

**PLANNING DEPARTMENT  
URBAN DESIGN & DEVELOPMENT DIVISION  
600 2nd Street NW, 3rd Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339**



## **CERTIFICATE OF ZONING**

October 5, 2021

Nathan Troyer  
Montano Family Homes, LLC  
1926 Indian School Rd. NW, Troyer Homes  
LLC  
Albuquerque, NM 87107

**Project Number: 2018-001501, RZ-2018-00029**

EPC DECISION: October 11, 2018

All or a portion of Tract 6-A-2, Plat of Lots 6-A-1  
and 6-A-2 North Fourth Street Homesites Addition,  
712 Montaña NW, between Villa Canela Ct., NW  
& 5<sup>th</sup> St. NW, containing approximately 1.7 acres.

THE POSSIBLE APPEAL PERIOD HAVING EXPIRED, THE ZONING ON THE ABOVE  
REFERENCED PROPERTY IS NOW CHANGED AS FOLLOWS:

**FROM: R-A TO: R-1C**

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of a zone map amendment does not constitute approval of plans for a building permit. Site Plans and Building Plans need to be reviewed, approved and signed-off by the Environmental Planning Commission (EPC), the Development Review Board (DRB), the Design Review Committee (DRC) and/or the Building and Safety Division as applicable before a building permit can be issued.

Sincerely,

Digitally signed by James M. Aranda  
DN: cn=James M. Aranda, o=City of Albuquerque, ou=Planning  
Department, email=jmaranda@cabq.gov, c=US  
Date: 2021.10.05 15:41:23 -0600

For Alan M. Varela  
Planning Director

AV/CS

cc: Ricardo Guillermo, Architect, 1108 11<sup>th</sup> St. NW, Albuquerque, NM 87104  
Code Enforcement Division  
Michelle Gricius, AGIS Division  
File