.01'	0°49'11"	N13° 13' 12"E	81.13'

Line Table		
Line #	Length	Direction
L1	11.24'	N15° 00' 32"W
L2	15.05'	N15° 00' 32"W
L3	72.01'	N74° 59' 19"E
L4	49.99'	S74° 59' 25"W
L5	85.95'	N74° 59' 26"E



SURVEYING AND MAPPING, LLC  
 277 E AMADOR AVE SUITE 303  
 LAS CRUCES, NM 88001  
 505-917-8921

62nd Street Buffer Map Info - Habitat for Humanity

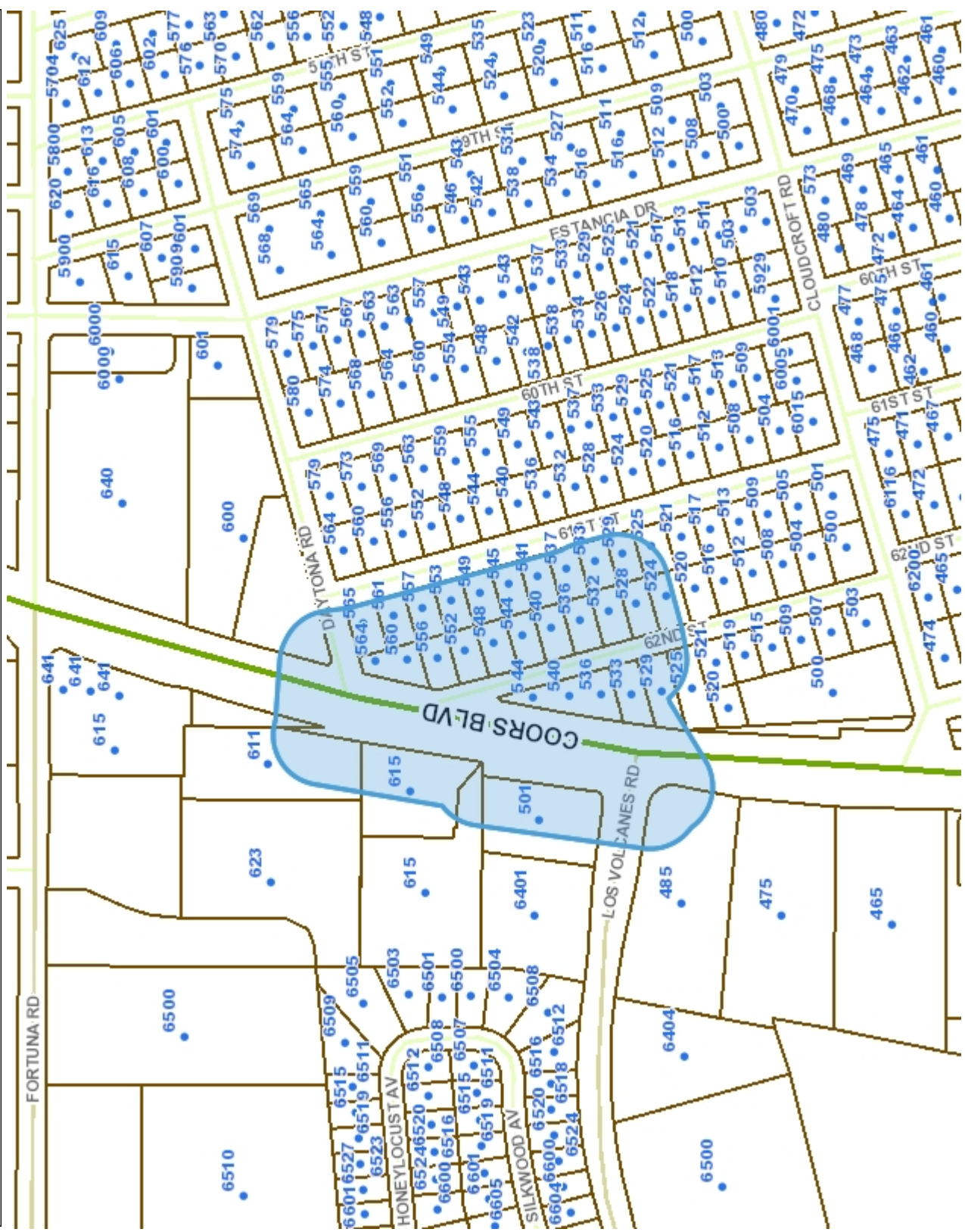
UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUS Address 2	Legal Description
1	101105800617031816	AFODACA CECILIA Y	557 61ST ST NW	557 61ST ST NW	ALBUQUERQUE NM 87105	* 020 DAVIS PEREA COURSON SUBD
2	101005847916940315	BATTAGLIA JOHN J TRUSTEE BATTAGLIA RVT & BATTAGLIA KA 5202 VALLE VISTA DR NW	5202 VALLE VISTA DR NW	615 COORS BLVD NW B	ALBUQUERQUE NM 87121	TR Q-8-A-1 PLAT OF TRS Q-6-A-1-A & Q-8-A-1 ATRISCC
3	1011058001912531808	CAMPA JESUS & GAMEZ TOMASA T	525 61ST ST NW	525 61ST ST NW	ALBUQUERQUE NM 87105	* 028 DAVIS PEREA COURSON SUBD
4	101105800912331829	CASALU CHRIS & JULIANA TR SANTELIANTO TR C/O QUEZAL 524 62ND ST NW	524 62ND ST NW	524 62ND ST NW	ALBUQUERQUE NM 87105	* 041 DAVIS PEREA COURSON SUBD
5	101005851313040210	CASTILLO RALPH M 1999 TRUST	PO BOX 800895	533 62ND ST NW	ALBUQUERQUE NM 87105	* 056 DAVIS PEREA COURSON SUBD
6	101005851411840208	CHACON-VALDEZ ROMAN FRANCISCO	5525 BROADWAY BLVD SE	525 62ND ST NW	ALBUQUERQUE NM 87105	* 058 DAVIS PEREA COURSON SUBD
7	101005851020740301	COORS INVESTMENT LLC	8400 HELEN HARDIN ST NE	COORS BLVD NW	ALBUQUERQUE NM 87121	NWLY TRIANGULAR PORT LOT 1 NWLY TRIANGULAR P
8	101105800417631817	DAVIS ADEL	561 61ST ST NW	561 61ST ST NW	ALBUQUERQUE NM 87105	* 019 DAVIS PEREA COURSON SUBD
9	101105801315731812	GALLEGOS YVONNE V	541 61ST ST NW	541 61ST ST NW	ALBUQUERQUE NM 87105	* 024 DAVIS PEREA COURSON SUBD
10	101005851214240212	GREATER ALBUQUERQUE HABITAT FOR HUMANITY	4900 MENAUL BLVD NE	552 62ND ST NW	ALBUQUERQUE NM 87105	LT 48 PLAT OF DAVIS PEREA COURSON SUBDIVISION
11	101105800916031814	GUTIERREZ CLARENCE & MARY B	549 61ST ST NW	549 61ST ST NW	ALBUQUERQUE NM 87105	* 022 DAVIS PEREA COURSON SUBD
12	101005849415540322	HUGS HOLDINGS LLC C/O O'REILLY AUTO PARTS	PO BOX 9167	501 COORS BLVD NW	ALBUQUERQUE NM 87121 1402	TR O7A1B PLAT OF TR O7A1A & O7A1B ATRISCOBUSIN
13	101105801713131809	MANCHA HECTOR & SANDRA	529 61ST ST NW	529 61ST ST NW	ALBUQUERQUE NM 87105	* 027 DAVIS PEREA COURSON SUBD
14	101105801613631810	MARTINEZ VICTOR J	533 61ST ST NW	533 61ST ST NW	ALBUQUERQUE NM 87105	* 026 DAVIS PEREA COURSON SUBD
15	101105801215331813	MONROY CARLOS A	545 61ST ST NW	545 61ST ST NW	ALBUQUERQUE NM 87105	* 023 DAVIS PEREA COURSON SUBD
16	101105801514331811	MONTOYA MARY LORRAINE	537 61ST ST NW	537 61ST ST NW	ALBUQUERQUE NM 87105	* 025 DAVIS PEREA COURSON SUBD
17	101105800218231818	NIETO GLORIA C	565 61ST ST NW	565 61ST ST NW	ALBUQUERQUE NM 87105	* 018 DAVIS PEREA COURSON SUBD
18	101005850016940316	NORTH COORS SELF STORAGE LLC	5202 VALLE VISTA DR NW	615 COORS BLVD NW	ALBUQUERQUE NM 87121 1419	TR Q-6-A-1-A PLAT OF TRS Q-6-A-1-A & Q-8-A-1 ATRISK
19	101105800716531815	ORTEGA ALEX & MARY LORRAINE	553 61ST ST NW	553 61ST ST NW	ALBUQUERQUE NM 87105	* 021 DAVIS PEREA COURSON SUBD
20	101005847812340608	RIO GRANDE CREDIT UNION	301 RIO BRAVO BLVD SE	485 COORS BLVD NW	ALBUQUERQUE NM 87121	TR P-1 CORRECTED PLAT OF ATRISCO BUSINESS PARI
21	101105803121232503	RIO GRANDE PRESBYTERIAN CHURCH	PO BOX 66498	COORS BLVD NW	ALBUQUERQUE NM 87105 1420	LT C-1 BLK J PLAT FOR LOTS C-1 AND C-2, BLOCK J NC
22	101005851412440209	VALDEZ ROMAN FRANCISCO CHACON	5525 BROADWAY BLVD SE	529 62ND ST NW	ALBUQUERQUE NM 87105	* 057 DAVIS PEREA COURSON SUBD 10N 2E SEC 15
23	101005851717840401	YANES LONNIE S	6220 CENTRAL AVE SW	560 COORS BLVD NW	ALBUQUERQUE NM 87105	LOTS 50 & 51 DAVIS PEREA & COURSON SUBDIVISIONC



# 556 Coors Blvd NW



- Legend**
- Address Points
  - Primary Streets
  - Freeway
  - Principal Arterial
  - Minor Arterial
  - Local Streets
  - + BN and SF Railroad
  - Bernalillo County Parcels



### Notes

Buffer: 100 Feet  
 Right-of-Way: Coors Boulevard NW;  
 Daytona Road NW

581 0 291 581 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 1: 3,489  
 © City of Albuquerque

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 THIS MAP IS NOT TO BE USED FOR NAVIGATION

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



GREATER ALBUQUERQUE HABITAT FOR  
HUMANITY  
4900 MENIL BLVD NE  
ALBUQUERQUE NM 87110-3042

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



ORTEGA ALEX & MARY LORRAINE  
533 61ST ST NW  
ALBUQUERQUE NM 87105-1407

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



CASAS CHRIS & JULIANA TR  
SANTILLANO TR C/O DEZAMA DIRIG  
CORONA & CTAL  
224 62ND ST NW  
ALBUQUERQUE NM 87105-1448

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



VALDEZ ROMAN FRANCISCO CHACON  
523 BROADWAY BLVD SE  
ALBUQUERQUE NM 87105-7423

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



HUGO HOLDINGS LLC C/O O'BELLY AUTO  
PARTS  
PO BOX 5147  
SPRINGFIELD MO 65801-9147

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



MARTINEZ VICTOR J  
533 61ST ST NW  
ALBUQUERQUE NM 87105-1407

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



NETO ALOHA C  
465 01 ST ST NW  
ALBUQUERQUE NM 87105

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



BATTAGLIA JOHN I TRUSTEE BATTAGLIA  
RYT & BATTAGLIA KATHLEEN A TR BATTAGLIA  
RYT  
5302 VALLE VISTA DR NW  
ALBUQUERQUE NM 87120

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



COORS INVESTMENT LLC  
8400 HELEN HARDS ST NE  
ALBUQUERQUE NM 87122

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



RIO GRANDE CREDIT UNION  
301 RIO BRAVO BLVD SE  
ALBUQUERQUE NM 87105-7402

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



CASTILLO KALPH M 1999 TRUST  
PO BOX 80895  
DALLAS TX 75280

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



APDACA CECILIA Y  
557 61ST ST NW  
ALBUQUERQUE NM 87105-1407

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



YANIS LONNIE S  
8202 CENTRAL AVE SW  
ALBUQUERQUE NM 87105-2037

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



DAVIS ADEL  
541 61ST ST NW  
ALBUQUERQUE NM 87105-1407

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



MANCHA HECTOR & SANDRA  
529 61ST ST NW  
ALBUQUERQUE NM 87105-1407

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



RIO GRANDE PRESBYTERIAN CHURCH  
PO BOX 64493  
ALBUQUERQUE NM 87193-6499

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



CAMPA JESUS & GABRIEL TOMASA T  
525 61ST ST NW  
ALBUQUERQUE NM 87105-1407

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



OUTERREZ CLARENCE & MARY B  
549 61ST ST NW  
ALBUQUERQUE NM 87105-1407

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



NORTH COORS SELF STORAGE LLC  
2502 VALLE VISTA DR NW  
ALBUQUERQUE NM 87120-2417

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



CHACON VALDEZ ROMAN FRANCISCO  
5232 BROADWAY BLVD SE  
ALBUQUERQUE NM 87105-7423

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



MONTONA MARY LORRAINE  
537 61ST ST NW  
ALBUQUERQUE NM 87105-1407

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



MONROY CARLOS A  
545 61ST ST NW  
ALBUQUERQUE NM 87105-1407

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



GALLEGOS YVONNE V  
541 61ST ST NW  
ALBUQUERQUE NM 87105





# Signs posted on 03MAR2026

62nd ST NW



62nd ST NW



COORS BLVD NW



COORS BLVD NW







O'Reilly  
AUTO PARTS

O'Reilly  
AUTO PARTS

4x4

8 3737 ST



RECYCLE  
www.merck.com

FOR SALE  
575-518-4545

# REQUEST

APPROVAL FOR 62nd Street - Habitat for Humanity  
Vacation of Public Right-of-Way

The Development Hearing Officer (DHO) of the City of Albuquerque will hold a public hearing in the **Plaza Del Sol Hearing Room, Basement, Plaza Del Sol Building 600, 2nd St. NW** and remotely **VIA ZOOM** on wed. April 8, 2026 @ 9:00 am and such additional dates as may duly be established. The Zoom Meeting invitation link and information can be obtained on the agenda for the DHO meeting featuring this case, which is located on the DHO webpage at:  
<https://www.cabq.gov/planning/boards-commissions/>

All persons have a right to appear at or attend such hearing. For information on this case or instruction on filing written comments, you may contact the **City Planning Department Development Review Services** at 505-924-3860 or [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov)

Required to be posted from March 24, 2026 to April 24, 2026  
By (applicant/agent) CDS/John Stapleton

REFER TO FILE # WAC-2026-00004

Phone 505-545-9607

It is illegal for an unauthorized person to remove or tamper with this sign. §14-16-6-9 of the Revised Ordinances of Albuquerque NM 1994  
Revision July 2025

**REQUEST**

APPROVAL FOR 10<sup>th</sup> Street - Medical for Humanity  
Vacation of Public Right-of-Way

The Development Hearing Officer (DHO) of the City of Albuquerque will hold a public hearing in the Plaza Del Sol Hearing Room, Basement, Plaza Del Sol Building 600, 2nd St. NW and remotely VIA ZOOM on Wed. April 6, 2022 @ 9:00 am and such additional dates as may duly be established. The Zoom Meeting invitation link and information can be obtained on the agenda for the DHO meeting featuring this case, which is located on the DHO webpage at:  
<https://www.cabq.gov/planning/boards-commissions/>

All persons have a right to appear at or attend such hearing. For information on this case or instruction on filing written comments, you may contact the City Planning Department Development Review Services at 505-924-3860 or [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov)

Required to be posted from March 28, 2022 to April 22, 2022  
By (applicant/agent) CDs/ John Stapleton Phone 505 845 9607

REFER TO FILE # VA-2022-00004  
It is illegal for an unauthorized person to remove or tamper with this sign. 514-16-6-9 of the Revised Ordinances of Albuquerque NM 1994. Revision July 2015.

O'Reilly AUTO PARTS

