



Environmental Planning Commission

Agenda Number: 3
Project# PR-2025-020144
Plan #: ZMA-2026-00001
Hearing Date: March 19, 2026

Staff Report

Agent	Tierra West LLC
Applicant	David and Rebecca Gonzales
Request	Zoning Map Amendment (zone change)
Legal Description	1) Tract 47, Map 32, located at 5626 Gene Ave. NW, approximately 1.2 acres; 2) Tract 68-A-2-C & ZAPF-VAN Addition No. 10, Lot 14 & Lot 15, Map 32, excluding the west 80 ft & excluding the southernly portion out to the ROW, located at 907 Montano Rd. NW (City Parcel 915 Montano Rd. NW), approximately 1.2 acres; 3) Lot 13 (except the southernly portion out to ROW Montano Rd.), ZAPF VAN Addition No. 10, located at 817 Montano Rd. NW, approximately 0.5 acres; 4) Tract 68-B, Map 32, located at 5626 Guadalupe Trl NW, approximately 0.2 acres, between Gene Ave NW and Montano Rd NW
Location	
Size	A total of approximately of 3.5 acres
Existing Zoning	R-A, MX-T and R-1C
Proposed Zoning	MX-M

Staff Recommendation

APPROVAL of Project# PR-2025-020144; Plan # ZMA-2025-00001 based on the Findings 1-25 and Condition of Approval.

Staff Planner:
William Steele, Sr. Planner

Summary of Analysis

The request is for a Zoning Map Amendment (zone change) for 4 contiguous parcels from R-A, MX-T or R-1C to MX-M for approximately 3.2-acres. The EPC is the final decision-making body for this request because the subject sites are within an Area of Consistency and area of change and is less than 10/20 acres [IDO §14-16-6-7(G)(1)(a)2] & [IDO §14-16-6-7(G)(1)(a)3]. The request is a quasi-judicial matter.

The applicant has adequately justified the request pursuant to IDO Review and decision criteria for a zone change [14-16-6-7(G)(3)] and staff has found that the request would further a preponderance of applicable Comp Plan Goals and Polices.

Neighborhood Associations within 660-feet and property owners within 100-feet of the subject sites were notified as required.

Staff is aware of opposition from the Los Poblanos NA. They requested a post submittal facilitated meeting and are supportive of MX-T instead of MX-M.

Map

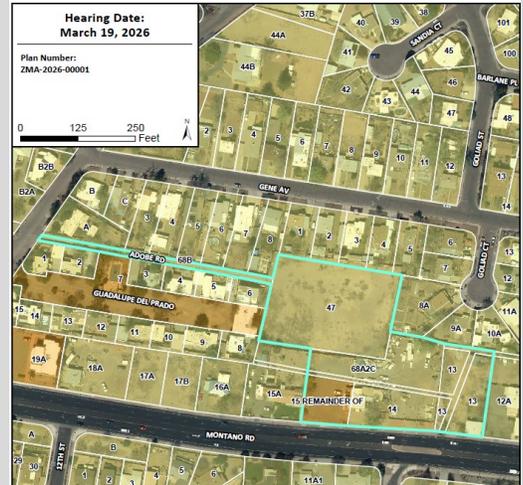


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ATTACHMENTS

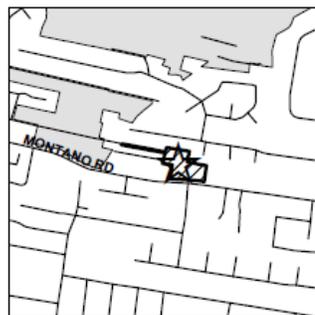
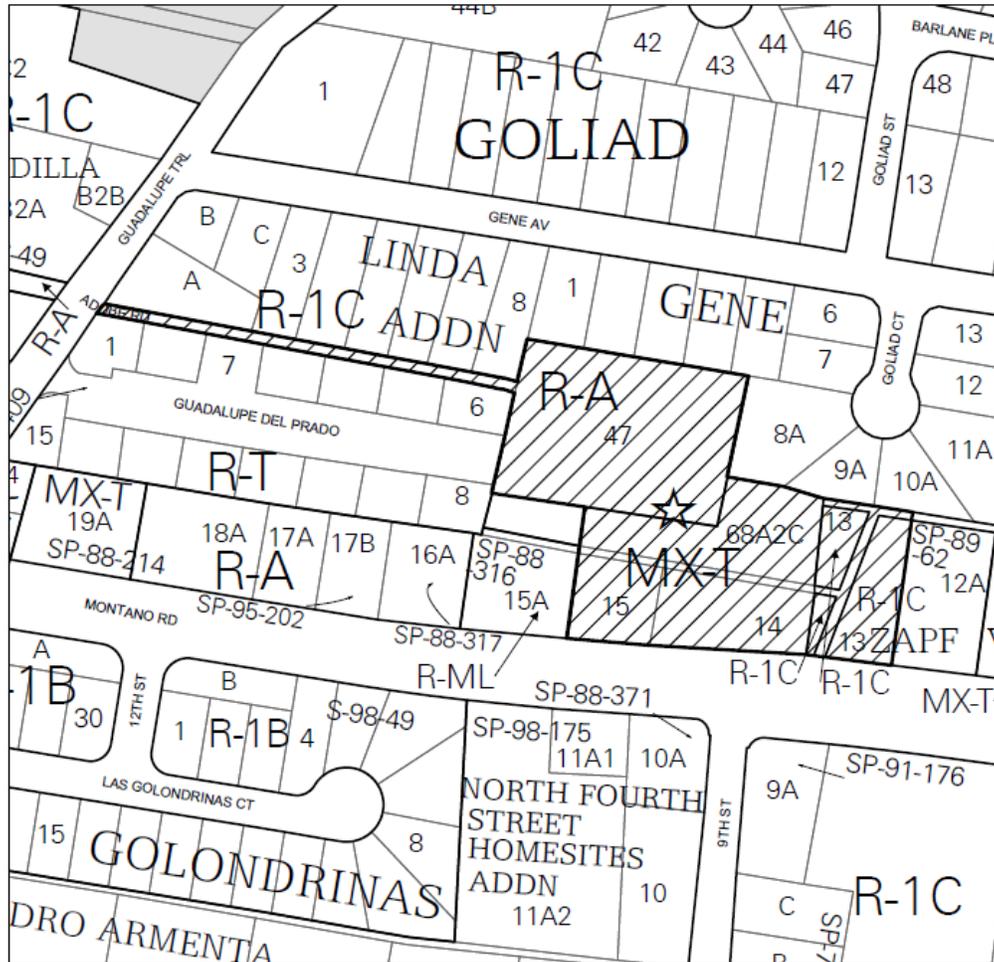
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I. Maps

Aerial Map

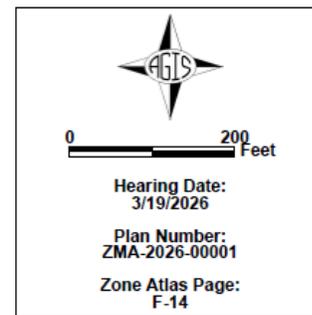


IDO Zoning Map

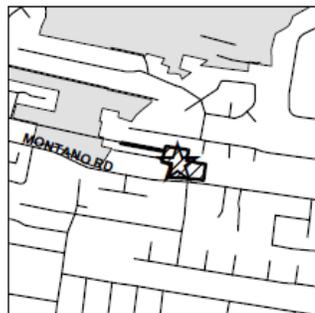


IDO ZONING MAP

Note: Gray shading indicates County.



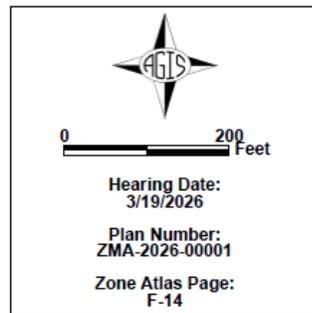
Land Use Map



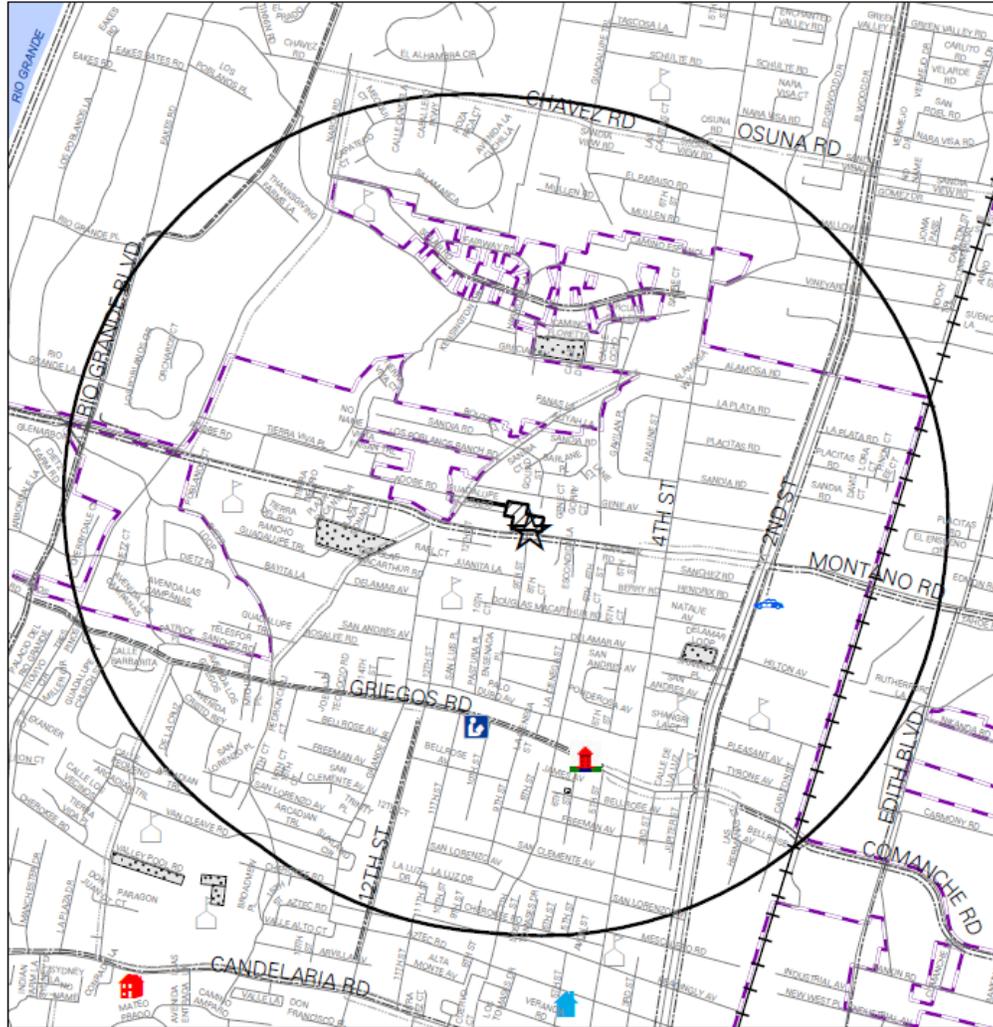
LAND USE MAP

Note: Gray shading indicates County.

- Key to Land Use Abbreviations**
LDRES | Low-density Residential
OFC | Office
TRANS | Transportation
AGRI | Agriculture
PARK | Parks and Open Space
VAC | Vacant



Public Facilities / Community Services

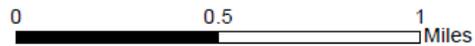


Public Facilities Map with One-Mile Buffer



- | | | | |
|------------------|--------|--------------------------|-----------------------------------|
| Community Center | Fire | Public School | Landfill designated by EHD |
| Library | Police | Proposed Bike Facilities | Landfill Buffer designated by EHD |
| | | Existing Bike Facilities | Developed City Park |
| | | Albuquerque City Limits | |

Plan Number: ZMA-2026-00001



II. Introduction

Request

The request is for a Zoning Map Amendment (zone change) from R-A, MX-T or R-1C to MX-M, for (4) contiguous parcels (the “subject sites”) legally owned by the applicant and are described as follows:

Address	Legal	Acres	Existing Zoning	Existing Land Use
5626 Gene Ave NW	Tract 47, Map 32	approx. 1.2 acres	R-A	Low-density Residential
907 Montano Rd NW (City parcel 915 Montano Rd. NW)	Tract 68-A-2-C & ZAPF-VAN Addition No. 10, Lot 14 & Lot 15, Map 32, excluding the west 80 ft & excluding the southernly portion out to the ROW	approx. 1.2 acres	MX-T	Low-density Residential, Parking (Transportation)
817 Montano Rd NW	Lot 13 (except the southernly portion out to ROW Montano Rd.), ZAPF VAN Addition No. 10	approx. 0.5 acres	R-1C	Low-Density Residential
5626 Guadalupe Trl NW	Tract 68-B, Map 32	0.2	R-A	Low-Density Residential, Townhouse

EPC Role

The EPC is the final decision-making body for this request because three tracts within the subject area are designated as an Area of Consistency and are less than 10 acres [IDO §14-16-6-7(G)(1)(a)2]. A small portion of 907 Montano Rd NW is within an Area of Change and is less than 20 acres [IDO §14-16-6-7(G)(1)(a)3]. The request is a quasi-judicial matter.

Background

The intention of the zone change is to facilitate the future development of commercial uses (medical office) on the subject sites.

Subdivision of Land

In November 2025 the applicant submitted a sketch plat to consolidate the subject sites into one parcel for the proposed use of a medical office (PA-2025-00374). The subdivision action would clean up the ROW and City Parcels, which has not yet occurred. The applicant intends on replatting after approval of the zone change and vacation of ROW.

Variance of Right of Way (ROW)

An acequia ROW traverses the properties located at 907 Montano Rd NW and 817 Montano Rd NW. The portion of the acequia crossing 817 Montano Rd NW does not

carry a zoning designation under the Integrated Development Ordinance (IDO), as public rights-of-way are not assigned zoning districts.

In February 2026, an application for Vacation of Public Right-of-Way (VA-2026-00003) was submitted to the Development Hearing Officer (DHO) pursuant to the procedures of IDO §14-16-6-6(M).

The applicant is requesting that the ZMA request is heard prior to the vacation and is requesting that the EPC include a Condition of Approval allowing the ZMA to be approved prior to the Vacation. The condition would require the vacation to be approved prior to the issuance of an official zoning certificate.

The vacation of the acequia right of way is scheduled to be heard during the March 25th DHO meeting.

History/Context

- 5626 Gene Ave NW is zoned R-A (Rural and Agricultural) and is a vacant lot that was once the location of a single-family home which has been demolished.
- 907 Montano Rd NW is zoned MX-T (Mixed-use Transition).

On December 18, 2004, the EPC approved a two-part request for 907 Montano Rd NW consisting of a Site Development Plan and a Zone Map Amendment. The request included a zone change from RA-2 to SU-1 for RC uses, excluding sales of drugs, medical supplies, restaurants, dry cleaning, and self-service laundry. Although the approvals were granted, the site was not developed under the approved plan, and the previously existing uses—office, apartment, and storage—remained until the property was later approved for a Family Home Day Care. Final sign-off authority for the Site Development Plan was delegated to the Development Review Board (DRB). On April 29, 2004, the DRB approved the plan with a modification removing references to a landscape business.

The specific site development plan was never developed and the parcel is currently developed with a Family Home Day Care. The former zoning was SU-1 for Residential/Commercial uses excluding the sales of drugs and medical supplies and dry cleaning.

- 817 Montano Rd NW is zoned R-1C (Residential – Single-family) and is a vacant lot that was the location of a single-family home that was demolished.
- 5626 Guadalupe Trl NW serves as an approximately 13-foot-wide access road for 5626 Gene Ave NW. Overhead utility lines supported by utility poles are situated along the access road.

The subject area is surrounded by single family dwellings and businesses. They all have been or were the locations of single-family residential homes. 817 Montano Rd NW and 907 Montano Rd NW are adjacent the Montano Rd Major Transit Corridor and across from single-family residential homes. 907 Montano Rd NW is bordered on the west by a

Child Day Care and a mix of single-family residential homes, offices and small businesses. Adjacent to 817 Montano Rd is a single-family home and with a separate building containing a Hair Salon. Further east is a single-family home, a church, a single-family home, a small commercial building containing offices.

5626 Gene Avenue is a landlocked parcel only accessible to its west by an approximately 13' wide access road, 5626 Guadalupe Trl NW. It is adjacent to townhouses to its west and single-family residential homes to its north and east. South and adjacent to 5626 Gene Avenue is the Child Day Care off Montano Rd and one of the subject sites, 907 Montano Rd. 5625 Guadalupe Trl NW is a small paved road approximately 13' wide that connects 5626 Gene Avenue to Guadalupe Trl NW. It is it is adjacent to the backyards of single-family homes to its north and townhouses to the south. This parcel contains utilities overhead that will be utilized to support any future development on the subject sites.

The subject sites are less than 1/4 of a mile east of the intersection of 4th St NW and Montano Rd NW.

Roadway System

The Long Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role.

The LRRS designates Montano Rd NW as an Existing Regional Principal Arterial

The MRCOG's 2040 Limited Access Facilities Map (does not) show adjacent roadways as an interstate freeway or as having limited access.

The MRCOG's 2040 Primary Freight Corridors and Truck Restrictions Map does not designate roadways adjacent or through the subject sites as either a Primary Freight Corridor or a roadway with Truck Restrictions.

Bikeways / Trails

The Long Range Bikeway System (LRBS) map, produced by MRCOG, identifies existing and proposed trails.

The LRBS shows a Proposed Bicycle Lane starting east at the intersection of Montano Rd NW and 4th St NW.

The LRBS shows a Potential Bike Facility along 4th St NW.

Transit

There are multiple ABQ Ride bus stops near the subject sites along Montano Rd NW. Bus Stop Route 157 has stops going east and west near Villa Canela Ct, approximately 400 ft from the subject sites. Route 157 also has stops approximately 800 ft west of the subject

sites on Montano Rd NW, near the termination and continuation (north and south) of Guadalupe Trail NW.

III. Analysis of City Plans and Ordinances

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

City Development Areas

The subject sites are located in both Areas of Change and Areas of Consistency.

Areas of Consistency have policies to protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space. Development in Areas of Consistency is expected to reinforce the scale, intensity, and built pattern of the immediately surrounding context.

The south western portion of 907 Montano Rd NW is located in an Area of Change, as designated by the Comprehensive Plan. Areas of Change include Centers, Corridors, and Metropolitan Redevelopment Areas, where new development and redevelopment are desired and appropriate. These areas include undeveloped land and commercial or industrial zones that would benefit from infill or revitalization. Directing growth to Areas of Change is intended to reduce development pressure on established neighborhoods and rural areas, minimizing infill or redevelopment at a scale and density that could negatively impact their character. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.

Center & Corridor Designations

Montano Rd. NW is a designated Major Transit Corridor and it borders the subject area to the south. Major Transit Corridors are anticipated to be served by high frequency and local transit (e.g., Rapid Ride, local, and commuter buses). Major Transit Corridors prioritize transit above other modes to ensure a convenient and efficient transit system. The subject sites are not within a center.

Community Planning Area (CPA)

The subject sites are adjacent to the Near North Valley CPA directly across Montano Rd NW.

Applicable Goals & Policies

Applicable Goals and policies that were selected by the applicant are listed below. Staff analysis follows indented below the stated goal or policy. Goals and/or policies added by Staff are denoted with an asterisk (*).

CHAPTER 5 – LAND USE

GOAL 5.1 CENTERS AND CORRIDORS: Grow as a community of strong centers connected by a multi-modal network of corridors.

Goal 5.1 emphasizes concentrating growth along designated Corridors to support transit, economic activity, and walkability. The subject sites are located directly on Montano Rd. NW, a designated Major Transit Corridor. Existing multi-modal infrastructure near and adjacent to the subject sites, including sidewalks, and bus stops supports corridor-based development. Amending the zoning to MX-M would reinforce the corridor's function by extending mixed-use activity westward and strengthening the continuity of development along Montano. **The request furthers Goal 5.1 – Centers and Corridors.**

c) Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

Goal 5.1(c) prioritizes compact infill and employment density in designated Centers and Corridors to accommodate long-term growth and reduce outward expansion. Three of the four parcels consisting of the subject sites are vacant, despite surrounding residential and institutional development over the past decades, indicating underutilization of the land adjacent to Montano Rd NW, a Major Transit Corridor. The subject sites are located within an established urban area with transit, sidewalks, utilities, and public facilities. Rezoning to MX-M would allow mixed-use and employment-generating uses consistent with the corridor designation. By directing growth to this established and infrastructure-served location, the request supports compact development patterns and discourages development at the urban edge, consistent with growth strategy in the Comprehensive Plan. **The request furthers Sub-policy 5.1(c).**

SUB-POLICY 5.1.10(b) MAJOR TRANSIT CORRIDORS. Minimize negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and abutting single-family residential areas.

R-1C zoning is adjacent to the subject sites. The subject sites are adjacent to a Major Transit Corridor and a residential area to the north, separating interior single-family neighborhoods from Montano Rd NW. MX-M zoning provides dimensional standards, buffering requirements, and design controls that moderate scale relative to adjacent single family residential areas. Existing development patterns along Montano already include mixed-use and commercial uses east of the sites, establishing the character of a Major Transit Corridor. The ZMA would continue this transitional pattern, buffering single-family areas from direct exposure to any Major Transit Corridor traffic and activity. **The request furthers Sub-policy 5.1.10(b) - Major Transit Corridors.**

POLICY 5.2.1 LAND USES: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The subject sites are within an established residential neighborhood and served by transit infrastructure and proposed future bicycle infrastructure. The proposed MX-M zoning would diversify the land use pattern and introduce additional service and employment opportunities within walking or biking distance. Non-residential uses are permissive under the MX-M zone district; therefore, the amendment could strengthen local economic activity and reduce the need for longer vehicle trips. The policy emphasizes accessibility and sustainability, both of which are enhanced by corridor-based mixed-use zoning. **The request furthers Policy 5.2.1 – Land Uses.**

- (a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods

There is a concentration of mixed-use zoning to the east near the Montano/4th St intersection, with fewer non-residential opportunities westward. The zone change provides an opportunity to extend neighborhood-serving uses closer to nearby residential uses. The presence of sidewalks, bus stops and bike lanes supports walkable and bike-accessible development. MX-M zoning would allow retail, service, and community uses that reduce travel distances for nearby residents. **The request furthers Sub-policy 5.2.1(a).**

- (b) Encourage development that offers choice in transportation, work areas, and lifestyles.

The site's locations along a Major Transit Corridor provides access to multiple transportation modes, including bus service, sidewalks and proposed future bicycle lanes. MX-M zoning allows a variety of housing types and possible employment-generating uses that expand lifestyle and income options. The presence of nearby schools, childcare, and established neighborhoods, creates opportunities for integrated live-work patterns. By aligning zoning with transit-supportive infrastructure, the ZMA encourages transportation choice and economic diversity. **The request partially furthers Sub-policy 5.2.1(b).**

- (m) Encourage more productive use of vacant and under-utilized lots

Three out of 4 parcels within the subject area are vacant or under-utilized lots. Their existing zoning limits the range of potential uses compared to MX-M. Amending the zoning would expand development flexibility and foster more productive use of land along the corridor. Utilizing existing infrastructure capacity rather than leaving land vacant would promote efficient land use and economic diversity. **The request furthers Sub-policy 5.2.1(m).**

GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS: Promote development patterns that maximize the utility of existing infrastructure and public facilities.

The subject sites are located within an urban area with access to streets, transit, utilities, and municipal services. The subject sites are adjacent to developed

residential and commercial uses. Encouraging development of a mostly vacant infill sites along a Major Transit Corridor represents efficient use of public facilities. MX-M zoning aligns mixed-use development with infrastructure capacity along a designated Major Transit Corridor. **The request furthers Goal 5.3 – Efficient Development Patterns.**

POLICY 5.3.1 INFILL DEVELOPMENT: Support additional growth in areas with existing infrastructure and public facilities.

The subject sites consist of 3 out of 4 vacant parcels surrounded by established development and public infrastructure. Mixed-use zoning would be more suitable along the MT corridor than residential zoning. The zone change could support additional infill growth along the transit corridor, which reduces development pressure at the urban edge. The ZMA could promote growth in an area already supported by utilities and transportation systems. **Therefore, the request furthers Policy 5.3.1 – Infill Development.**

POLICY 5.3.2 LEAPFROG DEVELOPMENT: Discourage growth in areas without existing infrastructure and public facilities.

Policy 5.3.2 discourages growth in areas lacking infrastructure and public facilities. The subject sites are within a fully developed urban setting served by existing roadways, sidewalks, utilities, and nearby institutional uses. Montano Rd NW functions as a Major Transit Corridor with established transit service approximately 0.15 miles from the sites. The surrounding area includes low-density residential neighborhoods, a child day care facility, a religious institution, a park, and Elementary School, confirming infrastructure and public facilities. Concentrating mixed use development in this location reduces pressure for infrastructure expansion elsewhere in the City. **The request furthers Policy 5.3.2 – Leapfrog Development.**

***GOAL 5.6 CITY DEVELOPMENT AREAS:** Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Goal 5.6 establishes a growth management framework that distinguishes between Areas of Change—where more intense development is encouraged—and Areas of Consistency—where stability and reinforcement of existing character are prioritized.

The subject sites are located along Montano Rd NW, a designated Major Transit Corridor, and within proximity to a Main Street intersection. Amending the zoning to MX-M reinforces the Comprehensive Plan’s strategy of concentrating more intense development along designated corridors while maintaining the established character of adjacent single-family neighborhoods through required transitions and

buffering standards in the IDO. **The request furthers Goal 5.6 - City Development Areas.**

*POLICY 5.6.2 AREAS OF CHANGE: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The Comprehensive Plan designates the southwest corner of 907 Montano Rd NW, adjacent to the road, as an "Area of Change." These areas—which include Centers, Corridors, and Metropolitan Redevelopment Areas—are targeted for infill, revitalization, and new development. The requested MX-M zoning supports this policy by aligning the land use intensity of MX-M with the corridor designation rather than maintaining residential zoning that underutilizes the site's locations and infrastructure access. The ZMA reinforces the Comprehensive Plan's growth strategy by supporting infill and redevelopment where change is anticipated and public investment has already occurred. MX-M zoning would extend the established mixed-use development pattern westward in a logical and incremental manner along a Major Transit Corridor. **Therefore, the request furthers Policy 5.6.2 Areas of Change.**

CHAPTER 7 - URBAN DESIGN

POLICY 7.1.2 DEVELOPMENT FORM: Prioritize elements of development form for each Center and Corridor.

Montano Rd NW is designated as a Major Transit Corridor. MX-M zoning allows a mix of uses that align with corridor form expectations, including pedestrian-oriented frontage and employment-generating activity. The sites are appropriately positioned to extend existing mixed-use form westward along a Major Transit Corridor where growth and development are encouraged. **The request furthers Policy 7.1.2 – Development Form.**

CHAPTER 8 – ECONOMIC DEVELOPMENT

POLICY 8.1.1 DIVERSE PLACES: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

Rezoning the subject sites to MX-M would extend existing mixed-use pattern along the Montano Rd. MT corridor. The Comprehensive Plan prioritizes balanced land use and employment opportunities along Major Transit Corridors. The ZMA to MX-M would allow the opportunity for development of a variety of mixed-uses, specifically non-residential uses with different intensities and building scale which could encourage economic development opportunities. **The request furthers Policy 8.1.1 – Diverse Places.**

Integrated Development Ordinance (IDO)

IDO Zoning

5626 Guadalupe Trl NW and 5626 Gene Ave NW are zoned R-A (Rural and Agricultural). The purpose of the R-A zone district is to provide for lower density single-family residential and limited agricultural uses, generally on lots of ¼ acre or larger, as well as limited civic and institutional uses to serve the surrounding residential area.

907 Montano Rd NW is zoned MX-T (Mixed-Use – Transition). The purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial areas. Primary land uses include a range of low-density residential, small-scale multi-family, office, institutional, and pedestrian-oriented commercial uses.

807 Montano Rd NW is zoned Single-Family (Large Lot). The purpose of the R-1 zone district is to provide for neighborhoods of single-family homes with a variety of lot sizes and dimensions. When applied in developed areas, an additional purpose is to require that redevelopment reinforce the established character of the existing neighborhood. Primary land uses include single-family detached homes on individual lots, with limited civic and institutional uses to serve the surrounding residential area. Allowable uses are shown in Table 4-2-1.

Proposed Zoning

The purpose of the MX-M (Mixed-use – Medium Intensity) zone district (IDO §14-16-2-4(C)) is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. Allowable uses are shown in Table 4-2-1.

Overlay Zones

There are no overlay zones impacting the subject sites.

Definitions

Area of Change: An area designated as an Area of Change in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where growth and development are encouraged, primarily in Centers other than Old Town, Corridors other than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Redevelopment Areas.

Area of Consistency: An area designated as an Area of Consistency in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where development must reinforce the character and intensity of existing development.

Corridor Area: Where the specified distance crosses a lot line, the entire lot is included in the Corridor Area. See also Centers and Corridors Definitions.

Residential Zone District: Any zone district categorized as Residential in Part 14-16-2 of this IDO. For the purposes of any Use-specific Standard in Section 14-16-4-3, this includes any lot zoned Planned Development (PD) with a Site Plan approved prior to the adoption of this IDO that allows one or more residential uses and that is developed on lots with residential development that make up at least 50 percent of the site plan area
Major Transit (MT) Area: Lots within 660 feet in any direction of the centerline of a Major Transit Corridor as designated by the ABC Comp Plan, as amended.

Mixed-use Zone District: Any zone district categorized as Mixed-use in Part 14-16-2 of this IDO.

IV. Zoning Map Amendment (Zone Change)

Pursuant to IDO §14-16-6-7(G)(3) of the Integrated Development Ordinance, Review and Decision Criteria, "An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria:"

- (a) The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

Applicant Response: The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of adopted by the City.

As described in the analysis above, the proposed zone change to MX-M will benefit the surrounding communities by furthering a preponderance of the applicable Goals and Policies of the ABC Comp plans for the existing and future conditions of the subject site location. The analysis describes the zone amendment in accordance with the Goals of Centers and Corridors, Complete Communities, Efficient Development Patterns, and Density. The zone change will encourage infill of significant vacancies, while providing density and economic activity along Montano Rd NW, a Major Transit Corridor, in compliance with the Corridor priorities outlined by the ABC Comp Plan.

Staff Response: The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable goals and policies regarding land use, centers and corridors, areas of change, and development. The zone change would allow moderate mixed-use development consistent with the Major Transit Corridor designation along Montano Rd NW and transit-supportive growth. Thus, the request is consistent with the City's health, safety, and general welfare. The response meets Criterion A.

Applicable citations: Goal 5.1, 5.1(c)-Centers & Corridors, Sub-policy 5.1.10(b) - Major Transit Corridors, Policy 5.2.1, 5.2.1(a), 5.2.1(m) – Land Uses, Goal 5.3 – Efficient Development Patterns, Policy 5.3.1 – Infill Development, Policy 5.3.2 – Leapfrog Development, Goal 5.6 - City Development Areas, Policy 5.6.2 Areas of Change, Policy 7.1.2 – Development Form, Policy 8.1.1 – Diverse Places

(b) If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria.

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site.
3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant Response: *The subject site is located within an Area of Consistency as classified in the ABC Comp Plan. The proposed zone amendment to MX-M is consistent with the development and zoning patterns established along Montano to the east of the subject site and would not be significantly different in character from that of the surrounding area, complying with the goals and priorities of Areas of Consistency.*

The zone amendment meets criteria 3. The current zone designations of the vacant sections of the subject site, R-1C and R-A, prevent the full productivity of the subject site and discourage addressing the site's vacancies. Rezoning the site to MX-M would encourage infill of the site's vacancies, encouraging the productivity of the site to provide goods and services needed in the surrounding neighborhoods.

As described in the Goals and Policies analysis, the requested zone change, MX-M, is more appropriately aligned with Table 7-4: Development Form Matrix in the ABC Comp Plan than the existing zoning designations. The Development Form Matrix states a priority for Balanced land uses along Major Transit Corridors. Considering that the zoning east of the subject site along the Major Transit Corridor is predominantly residential, the zoning request would balance the land uses along the Corridor, facilitating the priorities of the ABC Comp Plan.

Staff Response: The majority of the subject sites are within an Area of Consistency, with a small portion of 907 Montano Rd NW designated as Area of Change. In Areas of Consistency, development is intended to reinforce surrounding character and intensity. Staff finds that the subject property fronts a Major Transit Corridor and is distinct from interior single family residential blocks to the north and south.

The MX-M designation would reinforce the Major Transit Corridor development pattern already established east of the sites, where MX-M, MX-T, and MX-L zoning are present. The subject property functions as corridor frontage rather than interior neighborhood property. Staff finds that Criterion (3) applies: a different zone district (MX-M) is more advantageous to the community as articulated by the Comprehensive Plan, by prioritizing balanced land use and employment along Major Transit Corridors. The existing R-1C and R-A zoning does not reflect Major Transit Corridor-intended intensity and limits productive infill of vacant land. The response meets Criterion B.

(c) If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant Response: *The subject site is located partially within an Area of Change, though most of the subject site is located within an Area of Consistency.*

The request meets criterion 3. The current zone designations of the vacant sections of the subject site, R-1C and R-A, prevent the full productivity of the subject site and discourage addressing the site's vacancies. Rezoning the site to MX-M would encourage infill of the site's vacancies, encouraging the productivity of the site to provide goods and services needed in the surrounding neighborhoods.

As described in the Goals and Policies analysis, the requested zone change, MX-M, is more appropriately aligned with Table 7-4: Development Form Matrix in the ABC Comp Plan than the existing zoning designations. The Development Form Matrix states a priority for Balanced land uses along Major Transit Corridors. Considering that the zoning east of the subject site along the Major Transit Corridor is

predominantly residential, the zoning request would balance the land uses along the Corridor, facilitating the priorities of the ABC Comp Plan.

Staff Response: The subject sites are not wholly in an area of change although one parcel (MAP 32 TR 68-A-2-C) at 907 Montano Rd. NW is partially within an area of change. Due to this, the applicant has provided a response to criterion C, 3. claiming that the MX-M zone is more advantageous to the community because it implements the Comprehensive Plan's Major Transit Corridor-based growth strategy and development.

Staff finds that the policy-based analysis demonstrates that the request would further a preponderance of applicable Comprehensive Plan Goals and Policies, therefore would be more advantageous to the community than the current zoning.

The MX-M zone is more advantageous to the community because it implements the Comprehensive Plan's Major Transit Corridor-based growth strategy and development.

The existing zoning of R-1C and R-A reflects lower-intensity residential categories not fully consistent with Major Transit Corridor frontage conditions. Given the site's locations along Montano Rd NW, MX-M better implements adopted land use and corridor policies. The response meets Criterion C.

- (d) The requested zoning does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 14-16-4-3 associated with that use will adequately mitigate those harmful impacts.

Applicant Response: *The requested zone change, MX-M, does not include new permissive uses that would be harmful to adjacent property, the neighborhood, or the community that are not limited or prohibited by the conditions of the subject site and/or the Use-specific Standards.*

However, there are some uses that are perceived as harmful, those are discussed below. Written below is a summary of potentially harmful uses, and how the Use-specific Standards of the IDO and/or existing conditions mitigate the potential harm.

Cannabis Retail- Cannabis retail is prohibited within 300ft of a child day care facility as established in the IDO Section 4-3(D)(35). The subject site borders a child day care facility; therefore, the site would not be developed into cannabis retail.

Cannabis Cultivation and Products Manufacturing- Cannabis cultivation and Products Manufacturing both require a conditional use approval to be developed within 300ft of a child day care facility as established by the IDO Sections 4-3(E)(2) and 4-3(E)(3). The subject site borders a child day care facility, so it is unlikely that the site would be developed into a cannabis-related establishment.

Light Vehicle Repair- The use of light vehicle repair is prohibited within 25 feet of any residential zone district per IDO Subsection 4-3(D)(19)(d). The subject site directly neighbors residential zones; therefore, light vehicle repair would be prohibited on the subject site if amended to MX-M.

Light Vehicle Fueling Station- The development of a light vehicle fueling station adjacent to any residential zone district requires a Conditional Use Approval as stated in IDO Subsection 4-3(D)(18)(g). The subject site borders residential zone districts, requiring a Conditional Use Approval for this use, discouraging its development.

Light Vehicle Sales and Rental- Outdoor display, storage, and sales areas are prohibited within 50 feet of any residential zone district as per IDO Subsection 4-3(D)(20)(c). The subject site directly neighbors residential zones, prohibiting outdoor display, storage, and sales on the subject site. Vehicle sales and rental are normally conducted with outdoor storage and display, discouraging the use of light vehicle sales where it is prohibited on the subject site.

All other permissive uses allowed by MX-M that are not allowed by R-1C would be beholden to the respective Use-specific Standards and required processes outlined in the IDO. The regulations and procedures facilitated by the City of Albuquerque provide just processes that guarantee the best interest of the community and the city for any proposed development and will be applied to any future development proposed on the subject site.

Bar, Night Club, Tasting Room: These uses must comply with all New Mexico State law requirements, including but not limited to any required spacing from other uses or facilities. NM State Law and the IDO Use Specific Standards would mitigate any potential harm to the surrounding area.

Changes in Uses from R-1C, R-A, and MX-T to MX-M – Adapted from IDO Table 4-2				
	R-1C	R-A	MX-T	MX-M
Residential Uses				
Household Living				
Dwelling, single-family detached	P	P	P	
Dwelling, cluster development	P	P	P	
Dwelling, cottage development	P	P	P	

Dwelling, two-family detached (duplex)	P	P	P	
Dwelling, live-work			P	P
Group Living				
Assisted living facility or nursing home			P	P
Community residential facility, large			P	P
Dormitory			C	P
Group home, small			P	P
Group home, medium			C	P
Civic and Institutional Uses				
Adult or child day care facility			P	P
Community Center or Library		C	P	P
Elementary or middle school	C	C	P	P
Fire station or police station				P
High school	C	C	P	P
Hospital				P
Museum			P	P
Sports field			CV	P
University or college			CV	P
Vocational school			P	P
Commercial Uses				
Agricultural and Animal-related				
Equestrian Facility		P		
General Agriculture		P		
Veterinary hospital		C	C	P
Other pet services		C	C	P
Food, Beverage, and Indoor Entertainment				
Auditorium or theater			A	P

Bar			C	P
Catering service				P
Health club or gym			P	P
Mobile food truck court			C	P
Nightclub				P
Restaurant			C	P
Tap room or tasting room			C	P
Other indoor entertainment			C	P
Lodging				
Bed and breakfast		A	P	
Hotel or motel			P	P
Motor Vehicle Related				
Car wash				P
Light vehicle fueling station				P
Light vehicle repair				P
Light vehicle sales and rental				P
Paid parking lot			C	P
Parking structure			CA	P
Offices and Services				
Bank			P	P
Club or event facility			C	P
Commercial services				P
Medical or dental clinic			P	P
Mortuary				P
Office			P	P
Personal and business services, small			P	P
Personal and business services, large				P

Research or testing facility			P	P
Retail Sales				
Art Gallery	CV	CV	P	P
Bakery goods or confectionery shop			C	P
Cannabis retail				P
Farmer's market		T	T	P
General retail, small			P	P
General retail, medium				P
Grocery store				P
Pawn shop				P
Transportation				
Park-and-ride lot			C	P
Transit facility			C	P
Industrial Uses				
Manufacturing, Fabrication, and Assembly				
Artisan manufacturing			C	P

Staff Response: MX-M permits a broader range of residential, commercial, institutional, and limited industrial uses than R-1C, R-A, and MX-T. However, many of permissive uses perceived as harmful are either prohibited, require Conditional Use Approval, or are subject to Use-Specific Standards under IDO §14-16-4-3.

- Cannabis retail, cultivation and manufacturing is prohibited within 300 feet of a child day care facility. (IDO §14-16-4-3(D)(35); IDO §14-16-4-3(E)(2) and 4-3(E)(3))
- Light vehicle repair is prohibited within 25 feet of residential zones. (IDO Subsection 4-3(D)(19)(d))
- Light Vehicle Fueling stations require Conditional Use Approval adjacent to residential zones. (IDO §14-16-4-3(D)(18)(g))
- Light Vehicle Sales and Rental is prohibited within 50 feet of any residential zone district. (IDO§ 14-16-4-3(D)(20)(c))

The subject sites are directly adjacent to residential zoning and a child day care facility, which limits or prohibits several higher-impact or harmful uses. Additionally, future development would be subject to buffering, landscaping, height, and design standards of the IDO. Staff finds that potential adverse impacts are adequately mitigated through existing IDO regulations and procedures. The response meets Criterion D.

(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:

1. Will have adequate capacity to serve the development made possible by the change of zone.
2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA).
4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City approved Development Agreement between the City and the applicant.

Applicant Response: *The request meets the criteria above as described by number 3: The proposed development will have adequate capacity when the applicant fills its obligations under the IDO, the DPM, and/or an IIA. The request will continue through various City application processes where infrastructure capacity will be addressed. The addition of 5626 Guadalupe Trail NW would ensure appropriate space for any required infrastructure such as easements for sewer, water, and/or emergency access.*

Staff Response: The subject sites are located along a Major Transit Corridor with existing sidewalks, transit service, and surrounding utility infrastructure. The sites are within a fully developed urban area. Future development would be subject to review and applicable requirements under the IDO, the Development Process Manual (DPM), and any required Infrastructure Improvements Agreement (IIA) consistent with Criterion 3. Staff finds that infrastructure capacity will be addressed at subsequent stages and that the sites are located in an area capable of supporting moderate mixed use development. The response to Criterion E is met.

(f) The applicant's justification for the requested zone change is not completely based on the property's location on a major street.

Applicant Response: *As shown in the policy analysis above, The Zone Map Amendment is requested based on community benefit and vacancy infill as well as its location along a Major Transit Corridor. The request clearly facilitates the following Goals and Policies of the ABC Comp Plan that are not in relation to the*

subject site's adjacency to the Major Transit Corridor: Goal 5.2 - Complete Communities, Policy 5.2.1 - Land Uses, Goal 5.3 – Efficient Development Patterns, and Policy 5.3.1 - Infill Development as described in the analysis.

Staff Response: Although the subject site's locations on Montano Rd, a Major Transit Corridor is a factor in the request, the Applicant's justification is not completely based on adjacency to a major street. The request is also grounded in infill development of long-vacant land and the providing of neighborhood-serving services, and support for the community. The response meets Criterion F.

- (g) The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

Applicant Response: *The justification for the Zone Map Amendment is not based on the cost of land nor economic considerations, rather, the justification is based on the policy analysis described above, furthering a preponderance of applicable Goals and Policies in the ABC Comp Plan. The Goals and Policies cited in the policy analysis include Centers and Corridors, Complete Communities, Infill Development, and Efficient Development Form. The justification for the zoning change regards the subject site's vacancies, location, and adjacency to a Major Transit Corridor rather than the cost of land or economic considerations.*

Staff Response: Staff finds that the primary justification is policy-based rather than economic in nature. The Applicant's justification focuses on Comprehensive Plan consistency, corridor growth strategy, infill development, and land use rather than land value or financial return. While economic development benefits are discussed, they are framed within the context of adopted policy objectives. The response meets Criterion G.

- (h) The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e., create a "spot zone") or to a strip of land along a street (i.e., create a "strip zone") unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least 1 of the following applies:

1. The subject property is different from surrounding land because it can function as a transition between adjacent zone districts.
2. The subject property is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
3. The nature of structures already on the subject property makes it unsuitable for the uses allowed in any adjacent zone district.

Applicant Response: *The Zone Map Amendment to MX-M is suitable for the subject site and does not create a "spot zone" or a "strip zone". The subject site is separated by a small section of MX-T and R-1C parcels from a ½ mile strip of existing MX-M*

zoning along Montano to the east, as seen below. The request, if approved, would be to continue the existing MX-M zoning pattern along Montano. Following the EPC Zone Map Amendment, the applicant intends to do a lot line-elimination, and the subject site will be one parcel. Applying the MX-M zone wholly to the subject site does not create a spot / strip zone due to the reasons stated above. Further, the addition of 5626 Guadalupe Trail NW would not impact the surrounding area as it is only approximately 13-feet in width. This portion of the subject site would primarily be used for emergency access (if needed) and for utility connections such as electricity, water, and sewer.

Staff Response: The requested MX-M zoning would not create a spot zone or strip zone different than surrounding zone districts. The subject sites front Montano Rd. NW and is separated from an existing concentration of MX-M zoning to the east by only two parcels. Approval would effectively extend an established mixed-use zoning pattern along the corridor rather than create a spot zone. The subject sites also function as a transitional barrier between Montano Rd. NW and interior residential neighborhoods. The MX-M designation is consistent with the Major Transit Corridor goals of for future development. The response meets Criterion H.

V. Agency & Neighborhood Concerns

Reviewing Agencies

No significant comments or outstanding issues that affect the request were received. Please refer to the agency comments at the end of the staff report.

Neighborhood/Public Comments

Public notice requirements are established in IDO Table 6-1-1 and IDO §14-16-6-4(J) Public Notice. The Delmar NA, Los Poblanos NA and North Valley Coalition within 660-feet of the subject sites and were notified as required. Property owners within 100 feet of the subject sites were notified by the applicant, as required.

Pre-Application Submittal Meeting

Although a Pre-Application Neighborhood Meeting is no longer required under the IDO the applicant reached out to affected neighborhood associations regarding the proposed Zone Map Amendment (ZMA). The applicant met with the Los Poblanos Neighborhood Association (LPNA) on October 15, 2025, to present the proposed development and provide information regarding the requested MX-M zone district, including differences in permitted uses, development standards, and the rationale for the request.

During the meeting, the LPNA expressed a preference for MX-T (Mixed-Use – Transition) zoning due to the lower maximum building heights and more limited range of permitted uses associated with that zone district. The association also indicated a preference that future development on the sites be limited to one story in height. Additionally, members

expressed a preference that primary site access be provided from Montano Rd NW rather than from adjacent neighborhood streets.

The applicant issued a second notification to neighborhood associations on January 5, 2026, to update the notification record and confirm current contact information.

Post Submittal Facilitated Meeting

A Post Submittal Facilitated Meeting was requested by the Los Poblanos NA and conducted by the City of Albuquerque Alternative Dispute Resolution office on March 9, 2026. Please see the meeting notes in the Attachments.

The Los Poblanos NA submitted a post submittal facilitated request letter on February 24, 2026 outlining their concerns regarding the proposed commercial development adjacent to the Los Poblanos Neighborhood. The intent of the meeting was to get clarity on the developers intended use of the property and address neighborhood concerns.

On March 4, 2026 the LPNA submitted a letter of consideration with a proposal for the developer to review prior to the meeting. The requested considerations included: 1. Requested Disclosure of Proposed Business Type, 2. Zoning and Building Height Concerns, 3. Traffic, Safety, and Access Restrictions, 4. Neighborhood Historical Context. Upon agreement of the proposal and the acceptance of terms to rezone properties to MX-T, the neighborhood association would drop all objections to rezoning changes and would cancel the Post Submittal Meeting scheduled for March 9th, 2026. Please see the Requested Considerations from LPNA in the Attachments.

On March 8, 2026, the Los Poblanos Neighborhood Associate emailed stating their Board voted to reverse their earlier decision to allow the applicant to seek a zone change for properties located at 5626 Gene Ave NW., 817 and 907 Montano Rd NW. They objected to any zoning change for those properties. The email concluded by stating they looked forward to attending the scheduled Post Submittal Facilitated Meeting on Monday March 9th, 2026.

Indian Nations, Tribes, or Pueblos

The applicant nor the City was not required to offer a tribal meeting. Staff sent tribal notification to the Indian Nations, Tribes and Pueblos. The subject site is not within 660 ft of Major Public Open Space or tribal land.

VI. Conclusion

The request is for a Zoning Map Amendment (zone change) from R-A, MX-T or R-1C to MX-M, for (4) contiguous parcels legally owned by the applicant described as all or a portion of; 1) Tract 47, Map 32, located at 5626 Gene Ave. NW, approximately 1.2 acres; 2) Tract 68-A-2-C & ZAPF-VAN Addition No. 10, Lot 14 & Lot 15, Map 32, excluding the west 80 ft & excluding the southernly portion out to the ROW, located at 907 Montano Rd. NW (City Parcel 915 Montano Rd. NW), approximately 1.2 acres; 3) Lot 13 (except

the southernly portion out to ROW Montano Rd.), ZAPF VAN Addition No. 10, located at 817 Montano Rd. NW, approximately 0.5 acres; 4) Tract 68-B, Map 32, located at 5626 Guadalupe Trl NW, approximately 0.2 acres, between Montano Rd and Gene Ave., containing approximately 3.2 acres in total (the “subject sites”).

An acequia right of way traverses some of the parcels. A Vacation of ROW has been requested to the ZHE by the applicant. The applicant is requesting that the ZMA request is heard prior to the vacation of the acequia right of way in which case a condition of approval will be placed on this zone change. An official zoning certificate will not be issued until the future vacation is approved.

The ZMA would facilitate future commercial uses (medical offices) on the subject site. A future subdivision action to consolidate the lots is also proposed.

The applicant met with the Los Poblanos Neighborhood Association (LPNA) on October 15, 2025, to present the proposed development and provide information regarding the requested MX-M zone district. LPNA expressed a preference for MX-T (Mixed-Use – Transition) zoning due to the lower maximum building heights and more limited range of permitted uses associated with that zone district.

A Post Submittal Facilitated Meeting was requested by the Los Poblanos NA and conducted by the City of Albuquerque Alternative Dispute Resolution office on March 9, 2026.

The applicant’s policy-based analysis demonstrates that the request would further a preponderance of applicable Comprehensive Plan Goals and policies, therefore would be more advantageous to the community than the current zoning. The request meets the Integrated Development Ordinance, Review and Decision Criteria for application for a Zoning Map Amendment.

Findings, Zoning Map Amendment (i.e., Zone Change)

Plan #: ZMA-2026-00001

1. The request is for a Zoning Map Amendment (zone change) from R-A, MX-T or R-1C to MX-M for (4) contiguous parcels legally owned by the applicant described as all or a portion of; 1) Tract 47, Map 32, located at 5626 Gene Ave. NW, approximately 1.2 acres; 2) Tract 68-A-2-C & ZAPF-VAN Addition No. 10, Lot 14 & Lot 15, Map 32, excluding the west 80 ft & excluding the southernly portion out to the ROW, located at 907 Montano Rd. NW (City Parcel 915 Montano Rd. NW), approximately 1.2 acres; 3) Lot 13 (except the southernly portion out to ROW Montano Rd.), ZAPF VAN Addition No. 10, located at 817 Montano Rd. NW, approximately 0.5 acres; 4) Tract 68-B, Map 32, located at 5626 Guadalupe Trl NW, approximately 0.2 acres, between Montano Rd and Gene Ave., containing approximately 3.2 acres in total (the “subject site”).
2. The EPC is the final decision-making body for this request because three tracts within the subject area are designated as an Area of Consistency and are less than 10 acres [IDO §14-16-6-7(G)(1)(a)2]. A small portion of 907 Montano Rd NW is within an Area of Change and is less than 20 acres [IDO §14-16-6-7(G)(1)(a)3]. The request is a quasi-judicial matter.
3. Subdivision of Land: In November 2025 the applicant submitted a sketch plat to consolidate the subject site into one parcel for the proposed use of a medical office (PA-2025-00374). The subdivision action would clean up an existing ROW and City Parcel boundaries throughout the site, which has not yet occurred. The applicant intends on replatting after approval of the zone change and a concurrent vacation of ROW through the Development Hearing Officer (DHO).
4. In November 2025 the applicant submitted a sketch plat to consolidate the subject sites into one parcel for the proposed use of a medical office (PA-2025-00374). The subdivision action would clean up the ROW and City Parcels, which has not yet occurred. The applicant intends on replatting after approval of the zone change and vacation of ROW.
5. An acequia ROW traverses the properties located at 907 Montano Rd NW and 817 Montano Rd NW. The portion of the acequia crossing 817 Montano Rd NW does not carry a zoning designation under the Integrated Development Ordinance (IDO), as public rights-of-way are not assigned zoning districts. In February 2026, an application for Vacation of Public Right-of-Way (VA-2026-00003) was submitted to the Development Hearing Officer (DHO) pursuant to the procedures of IDO §14-16-6-6(M).
6. In February 2026, an application for Vacation of Public Right-of-Way (VA-2026-00003) was submitted to the Development Hearing Officer (DHO) pursuant to the procedures of IDO §14-16-6-6(M). It is scheduled to be heard during the March 25th DHO meeting.
7. The applicant is requesting that the ZMA request is heard prior to the vacation and requests that the EPC include a Condition of Approval allowing the ZMA to be approved

prior to the Vacation. The condition would require the vacation to be approved prior to the issuance of an official zoning certificate.

8. The intention of the zone change is to facilitate the future development of commercial uses (medical office) on the subject site.
9. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
10. Proposed Zoning: The purpose of the MX-M (Mixed-use – Medium Intensity) zone district (IDO §14-16-2-4(C)) is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. Allowable uses are shown in Table 4-2-1 in the IDO.
11. Montano Rd is a designated Major Transit Corridor and it borders the subject sites to the south.
12. The subject site is not within a Community Planning Area and adjacent to the Near North Valley CPA directly across Montano Rd NW.
13. The subject sites are located in both Areas of Change and Areas of Consistency. Areas of Consistency have policies to protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space. Areas of Change include Centers, Corridors, and Metropolitan Redevelopment Areas, where new development and redevelopment are desired and appropriate.
14. The request is consistent with the following Goals and Policies related to Centers and Corridors, Land Uses, Areas of Change and Development from Comprehensive Plan Chapter 5 – Land Use.

GOAL 5.1 CENTERS AND CORRIDORS: Grow as a community of strong centers connected by a multi-modal network of corridors.

Goal 5.1 emphasizes concentrating growth along designated Corridors to support transit, economic activity, and walkability. The subject sites are located directly on Montano Rd. NW, a designated Major Transit Corridor. Existing multi-modal infrastructure near and adjacent to the subject sites, including sidewalks, and bus stops supports corridor-based development. Amending the zoning to MX-M would reinforce the corridor's function by extending mixed-use activity westward and strengthening the continuity of development along Montano.

- c) Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

Goal 5.1(c) prioritizes compact infill and employment density in designated Centers and Corridors to accommodate long-term growth and reduce outward expansion. Three of the four parcels consisting of the subject sites are vacant, despite surrounding residential and institutional development over the past decades, indicating underutilization of the land adjacent to Montano Rd NW, a Major Transit Corridor. The subject sites are located within an established urban area with transit, sidewalks, utilities, and public facilities. Rezoning to MX-M would allow mixed-use and employment-generating uses consistent with the corridor designation. By directing growth to this established and infrastructure-served location, the request supports compact development patterns and discourages development at the urban edge, consistent with growth strategy in the Comprehensive Plan.

SUB-POLICY 5.1.10(b) MAJOR TRANSIT CORRIDORS. Minimize negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and abutting single-family residential areas.

R-1C zoning is adjacent to the subject sites. The subject sites are adjacent to a Major Transit Corridor and a residential area to the north, separating interior single-family neighborhoods from Montano Rd NW. MX-M zoning provides dimensional standards, buffering requirements, and design controls that moderate scale relative to adjacent single family residential areas. Existing development patterns along Montano already include mixed-use and commercial uses east of the sites, establishing the character of a Major Transit Corridor. The ZMA would continue this transitional pattern, buffering single-family areas from direct exposure to any Major Transit Corridor traffic and activity.

POLICY 5.2.1 LAND USES: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The subject sites are within an established residential neighborhood and served by transit infrastructure and proposed future bicycle infrastructure. The proposed MX-M zoning would diversify the land use pattern and introduce additional service and employment opportunities within walking or biking distance. Non-residential uses are permissive under the MX-M zone district; therefore, the amendment could strengthen local economic activity and reduce the need for longer vehicle trips. The policy emphasizes accessibility and sustainability, both of which are enhanced by corridor-based mixed-use zoning.

(a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods

There is a concentration of mixed-use zoning to the east near the Montano/4th St intersection, with fewer non-residential opportunities westward. The zone change provides an opportunity to extend neighborhood-serving uses closer to nearby residential uses. The presence of sidewalks, bus stops and bike lanes supports

walkable and bike-accessible development. MX-M zoning would allow retail, service, and community uses that reduce travel distances for nearby residents.

(b) Encourage development that offers choice in transportation, work areas, and lifestyles.

The site's locations along a Major Transit Corridor provides access to multiple transportation modes, including bus service, sidewalks and proposed future bicycle lanes. MX-M zoning allows a variety of housing types and possible employment-generating uses that expand lifestyle and income options. The presence of nearby schools, childcare, and established neighborhoods, creates opportunities for integrated live-work patterns. By aligning zoning with transit-supportive infrastructure, the ZMA encourages transportation choice and economic diversity.

(m) Encourage more productive use of vacant and under-utilized lots

Three out of 4 parcels within the subject area are vacant or under-utilized lots. Their existing zoning limits the range of potential uses compared to MX-M. Amending the zoning would expand development flexibility and foster more productive use of land along the corridor. Utilizing existing infrastructure capacity rather than leaving land vacant would promote efficient land use and economic diversity.

GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS: Promote development patterns that maximize the utility of existing infrastructure and public facilities.

The subject sites are located within an urban area with access to streets, transit, utilities, and municipal services. The subject sites are adjacent to developed residential and commercial uses. Encouraging development of a mostly vacant infill sites along a Major Transit Corridor represents efficient use of public facilities. MX-M zoning aligns mixed-use development with infrastructure capacity along a designated Major Transit Corridor.

POLICY 5.3.1 INFILL DEVELOPMENT: Support additional growth in areas with existing infrastructure and public facilities.

The subject sites consist of 3 out of 4 vacant parcels surrounded by established development and public infrastructure. Mixed-use zoning would be more suitable along the MT corridor than residential zoning. The zone change could support additional infill growth along the transit corridor, which reduces development pressure at the urban edge. The ZMA could promote growth in an area already supported by utilities and transportation systems.

POLICY 5.3.2 LEAPFROG DEVELOPMENT: Discourage growth in areas without existing infrastructure and public facilities.

Policy 5.3.2 discourages growth in areas lacking infrastructure and public facilities. The subject sites are within a fully developed urban setting served by existing

roadways, sidewalks, utilities, and nearby institutional uses. Montano Rd NW functions as a Major Transit Corridor with established transit service approximately 0.15 miles from the sites. The surrounding area includes low-density residential neighborhoods, a child day care facility, a religious institution, a park, and Elementary School, confirming infrastructure and public facilities. Concentrating mixed use development in this location reduces pressure for infrastructure expansion elsewhere in the city.

GOAL 5.6 CITY DEVELOPMENT AREAS: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Goal 5.6 establishes a growth management framework that distinguishes between Areas of Change—where more intense development is encouraged—and Areas of Consistency—where stability and reinforcement of existing character are prioritized. The subject sites are located along Montano Rd NW, a designated Major Transit Corridor, and within proximity to a Main Street intersection. Amending the zoning to MX-M reinforces the Comprehensive Plan’s strategy of concentrating more intense development along designated corridors while maintaining the established character of adjacent single-family neighborhoods through required transitions and buffering standards in the IDO.

POLICY 5.6.2 AREAS OF CHANGE: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The Comprehensive Plan designates the southwest corner of 907 Montano Rd NW, adjacent to the road, as an "Area of Change." These areas—which include Centers, Corridors, and Metropolitan Redevelopment Areas—are targeted for infill, revitalization, and new development. The requested MX-M zoning supports this policy by aligning the land use intensity of MX-M with the corridor designation rather than maintaining residential zoning that underutilizes the site’s locations and infrastructure access. The ZMA reinforces the Comprehensive Plan’s growth strategy by supporting infill and redevelopment where change is anticipated and public investment has already occurred. MX-M zoning would extend the established mixed-use development pattern westward in a logical and incremental manner along a Major Transit Corridor.

15. The request is consistent with the following Policy related to Development Form from Comprehensive Plan Chapter 7 – Urban Design.

POLICY 7.1.2 DEVELOPMENT FORM: Prioritize elements of development form for each Center and Corridor.

Montano Rd NW is designated as a Major Transit Corridor. MX-M zoning allows a mix of uses that align with corridor form expectations, including pedestrian-oriented frontage and employment-generating activity. The sites are appropriately positioned to extend existing mixed-use form westward along a Major Transit Corridor where growth and development are encouraged.

16. The request is consistent with the following Goal and Policy related to Diverse Places from Comprehensive Plan Chapter 8 – Economic Development.

POLICY 8.1.1 DIVERSE PLACES: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

Rezoning the subject sites to MX-M would extend existing mixed-use pattern along the Montano Rd. MT corridor. The Comprehensive Plan prioritizes balanced land use and employment opportunities along Major Transit Corridors. The ZMA to MX-M would allow the opportunity for development of a variety of mixed-uses, specifically non-residential uses with different intensities and building scale which could encourage economic development opportunities.

17. Pursuant to IDO §14-16-6-7(G)(3) of the Integrated Development Ordinance, Review and Decision Criteria, "An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria:"

- A. 6-7(G)(3)(a) The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable goals and policies regarding land use, centers and corridors, areas of change, and development. The zone change would allow moderate mixed-use development consistent with the Major Transit Corridor designation along Montano Rd NW and transit-supportive growth. Thus, the request is consistent with the City's health, safety, and general welfare.

Applicable citations: Goal 5.1, 5.1(c) - Centers & Corridors, Sub-policy 5.1.10(b) - Major Transit Corridors, Policy 5.2.1, 5.2.1(a), 5.2.1(m) – Land Uses, Goal 5.3 – Efficient Development Patterns, Policy 5.3.1 – Infill Development, Policy 5.3.2 – Leapfrog Development, Goal 5.6 - City Development Areas, Policy 5.6.2 Areas of Change, Policy 7.1.2 – Development Form, Policy 8.1.1 – Diverse Places.

- B. 6-7(G)(3)(b) If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that

is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria.

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site.
3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

The majority of the subject sites are within an Area of Consistency, with a small portion of 907 Montano Rd NW designated as Area of Change. In Areas of Consistency, development is intended to reinforce surrounding character and intensity. Staff finds that the subject property fronts a Major Transit Corridor and is distinct from interior single family residential blocks to the north and south.

The MX-M designation would reinforce the Major Transit Corridor development pattern already established east of the sites, where MX-M, MX-T, and MX-L zoning are present. The subject property functions as corridor frontage rather than interior neighborhood property. Staff finds that Criterion (3) applies: a different zone district (MX-M) is more advantageous to the community as articulated by the Comprehensive Plan, by prioritizing balanced land use and employment along Major Transit Corridors. The existing R-1C and R-A zoning does not reflect Major Transit Corridor-intended intensity and limits productive infill of vacant land.

C. 6-7(G)(3)(c) If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

The subject sites are not wholly in an area of change although one parcel (MAP 32 TR 68-A-2-C) at 907 Montano Rd. NW is partially within an area of change. Due to this, the applicant has provided a response to criterion C, 3. claiming that the MX-M zone is more advantageous to the community because it implements the

Comprehensive Plan's Major Transit Corridor-based growth strategy and development.

Staff finds that the policy-based analysis demonstrates that the request would further a preponderance of applicable Comprehensive Plan Goals and Policies, therefore would be more advantageous to the community than the current zoning.

The MX-M zone is more advantageous to the community because it implements the Comprehensive Plan's Major Transit Corridor-based growth strategy and development.

The existing zoning of R-1C and R-A reflects lower-intensity residential categories not fully consistent with Major Transit Corridor frontage conditions. Given the site's locations along Montano Rd NW, MX-M better implements adopted land use and corridor policies.

D. 6-7(G)(3)(d) The requested zoning does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 14-16-4-3 associated with that use will adequately mitigate those harmful impacts.

MX-M permits a broader range of residential, commercial, institutional, and limited industrial uses than R-1C, R-A, and MX-T. However, many of permissive uses perceived as harmful are either prohibited, require Conditional Use Approval, or are subject to Use-Specific Standards under IDO §14-16-4-3.

- *Cannabis retail, cultivation and manufacturing is prohibited within 300 feet of a child day care facility. (IDO §14-16-4-3(D)(35); IDO §14-16-4-3(E)(2) and 4-3(E)(3))*
- *Light vehicle repair is prohibited within 25 feet of residential zones. (IDO Subsection 4-3(D)(19)(d))*
- *Light Vehicle Fueling stations require Conditional Use Approval adjacent to residential zones. (IDO §14-16-4-3(D)(18)(g))*
- *Light Vehicle Sales and Rental is prohibited within 50 feet of any residential zone district. (IDO§ 14-16-4-3(D)(20)(c))*

The subject sites are directly adjacent to residential zoning and a child day care facility, which limits or prohibits several higher-impact or harmful uses. Additionally, future development would be subject to buffering, landscaping, height, and design standards of the IDO. Staff finds that potential adverse impacts are adequately mitigated through existing IDO regulations and procedures.

E. 6-7(G)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:

1. Will have adequate capacity to serve the development made possible by the change of zone.
2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA).
4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City approved Development Agreement between the City and the applicant.

The subject sites are located along a Major Transit Corridor with existing sidewalks, transit service, and surrounding utility infrastructure. The sites are within a fully developed urban area. Future development would be subject to review and applicable requirements under the IDO, the Development Process Manual (DPM), and any required Infrastructure Improvements Agreement (IIA) consistent with Criterion 3. Staff finds that infrastructure capacity will be addressed at subsequent stages and that the sites are located in an area capable of supporting moderate mixed use development.

- F. 6-7(G)(3)(f) The applicant's justification for the requested zone change is not completely based on the property's location on a major street.

Although the subject site's locations on Montano Rd, a Major Transit Corridor is a factor in the request, the Applicant's justification is not completely based on adjacency to a major street. The request is also grounded in infill development of long-vacant land and the providing of neighborhood-serving services, and support for the community.

- G. 6-7(G)(3)(g) The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

Staff finds that the primary justification is policy-based rather than economic in nature. The Applicant's justification focuses on Comprehensive Plan consistency, corridor growth strategy, infill development, and land use rather than land value or financial return. While economic development benefits are discussed, they are framed within the context of adopted policy objectives.

- H. 6-7(G)(3)(h) The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e., create a "spot zone") or to a strip of land along a street (i.e., create a "strip zone") unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least 1 of the following applies:

1. The subject property is different from surrounding land because it can function as a transition between adjacent zone districts.

2. The subject property is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
3. The nature of structures already on the subject property makes it unsuitable for the uses allowed in any adjacent zone district.

The requested MX-M zoning would not create a spot zone or strip zone different than surrounding zone districts.. The subject sites front Montano Rd. NW and is separated from an existing concentration of MX-M zoning to the east by only two parcels. Approval would effectively extend an established mixed-use zoning pattern along the corridor rather than create a spot zone. The subject sites also function as a transitional barrier between Montano Rd. NW and interior residential neighborhoods. The MX-M designation is consistent with the Major Transit Corridor goals of for future development.

18. The Los Poblanos NA submitted a post submittal facilitated request on February 24, 2026 outlining their concerns regarding the proposed commercial development adjacent to the Los Poblanos Neighborhood. The intent of the meeting was to get clarity on the developers intended use of the property and address neighborhood concerns.
19. On March 4, 2026 the LPNA submitted a letter of consideration with a proposal for the developer to review prior to the meeting. The requested considerations included: 1. Requested Disclosure of Proposed Business Type, 2. Zoning and Building Height Concerns, 3. Traffic, Safety, and Access Restrictions, 4. Neighborhood Historical Context. Upon agreement of the proposal and the acceptance of terms to rezone properties to MX-T, the neighborhood association would drop all objections to rezoning changes and would cancel the Post Submittal Meeting scheduled for March 9th, 2026. Please see the Requested Considerations from LPNA in the Attachments.
20. On March 8, 2026, the Los Poblanos Neighborhood Associate emailed stating their Board voted to reverse their earlier decision to allow the applicant to seek a zone change for properties located at 5626 Gene Ave NW., 817 and 907 Montano Rd NW. They objected to any zoning change for those properties. The email concluded by stating they looked forward to attending the scheduled Post Submittal Facilitated Meeting on Monday March 9th, 2026.
21. The Post Submittal Facilitated Meeting requested by the Los Poblanos NA and the Applicant was conducted by the City of Albuquerque Alternative Dispute Resolution office on March 9, 2026. Please see the meeting notes in the Attachments.
22. City staff sent out an agency distribution regarding the ZMA request. No significant comments or outstanding issues that affect the request were received from Reviewing Agencies. Please refer to the Agency Comments at the end of the staff report.
23. Public notice requirements are established in IDO Table 6-1-1 and IDO §14-16-6-4(J) Public Notice. The Delmar NA, Los Poblanos NA and North Valley Coalition within 660-feet

of the subject sites and were notified as required. Property owners within 100 feet of the subject sites were notified by the applicant, as required.

24. Public notice requirements are established in IDO Table 6-1-1 and IDO §14-16-6-4(J) Public Notice. The Delmar NA, Los Poblanos NA and North Valley Coalition within 660-feet of the subject site and were notified as required. Property owners within 100 feet of the subject site were notified by the applicant, as required.
25. The applicant nor the City was not required to offer a tribal meeting. Staff sent tribal notification to the Indian Nations, Tribes and Pueblos. The subject site is not within 660 ft of Major Public Open Space or tribal land.

Recommendation

APPROVAL of Plan #: ZMA-2025-00015, a request for a Zoning Map Amendment (zone change) from R-A, MX-T or R-1C to MX-M for (4) contiguous parcels legally owned by the applicant described as all or a portion of; 1) Tract 47, Map 32, located at 5626 Gene Ave. NW, approximately 1.2 acres; 2) Tract 68-A-2-C & ZAPF-VAN Addition No. 10, Lot 14 & Lot 15, Map 32, excluding the west 80 ft & excluding the southernly portion out to the ROW, located at 907 Montano Rd. NW (City Parcel 915 Montano Rd. NW), approximately 1.2 acres; 3) Lot 13 (except the southernly portion out to ROW Montano Rd.), ZAPF VAN Addition No. 10, located at 817 Montano Rd. NW, approximately 0.5 acres; 4) Tract 68-B, Map 32, located at 5626 Guadalupe Trl NW, approximately 0.2 acres, between Montano Rd and Gene Ave., containing approximately 3.2 acres in total (the “subject site”), based on the preceding Findings and subject to the following Condition.

Conditions of Approval, Zoning Map Amendment (i.e., Zone Change)

1. A Vacation of Right-of-Way removing the Acequia ROW across the subject sites shall be approved in order to establish zoning in the ROW. An official zoning certificate will not be issued until the vacation is approved. It is the responsibility of the applicant to provide evidence that the vacation has been approved to Urban Design & Development Staff in order to receive an Official zoning Certificate.

William Steele

William Steele
Senior Planner

Notice of Decision cc list:

Delamar NA, Gina Brena, dmmarz@gmail.com

Delamar NA, Susan Carroll, susanpatcarroll@gmail.com

Los Poblanos NA, lospoblanosna@gmail.com, Karon Boutz, kiboutz@gmail.com

Los Poblanos NA, Don Newman, lospoblanosna@gmail.com, don.newman@mac.com

North Valley Coalition, nvcabq@gmail.com, James Salazar, jasalazarm@gmail.com
North Valley Coalition, nvcabq@gmail.com, Peggy Norton, peggynorton@yahoo.com
Legal, acon@cabq.gov
EPC file

Agency Comments

PLANNING DEPARTMENT

Hydrology

No adverse comment

Long Range Planning

The subject sites are within the Near North Valley Community Planning Area (CPA), where a Community Planning Assessment is being conducted. All sites are within an Area of Consistency. Community feedback supports affordable housing, but is opposed to car washes, light vehicle sales, and cannabis retail. Areas of Consistency, Main Street and Major Transit policies (5.6.3, 5.1.9, and 5.1.10, respectively) apply to this zone map amendment (ZMA) request.

Areas of Consistency protect neighborhoods and ensure that development reinforces the scale and intensity of the surrounding context. Major Transit and Main Street Corridor policies encourage developments that minimize impacts to nearby neighborhoods. They encourage walkable streets with neighborhood businesses and higher-density residential developments within ¼ mile of transit.

Any zone changes and future development must balance the community's desire for more affordable housing and walkable areas while limiting car washes, light vehicle sales, and cannabis retail. Evaluations of this request should consider how Use-specific Standards, Neighborhood Edges, and other regulations would mitigate potential harmful uses. The applicant must justify the spot zone criterion, show how the request supports the Comp Plan, and would benefit the surrounding neighborhoods.

Transportation

No adverse comment

OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES

Solid Waste

No adverse comment

Environmental Health

No adverse comment

Fire Department

No adverse comment

CABQ Parks & Rec / Urban Forestry

No adverse comment

CABQ Transit

The project site is currently served by Route 157 and runs every 40-60 minutes. Upon implementation of the of the ABQ RIDE Forward plan, service is anticipated to run at 30 minute intervals. Existing bus stops are within walking distance of the site. Not all bus stops have shelters.

OTHER AGENCIES

Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)

AMAFCA has no adverse comments to the Zoning Map Amendment EPC Request. The owners of the property should be informed that FEMA Flood Zone-AH is overlying a significant portion of their property. Any development of this site must comply with the regulations and requirements set by the City of Albuquerque for development within a FEMA floodplain.

Bernalillo County / Transportation

This area includes nearby Bernalillo County maintained roads and parcels. BC Transportation Planning recommends sufficient access be identified prior to development. Similar challenging parcels are common in the unincorporated County. For information purposes, other Bernalillo County roads and private roads within this area also have constrained access. One nearby conditional use permit was denied in Bernalillo County due to the insufficient road width.

Bernalillo County Planning & Zoning

No adverse comment.

Albuquerque Public Schools

Project # ZMA-2026-00001

- a. EPC Description: Zoning Map Amendment (Zone Change).
- b. Site Information: The request involves three separate county parcels totaling approximately 2.9 acres, located between Montano Rd NW and Gene Ave NW.
- c. Location:
 - i. 5626 Gene Ave NW Tract 47, Map 32
Approx. 1.2 acres
 - ii. 907 Montano Rd NW
Map 32 Tract 68-A-2-C and ZAPF-VAN Addition No. 10, Lots 14 & 15 (excluding the west 80 feet and southern portion to the Montano Rd ROW) Approx. 1.2 acres
 - iii. 817 Montano Rd NW ZAPF Addition No. 10, Lot 13 (excluding southern portion to the Montano Rd ROW) Approx. 0.5 acres

Request Description: The applicant requests a Zoning Map Amendment to rezone the subject parcels from R-A (*Residential Agricultural*), MX-T (*Mixed Use Transition*), or R-1C (*Residential Single Family*) to MX-M (*Mixed-Use – Medium Intensity*) to allow for a broader range of mixed-use development opportunities.

- d. Albuquerque Public Schools (APS) has no objection to the requested zoning map amendment as submitted. APS requests notification should future applications propose increased residential density, additional dwelling units, or changes in land use intensity that may result in additional student generation within the affected attendance boundaries. APS schools located within the affected attendance boundaries include:
- i. Elementary School: MacArthur Elementary School
 - ii. Middle School: Taylor Middle School
 - iii. High School: Valley High School

A) PHOTOGRAPHS



Viewing 907 Montano Rd NW. A child day care is on the left. Notification signs can be seen in this view.



Viewing 817 Montano Rd NW and notification signs on the parcel. 907 Montano Rd NW is located on the left.



Viewing the subject sites looking east on Montano Rd NW.



Looking west on Montano Rd NW across from the subject site.



Viewing 5626 Guadalupe Trl NW, an approximately 13-foot- wide access road for 5626 Gene Ave NW. Notification signs can be seen in this photo.



Overhead utility lines supported by utility poles are situated along the access road.



Looking east at 5626 Gene Ave NW.



Looking south at the intersection of the access road and Guadalupe Trl NW. The entrance to a townhouse development is on the right. The dead-end of Guadalupe Trl NW can be seen in this view.

B) HISTORY

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 2nd Floor, Albuquerque, NM 87102
PO Box 1293, Albuquerque, NM 87103
Office (505) 924-3860



OFFICIAL NOTICE OF DECISION

February 19, 2026

David and Rebecca Gonzales
914 Montano Rd NW, Albuquerque
NM, 87107
5925 Edith Blvd NE, Albuquerque, NM
87107

Plan # [ZMA-2026-00001](#)
Zoning Map Amendment (Zone Change)

LEGAL DESCRIPTION:

Tierra West, LLC, agent for David Gonzales, requests a Zoning Map Amendment from R-A, MX-T or R-1C to MX-M for 3 separate county parcels legally described as all or a portion of 1) Tract 47 Map 32 located at 5626 Gene Ave NW containing approximately 1.9 acres 2) Map 32 Tract 68-A-2-C & ZAPF-VAN Addition No. 10 Lot 14 & Lot 15 excluding the west 80 ft & excluding the southernly portion out to the ROW located at 907 Montano Rd NW approximately 1.2 acres 3) Lot 13 (except southernly portion out to ROW Montano Rd) ZAPF Addition No. 10 located at 817 Montano Rd NW approximately 0.5 acres, between Montano Rd and Gene Ave.

(F-14)

Staff Planner: William Steele

On February 19, 2026, the Environmental Planning Commission (EPC) voted to DEFER Plan # [ZMA-2026-00001](#), Zoning Map Amendment (Zone Change) to the March 19, 2026 EPC hearing.

Sincerely,

A handwritten signature in cursive script that reads 'Megan Jones'.

for Alan Varela
Planning Director

AV/MJ/WS

OFFICIAL NOTICE OF DECISION

Plan # ZMA-2026-00001

February 19, 2026

Page 2 of 2

cc:

Delamar NA, Gina Brena, dmwarz@gmail.com

Delamar NA, Susan Carroll, susanpatcarroll@gmail.com

Karon Boutz, Los Poblanos NA, lospoblanosna@gmail.com, kjboutz@gmail.com

Los Poblanos NA, Don Newman, don.newman@mac.com, lospoblanosna@gmail.com

North Valley Coalition, James Salazar, jasalazarm@gmail.com, nvcabq@gmail.com

North Valley Coalition, Peggy Norton, nvcabq@gmail.com, peggynorton@yahoo.com

City Legal, acon@cabq.gov

EPC file

plat of **ZAPF-VAN ADDITION N° 10**

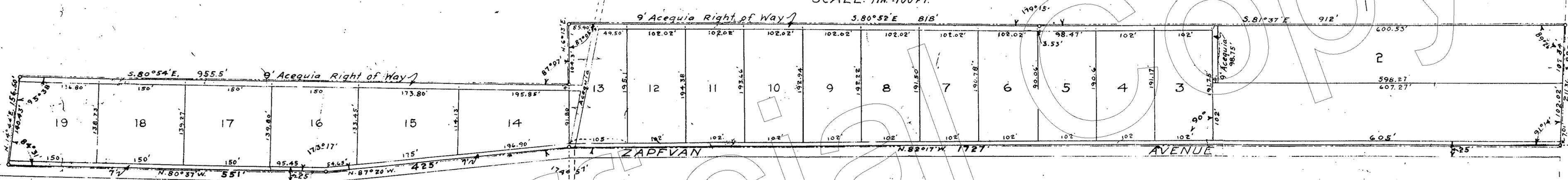
ALBUQUERQUE, NEW MEXICO.

I, hereby certify that the plat on which this certificate appears has been examined and approved by me this day of March, 1924

County Surveyor, Bernalillo County, N.M.

SURVEYED & PLATTED MARCH, 1924
BY
ROSS ENGINEERING OFFICE
C.B.B.

SCALE: 1 IN. = 100 FT.



By action of the Board of County Commissioners had at its meeting of April 23, 1940, the following changes in street and road names were approved:
Zaphvan Ave. to Montaño Road

N. FOURTH ST. PUBLIC HIGHWAY

The foregoing sub-division of that certain tract of land situate in School District N° 22 of Bernalillo County, N.M., and more particularly described as follows: Beginning at the SE. corner N° 1, a point on the Westerly boundary of the North Fourth Street Public Highway, whence the Quarter Corner between Sections 32 and 33, T.11N., R.3E., N.M.P.M., bears S.84°47'E., 685 feet distant, and continuing thence N.82°17'W., 1727 feet to corner N° 2, thence N.87°20'W., 425 feet to corner N° 3, thence N.80°37'W., 551 feet to the SW. corner N° 4, thence N.14°44'E., 156.50 feet to the NW. corner N° 5, thence S.80°54'E., 955.50 feet to corner N° 6, thence N.6°13'E., 104.50 feet to corner N° 7, thence S.80°52'E., 818 feet to corner N° 8, thence S.81°37'E., 912 feet to the NE. corner N° 9, thence S.8°57'W., 211.36 feet to the place of beginning, surveyed and sub-divided as the same appears hereon shown inclosed in broken lines, thus: , and comprising Lots 1 to 19, inclusive, of the ZAPF-VAN ADDITION N° 10, and the North 7 feet of ZAPFVAN AVENUE, making said Avenue 25 feet in width, is with the free consent and in accordance with the desires of the undersigned owners and proprietors thereof.

Charles G. Zapf

Pearl E. Zapf

J. F. Vanlandingham

Evelyn Vanlandingham

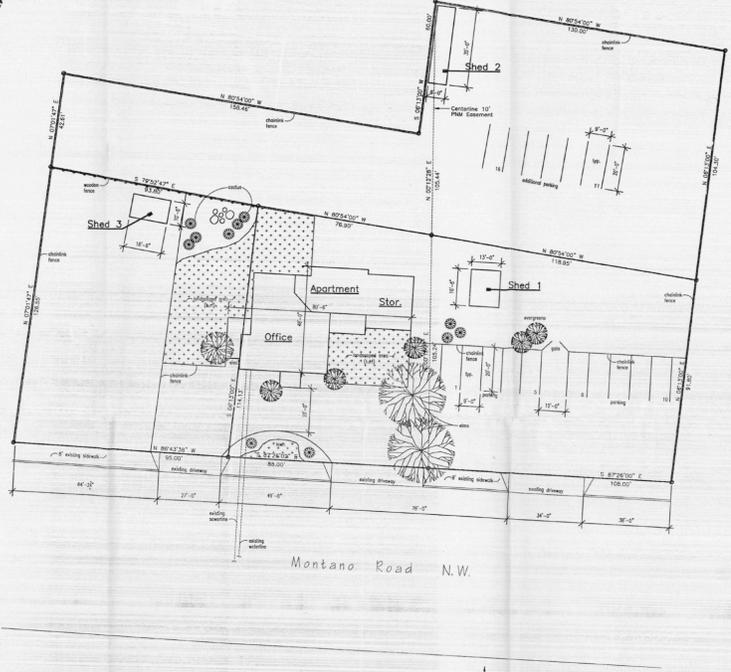
State of New Mexico ss.
County of Bernalillo

On this 9th day of March, 1924, personally appeared before me Charles G. Zapf and Pearl E. Zapf, his wife, and J. F. Vanlandingham and Evelyn Vanlandingham known to me to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed. Witness my hand and seal this 9th day of March, 1924

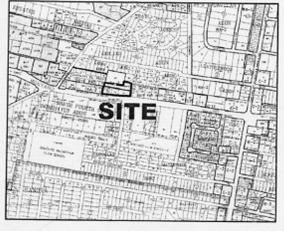
My commission expires Oct. 14, 1927

Lewis Byram
Notary Public in and for Bernalillo County, N.M.

1000522
 12-18-03
 7/4
 907 Montana



Site Plan
 7-20



Vicinity Map
 7-2000 P-14-7

Calculations

SITE	1.2 ACRES
LANDSCAPED AREA REQUIRED	7,277 S.F.
LANDSCAPED AREA EXISTING	2,431 S.F.
OFFICE	1,492 S.F.
APARTMENT	791 S.F.
STORAGE	481 S.F.
SHED NO.1	215 S.F.
SHED NO.2	280 S.F.
SHED NO.3	173 S.F.

Legend

- PROPERTY LINE
- EXISTING 2' HIGH WOODEN FENCE
- EXISTING 5' HIGH CHAINLINK FENCE
- EXISTING TREES (SIZES VARY)
- EXISTING SHRUBS / CACTUS PLANTS
- EXISTING LANDSCAPED AREA

General Notes:

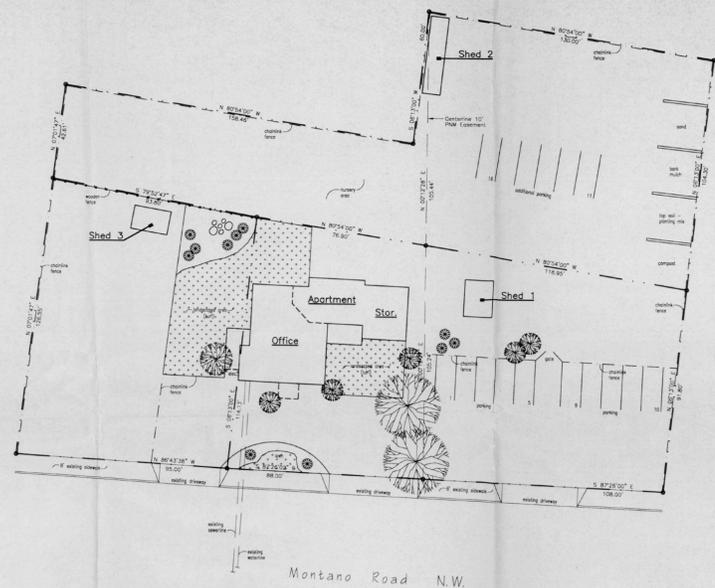
1. ALL LANDSCAPING IS EXISTING.

ER

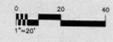
PROJECT NUMBER: 1000522
 Application Number: 04-00074

John A. Davis 4-20-04
Paul J. Birk 4-20-04
Allen Martin 4-20-04

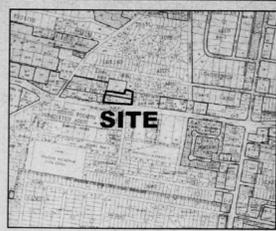
Acad File: JIM DAVIS Drawn by: CADD Date: 8 FEB 00	SITE PLAN JIM DAVIS 907 MONTANO N.W.	sheet no: 1
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Montano Road N.W.



Site Plan
1-22



Vicinity Map F-14-Z
1-2000

Calculations

SITE	1.2 ACRES
LANDSCAPED AREA REQUIRED	7,277 S.F.
LANDSCAPED AREA EXISTING	3,431 S.F.
OFFICE	1,482 S.F.
APARTMENT	731 S.F.
STORAGE	481 S.F.
SHED NO.1	215 S.F.
SHED NO.2	280 S.F.
SHED NO.3	173 S.F.

Legend

- PROPERTY LINE
- - - EXISTING 5' HIGH WOODEN FENCE
- - - EXISTING 5' HIGH CHAINLINK FENCE
- ⊙ EXISTING TREES (SIZES VARY)
- ⊙ EXISTING SHRUBS / CACTUS PLANTS
- ▨ EXISTING LANDSCAPED AREA

General Notes:

1. ALL LANDSCAPING IS EXISTING.

CASE NUMBER Z-

This plan is submitted with the specific site development plan approved by the Environmental Planning Commission (EPC) and that the findings and conditions in the Official Notice of Decision has been complied with:

SITE DEVELOPMENT PLAN

Traffic Engineer, Transportation Division	Date
Design and Development, CIP	Date
Public Works, Water Utilities Division	Date
City Engineer, Engineering Division / AMATCA	Date
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Division	Date
City Planner, Albuquerque / Bernalillo County Planning Division	Date
PLN2 (10708) 4/98	

scad file: JIM DAVIS
drawn by: CADD
date: 8 FEB 00

SITE PLAN
JIM DAVIS
907 MONTANO N.W.
1



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT, DEVELOPMENT REVIEW DIVISION
P.O. BOX 1293, ALBUQUERQUE, NM 87103

April 29, 2004

Jimmie W. Davis
6325 Isleta SW
Albuq. NM 87105

CERTIFICATE OF ZONING

FILE: 03EPC 01911 (Project 1000522)
DATE OF FINAL ACTION: December 18, 2003
LEGAL DESCRIPTION: for all or a portion of Lot(s) 14 &
15 and a portion of Tract 68A2C, MRGCD Map 32, **Zapf
Van Addition #10**, from RA-2 to SU-1 for RC Uses, located
on MONTANO ROAD NW, between GUADALUPE TRAIL &
HARWOOD LATERAL, containing approx. 2 acres. (F-14)
Deborah Stover, Staff Planner

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

FROM RA-2

**TO SU-1 for RC Uses Excluding Sales of Drugs and Medical Supplies, Restaurants, Dry Cleaning and
Self Service Laundry**

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 and building plans need to be reviewed, approved and signed-off by the Environmental Planning Commission, the Development Review Board, the Design Review Committee and/or the Building and Safety Division, as applicable and as required by the site's zoning, before a building permit will be issued.

Sincerely,


Victor Chavez
Planning Director

RD/ac

cc: Zoning Code Services Division
Neal Weinberg, AGIS Division



City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: December 19, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1000522**
03EPC-01911 Zone Map Amendment
03EPC-01912 EPC Site Development Plan-
Subdivision

Jimmie W. Davis
6325 Isleta SW
Albuq. NM 87105

LEGAL DESCRIPTION: for all or a portion of Lot(s) 14 & 15 and a portion of Tract 68A2C, MRGCD Map 32, **Zapf Van Addition #10**, from RA-2 to SU-1 for RC Uses, located on MONTANO ROAD NW, between GUADALUPE TRAIL & HARWOOD LATERAL, containing approx. 2 acres.
(F-14) Deborah Stover, Staff Planner

On December 18, 2003 the Environmental Planning Commission voted to approve Project 1000522/ 03EPC 01911, a request for a zone map amendment from RA-2 to SU-1 for RC Uses Excluding Sales of Drugs and Medical Supplies, Restaurants, Dry Cleaning and Self Service Laundry for Lot 14, a portion of Lot 15, Zapf Van Addition #10 & a portion of Tract 68A2C, MRGCD Map 32, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a zone map amendment from RA-2 to SU-1 for R-C and to exclude medical uses, drugstores, dry cleaning, and restaurants for Lot 14, a portion of Lot 15, Zapf Van Addition #10 & a portion of Tract 68A2C, MRGCD Map 32, located on Montano Road between Guadalupe Trail and the Harwood Lateral.
2. The subject site has been the subject of zone map amendment requests since 1998.
3. A site development plan, required for an SU-1 request, was submitted with this request.
4. The request furthers the applicable Goals and policies of the *Comprehensive Plan* by proposing a zone category that would allow uses in a location and intensity that will respect existing neighborhood conditions by providing residential zoning with some commercial uses allowed (*Policy d*).

5. The proposed zoning would allow employment and service uses in a location that will complement residential areas and will minimize adverse effects of noise, lighting, pollution, and traffic on residential environments (*Policy i*).
6. The zone map amendment request helps to preserve and enhance the environmental quality of the North Valley Area by controlling growth and maintaining low-density development by allowing some commercial activity along a Minor Arterial and provides a variety of housing opportunities and life styles that include differing socioeconomic types, as per the *North Valley Area Plan (Goals)*.
7. The *North Valley Area Plan* states that the City and County shall stabilize residential zoning and land use in the North Valley Area and, where appropriate, according to this plan or more detailed plans, encourage and support efforts to rezone properties to their present use or for residential uses. (*Zoning and Land Use Policies*) This property is currently used as a beauty shop and the R-C zoning will support efforts to rezone this property to its present use.
8. The request meets the policies of Resolution 270-1980 for a zone map amendment: the requested zoning will not destabilize the surrounding zoning and the existing zoning is inappropriate because there are changed community conditions (Resolution 270-1980 Sections 1., B. & D. 2.).
9. A site development plan for building permit is necessary as an enforcement document for the Zoning Code Services Division.
10. At the hearing the applicant and the applicant's agent has agreed to amend their request to eliminate the uses of sales of drugs & medical supplies, restaurants, dry cleaning and self service laundry.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
 2. A site plan for building permit for this site shall be submitted and approved by the EPC within 6 months of the date of approval of the zone map amendment.
-

OFFICIAL NOTICE OF DECISION
DECEMBER 18, 2003
PROJECT #1000522
PAGE 3 OF 4

On December 18, 2003 the Environmental Planning Commission voted to approve Project 1000522/03EPC 01912, a site development plan for subdivision, for Lot 14, a portion of Lot 15, Zapf Van Addition #10 & a portion of Tract 68A2C, MRGCD Map 32, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for Lot 14, a portion of Lot 15, Zapf Van Addition #10 & a portion of Tract 68A2C, MRGCD Map 32, located on Montaña Road between Guadalupe Trail and the Harwood Lateral.
2. The site plan accompanies a zone map amendment request for and SU-1 zone. All items shown on the submitted site plan are existing.
3. The site plan furthers the applicable Goals and policies of the *Comprehensive Plan* by proposing uses in a location that would allow uses in a location and intensity that will respect existing neighborhood conditions by providing residential zoning with some commercial uses allowed (*Policy d*). At the hearing the applicant and the applicants agent has agreed to amend their request to eliminate the four uses that have been discussed.
4. The site plan furthers the applicable Goals of the *North Valley Area Plan* which states that the City and County shall stabilize residential zoning and land use in the North Valley Area and, where appropriate, according to this plan or more detailed plans, encourage and support efforts to rezone properties to their present use or for residential uses. (*Zoning and Land Use Policies*) This property is currently used as a beauty shop and the requested R-C zoning to support efforts to rezone this property to its present use requires a site development plan.
5. A site development plan for building permit is necessary as an enforcement document for the Zoning Code Services Division.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. All conditions stated by the Public Works Department, City Engineer, Municipal Development and other City Agencies shall be complied with.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JANUARY 2, 2004** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


for Victor J. Chavez
Planning Director

VJC/DS/ac

cc: DAC Enterprises, P.O. Box 16658, Albuquerque, NM 87191

C) APPLICATION INFORMATION

January 7th, 2026

Environmental Planning Commission
Plaza del Sol
600 2nd Street NW
Albuquerque, NM 87102

RE: Letter of Authorization for Entitlement and Permit Applications for proposed Zone Map Amendment and associated project by David Gonzales for a subject site legally described as TR 47 MAP 32, MAP 32 TR 68-A-2-C & ZAPF-VAN ADDN NO. 10 LT 14 & LT 15 EXC THE W 80 FT & EXC THE S'LY POR OUT TO R/W, and LT 13 (EXECPT SLY PORT OUT TO R/W MONTANO RD) ZAPF - VAN ADDN NO 10. The subject site consists of three parcels addressed 5626 Gene Ave NW, 907 Montano Rd NW, and 817 Montano Rd NW respectively.

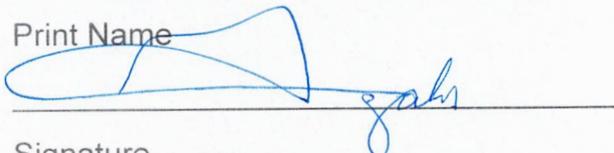
David Gonzales hereby authorizes Tierra West, LLC to obtain information and submit entitlement and permit applications to the Environmental Planning Commission for a Zoning Map Amendment at the above referenced Property, and associated applications/entitlements and act as David Gonzales' agent for the limited purpose of entitling, permitting, and subdividing the above referenced Property owned David Gonzales.

Sincerely,

David Gonzales

DAVID GONZALES

Print Name



Signature

OWNER

Title

1/7/26

Date

February 4th, 2026

Environmental Planning Commission
Plaza del Sol
600 2nd Street NW
Albuquerque, NM 87102

RE: Letter of Authorization for Entitlement and Permit Applications for proposed Zone Map Amendment and associated project by Rebecca Marie for a subject site legally described as TR 47 MAP 32, MAP 32 TR 68-A-2-C & ZAPF-VAN ADDN NO. 10 LT 14 & LT 15 EXC THE W 80 FT & EXC THE S'LY POR OUT TO R/W, and LT 13 (EXECPT SLY PORT OUT TO R/W MONTANO RD) ZAPF - VAN ADDN NO 10. The subject site consists of three parcels addressed 5626 Gene Ave NW, 907 Montano Rd NW, and 817 Montano Rd NW respectively.

Rebecca Marie hereby authorizes Tierra West, LLC to obtain information and submit entitlement and permit applications to the Environmental Planning Commission for a Zoning Map Amendment at the above referenced Property, and associated applications/entitlements and act as David Gonzales' agent for the limited purpose of entitling, permitting, and subdividing the above referenced Property owned David Gonzales.

Sincerely,

Rebecca Marie

REBECCA MARIE GONZALES

Print Name

Rebecca Marie Gonzales

Signature

OWNER

Title

2/4/26

Date

From: [Maher, Nichole](#)
To: slozoya@tierrawestllc.com
Cc: [Jones, Megan D.](#); [Steele, William J.](#); [Sloan, Terry](#); [Ahmie, Brandi](#)
Subject: Pre-Application Tribal Meeting Offer
Date: Wednesday, January 7, 2026 11:55:31 AM
Attachments: [image001.png](#)

Hello Sergio,

The properties at 5626 Gene Ave NW, 817 Montano Rd NW, and 907 Montano Rd NW are not within 660 feet of MPOS or Tribal Land and do not require that you send an offer of a tribal meeting.

Thank you,



Nichole Maher

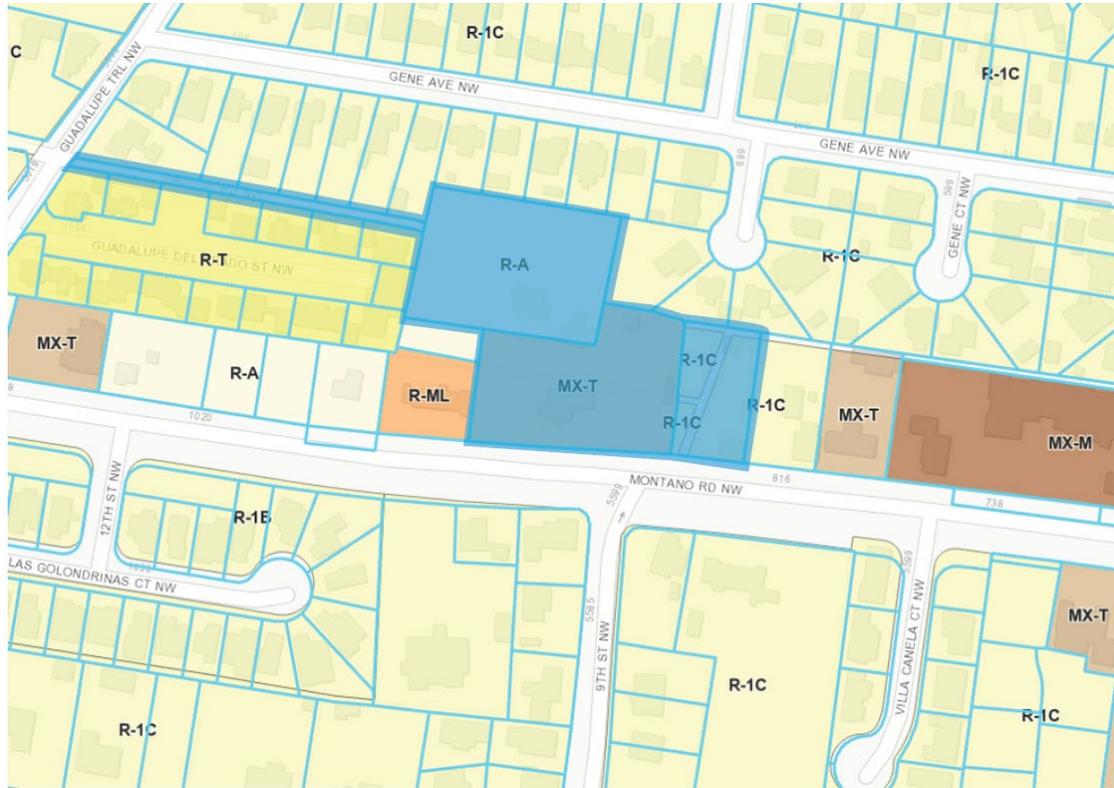
Sr. Administrative Assistant
Current Planning/EPC | UD&D
o (505) 924-3845
e nmaher@cabq.gov
cabq.gov/planning

Confidentiality Notice: This e-mail and its attachments are for the personal and confidential use of the named recipient(s). If you are not an intended recipient, or an agent responsible for delivering it to an intended recipient, you have received this e-mail in error. In that event, please immediately notify me by reply e-mail and delete and/or destroy this e-mail and its attachments and all copies thereof. Thank you for your cooperation.

Zone Map Amendment – EPC

March 3, 2026

V.3



PREPARED FOR:

David Gonzales

PREPARED BY:



Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

1. Request – Zone Map Amendment to MX-M

March 3, 2026

Mr. Renn Halstead, Chair
Environmental Planning Commission
600 Second NW
Albuquerque, NM 87102

**RE: ZONING MAP AMENDMENT – R-1C TO MX-M
817 MONTANO RD NW, ABQ, NM, 87107, 5626 GENE AVE NW, ABQ, NM,
87107, 5626 GUADALUPE TRAIL NW, ABQ, NM, 87107 AND 907 MONTANO
RD NW, ABQ, NM, 87107
LT 13 (EXCEPT SLY PORT OUT TO R/W MONTANO RD) ZAPF – VAN ADDN
NO 10 CONT 18,748 SQ FT M/L, TR 47 MAP 32, AND MAP 32 TR 68-A-2-C &
ZAPF-VAN ADDN NO. 10 LT 15 EXCTHE W 80 FT & EXC THE S'LY POR OUT
TO R/W CONT 1.0263 AC, TR 68 B MAP 32
IDO ZONE ATLAS PAGE F-14-Z**

Dear Mr. Aragon,

Tierra West on behalf of Dave Gonzales requests a zone map amendment to the subject site consisting of three (4) properties: 5626 Guadalupe Trail, 817 Montano Rd, 5626 Gene Ave, and 907 Montano Rd legally described as TR 68 B MAP 32, LT 13 (EXCEPT SLY PORT OUT TO R/W MONTANO RD) ZAPF – VAN ADDN NO 10 CONT 18,748 SQ FT M/L, TR 47 MAP 32, and MAP 32 TR 68-A-2-C & ZAPF-VAN ADDN NO. 10 LT 15 EXCTHE W 80 FT & EXC THE S'LY POR OUT TO R/W CONT 1.0263 AC (the subject site). The full subject side property addresses are 817 Montano Rd NW, Albuquerque NM, 87107, 5626 Guadalupe Trail NW, 5626 Gene Ave NW, Albuquerque, NM, 87107, and 907 Montano Rd NW, Albuquerque, NM, 87107. The subject site is located along Montano Rd, 0.3 miles west of 4th St NW. The subject site is approximately 2.96 acres and is currently zoned as **R-1C**, Residential – Single-Family, **R-A**, Residential – Rural and Agricultural, and **MX-T** – Mixed-use Transition. The zone map amendment request is for a rezone from the respective existing zones to **MX-M** – Mixed-use – Moderate Intensity.

The request was originally submitted for review on January 6, 2026. The justification letter was originally written as three (3) different letters for each individual address. The feedback given by city staff prompted the applicant to consolidate the justification letters into one, referring to the subject site as compounding of all three individual addresses. A revised justification letter was provided to staff February 2nd, 2026. Tierra West received comments from staff on February 27th, 2026. This is the third revision to the project letter, which includes all four parcels mentioned above as part of this request.

The Zone Map Amendment would facilitate the subdivision of the site into one parcel for intended medical office use. The fourth added parcel will serve as space for potential utilities needed and emergency access. The fourth parcel is approximately 13 feet in width, and as such is limited for potential required infrastructure. We are also seeking to concurrently eliminate the existing acequia right of way as a separate DHO action (VAC-2026-00003).

2. Planning Context

Zoning

The subject site currently contains three (3) zones: R-1C – Residential – Single-family. The purpose of this zone is to provide single-family homes of various lot sizes and dimensions. The second zone is R-A – Rural and Agricultural. The purpose of this zone is to provide low-density, single family residential as well as limited agricultural uses, with an exception to some civic and institutional uses to serve the surrounding residence. The third zone is MX-T – Mixed-use - Transition. The purpose of this zone is to provide a transition between residential neighborhoods and more intense commercial areas. The uses of MX-T include low-medium density residential, office, institutional, and commercial uses. The request is to rezone all land within the parcel to MX-M – Mixed-use – Moderate Intensity. The purpose of MX-M is to provide moderate-intensity and density retail, commercial, institutional, and residential uses. MX-M is encouraged in Centers and Corridors.

The site is situated along the north side of Montano Rd. The subject site neighbors R-1C neighborhoods to the north and south, and MX-T, R-T, R-1C, and R-ML sites to the east and west along Montano. East of the subject site lies the Montano/4th St corridor, containing a significant amount of MX-M, MX-T, and MX-L zoning.

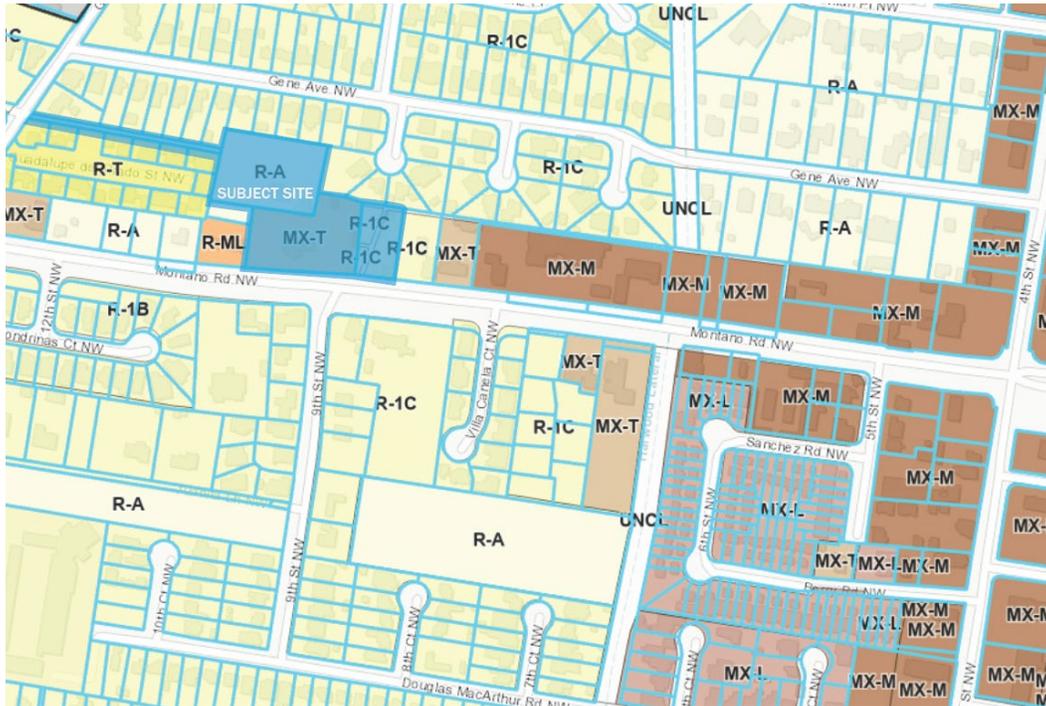


Figure 1: IDO Zoning Map at Subject Site

Zoning Table	
Location	Zoning
Subject Site	R-1C, R-A, MX-T
North	R-1C, R-1D, UNCL
East	R-1C, MX-T, MX-M, MX-L, R-A
South	R-1B, R-1C, R-A,
West	R-T, MX-T, R-1C, R-A, R-1D, R-ML

Table 1: IDO Zoning Surrounding Subject Site

Land Use

The parcel addressed as 5626 Guadalupe is currently vacant. It primarily serves as access to the larger parcel addressed 5626 Gene Ave NW. There are also utilities (overhead) and potential utilities underground within this parcel that will be needed to support future development. 5626 Gene Ave NW, and 817 Montano are currently vacant. The lot at 907 Montano is occupied by single-family residential. A child day care facility lies west of the subject site, and a religious institution lies east of the site. The other immediate surrounding areas are single-family residential neighborhoods. The neighboring Montano/4th St intersection is predominantly commercial retail along the road, with some commercial services and higher-density residential developments sprawling out from the intersection. Agricultural land parcels exist to the south and west of the site. Southeast of the site is MacArthur Elementary School, adjacent to multiple parks and churches in the close vicinity to the subject site as well.

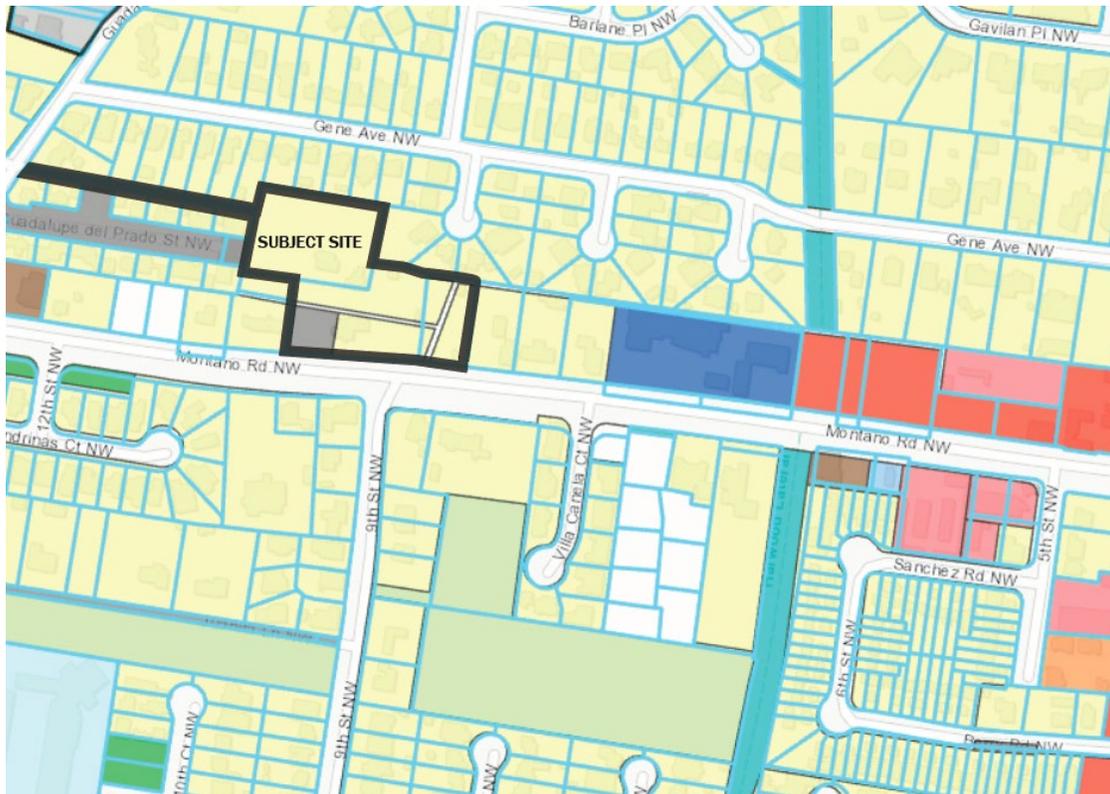


Figure 2: Land Use Map at Subject Site

Land Use	
Location	Land Use
Subject Site	Vacant, Single-family, Access
North	Low-density Residential Vacant
East	Low-density Residential Religious Institution Commercial Retail Commercial Services Office Group Home Multi-Family Drainage Vacant

South	Agriculture Low-density Residential Educational Parks and Open Space Child Day Care Facility
West	Low-density Residential Townhomes Office Parks and Open Space Religious Institution Agriculture Vacant Drainage

Table 2: Land Use surrounding Subject Site

Corridors

The subject site lies along the street line of Montano Rd, a Major Transit Corridor. Major Transit Corridors are designated as having high frequency public transit, a high priority for multi-modal infrastructural incentives, and balanced land use patterns. Major Transit Corridors are also included in the 2040 MTP, identified as part of the Priority Transit Network. The subject site also lies within a 1,320 ft buffer of 4th St, a Main Street Corridor Area, indicating spatial relativity to the activities and priorities of the Corridor.

Comprehensive Plan Areas

The subject site is primarily located within an Area of Consistency as designated by the Comprehensive Plan, though a small portion of 907 Montano Rd. NW is designated as an Area of Change. See figure 3 below.



Figure 3: Comp Plan Areas

3. History

The parcel within the subject site currently addressed as 907 Montano Rd had a site plan approved by the DRB in 2004. The site plan included an office, an apartment, and a storage area in one building, with 3 additional sheds on the property. The other two parcels within the subject site are currently vacant. The parcel currently addressed as 5626 Gene Ave had a single-family dwelling demolished in 2022. The parcel currently addressed as 817 Montano Rd also had a single-family

dwelling that was demolished in 2024-2025. 5626 Guadalupe has been a long-standing access to 5626 Gene Ave.

4. Notification Requirements and Facilitated Meeting Request

As required by the IDO, a meeting was offered to the respective neighborhood associations on October 3, 2025. Tierra West, LLC met with the Los Poblanos Neighborhood Association (LPNA) on Wednesday October 15th, 2025 to discuss the Zone Map Amendment request. The applicant presented the proposed development and information regarding the zone change, such as differences in building codes, land uses, development details, and reasons for requesting a zone change to MX-M.

The LPNA expressed a preference for MX-T – Mixed-Use – Transition due to their preference for the lower building height maximums and more limited land use designations assigned to MX-T. Secondly, the community shared a strong preference for a development that is no more than one story in height. Lastly, there was commentary about access points to the site, in favor of primary access from Montano rather than from neighborhood streets.

The applicant provided a second notification to neighborhood associations on January 5, 2026, as to update the validity of the notification and contact information.

We have re-notified the neighborhood associations and the original and revised 100-foot buffer to include all four parcels as of March 2nd, 2026. A facilitated meeting is scheduled for March 9th, 2026. The facilitated meeting was requested by the Los Poblanos Neighborhood Association.

5. ABC Comp Plan – Policy Analysis

The zone change from R-1C, R-A, and MX-T to MX-M will benefit the surrounding neighborhood by furthering the applicable Goals and Policies and contributing to the facilitation of the ABC Comp Plan as shown in the following analysis. The Goal analysis describes how the proposed Zone Map Amendment furthers Goals and Policies regarding Character, Centers and Corridors, Complete Communities, and Efficient Development Patterns. These Goals and Policies are supported because this zone change complies with the medium-intensity intentions of the MX-M zone designation as described in the IDO. Furthermore, this zone change encourages increased density along a Major Transit Corridor, facilitating the long-term goals of the ABC Comp Plan.

5.1 Chapter 5 – Land Use

Goal 5.1 Centers and Corridors: Grow as a community of strong centers connected by a multi-modal network of corridors

The subject site lies less than a half mile away from an intersection of a Major Transit Corridor and a Main Street as classified by the ABC Comp Plan. Montano has existing multi-modal infrastructure, including bike lanes and public transit. Amending the zoning of the subject site to MX-M would further Goal 5.1 by extending the network of economic activity along this intersection and facilitating the use of said multi-modal transit.

c) Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

The request clearly facilitates 5.1.1(c) as it promotes compact infill development along a Major Transit Corridor. This area is appropriate for development and accommodates growth. Development of the subject site would promote infill development as it is located in an established area of the City. The requested Zone Map Amendment discourages the need for development on the urban edge by focusing development along designated ABC Comp Plan Corridors, in an established area already served by infrastructure and public resources such as transit.

Policy 5.1.10 Major Transit Corridors: Foster corridors that prioritize high-frequency transit service with pedestrian oriented development

The ABC Comp Plan designates the areas around Major Transit Corridors as high priority for dense zoning and development to further the transportation and infrastructure goals of the Corridors. The request would facilitate increased activity along the Montano Rd Major Transit Corridor, encouraging the use of existing public transit and pedestrian infrastructure, thus making it appropriate to amend the zoning of the site to MX-M. A zone change to MX-M facilitating higher density development clearly serves Policy 5.1.10 by supporting existing and future public transit and pedestrian-oriented development and furthering the specific goals of Major Transit Corridors as outlined in the ABC Comp Plan.

a) Encourage higher-density residential developments within ¼ mile of transit stops or stations

The subject site lies approximately 0.15 miles east of the nearest bus stop on Montano Rd NW. The existing residential zones within a ¼ mile radius of this transit stop are less dense than the allowable residential uses of MX-M. This zone change would clearly facilitate sub-policy 5.1.10(a) by encouraging higher-density zoning and residential development within the prioritized ¼ mile radius of the nearest transit stop.

b) Minimize negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and abutting single-family residential areas

The subject site lies along Montano Rd NW, separating the R-1C zoned single-family neighborhoods north of the subject site from the Major Transit Corridor. This Zone Map Amendment Request would facilitate sub-policy 5.1.10(b) by continuing the pattern of denser zoning buffering the areas between Montano Rd and low-density residence already present in the area.

Goal 5.2 – Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

A zone amendment to MX-M would address Goal 5.2- Complete Communities by providing non-residential activity to the surrounding residential areas. The subject site is neighbored by large areas zoned R-1C; the request, if approved, would facilitate a healthy balance between residential and non-residential uses. The purpose of MX-M as outlined in the IDO is to achieve land use variety within the MX-M designation. This intention would facilitate Goal 5.2 by providing surrounding neighborhoods with a complete set of services and uses within adequate proximity.

Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The Zone Map Amendment would comply with Policy 5.2.1 by facilitating the development of commercial, recreational, or service uses that would serve nearby residents. The Zone Map

Amendment would support local stability through the diversification of land use and provide jobs and economic activity at an accessible distance from the surrounding neighborhoods.

a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

The request clearly facilitates sub-policy 5.2.1(a) by implementing mixed-use zoning near a large residential area. There is an existing concentration of mixed-use zones to the east of the subject site along the Montano/4th St intersection, while very little non-residential zoning areas exist to the west of the subject site. The requested zone change would facilitate the dispersal of non-residential activity throughout the area and provide much needed goods and services within walking or biking distance to the surrounding neighborhoods.

b) Encourage Development that offers choice in transportation, work areas, and lifestyles

The subject site is located along a Major Transit Corridor, placing it in relation to multi-modal transportation methods. Two bus stops and a pedestrian crosswalk lie 0.15 miles from the site, and bike lanes run along both sides of Montano Rd. The diversification of residential types and land uses permitted by MX-M would complement the multi-modal transit infrastructure along the Major Transit Corridor. These elements together would provide a variety of income and lifestyle options for residents, workers, and consumers, clearly facilitating sub-policy 5.2.1(b).

m) Encourage more productive use of vacant lots and under-utilized lots, including surface parking

A Zone Map Amendment to MX-M would facilitate sub-policy 5.2.1(m) by encouraging the existing vacancies within the subject site to be developed. This request, if approved, would expand the land uses allowed on the subject site, creating greater potential for productivity than if the site were to be developed under the current zones of the vacant sections: R-1C and R-A.

Goal 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

This request facilitates Goal 5.3, Efficient Development Patterns, by encouraging the development of the currently vacant sections and thus fully utilizing existing infrastructure and public utilities. The subject site lies along a Major Transit Corridor with transit and pedestrian infrastructure and is surrounded by existing neighborhoods and business developments. The existing infrastructure and development pattern clearly supports the medium-intensity intentions of an MX-M zone amendment request.

Policy 5.3.1 – Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The existing vacancies within the subject site amount to approximately 1.79 acres, surrounded by developed land and a Major Transit Corridor with existing infrastructure and public transportation. A development within the available uses of the MX-M zone would be more appropriate for the area than its current vacancies due to its location on a main road and adjacency to other fully developed areas. The Zone Map Amendment would facilitate Policy 5.3.1 as it would encourage infill along a Major Transit Corridor in a developed area.

The surrounding area already has established activity of neighborhoods, schools, and services, including a child day care facility. The Zone Map Amendment to MX-M would contribute to the communal and economic activity already existing within the area.

Policy 5.3.2 – Leapfrog Development: *Discourage growth in areas without existing infrastructure and public facilities.*

This Zone Map Amendment would discourage growth in areas without existing infrastructure and public facilities by directing said growth to an area that has the existing infrastructure and public facilities required to support it. The majority of the subject site has been vacant throughout history, despite the surrounding area being developed significantly over the past twenty years. Therefore, infrastructure and public facilities have been developed and currently exist in a capacity that can support future land uses. The request clearly facilitates Policy 5.3.2 – Leapfrog Development.

Policy 5.3.7 – Locally Unwanted Land Uses: *Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area.*

Many MX-M uses that would be facilitated through this zone change would be useful to society. The proposed usage, medical office development, would provide much-needed non-emergency medical services, easing the pressure on local hospitals by allowing off-site, outpatient treatment. This zone map amendment would ensure even distribution of social assets and fair sharing of social responsibilities in Albuquerque.

5.2 Chapter 7 – Urban Design

Policy 7.1.2 – Development Form: *Prioritize elements of development form for each Center and Corridor*

The subject site lies along Montano Rd, a Major Transit Corridor, included in the 2040 MTP as part of the Priority Transit Network. The Development Form Matrix as outlined in the ABC Comp Plan designates Major Transit Corridors as having a high priority for employment incentives and a balanced priority for land use along the Corridors. A zone change to MX-M along this Corridor would provide employment opportunities and balanced land use through multi-use and a wide selection of uses. Therefore, this request clearly facilitates Goal 6.1 by complying with the relative land use plans that uphold the current and future transportation and development goals of the Montano Rd Major Transit Corridor.

5.3 Chapter 8 Economic Development

Goal 8.1 – Placemaking: *Create places where businesses and talent will stay and thrive.*

The zone map amendment and proposed development clearly facilitate Goal 8.1 – Placemaking because the request creates places where businesses and talent will stay and thrive by helping to ensure a variety of land uses within the Montano Major Transit Corridor and the greater Albuquerque area. The proposed development will create jobs for a range of workers with varying occupational skills and salary levels.

Policy 8.1.1 – Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

The request clearly facilitates Policy 8.1.1 – Diverse Places because the zone map amendment to MX - M would foster a range of development intensity, density, uses and building scale in an area with a wide range of existing land uses with a range of intensities, uses and densities. Further, the subject site’s location along a Major Transit Corridor is a contributing factor to the appropriateness and success of this economic development opportunity.

5.4 Chapter 9 – Housing

Policy 9.3.1 – Centers and Corridors: Encourage higher density, multi-unit housing and mixed use development in Downtown, Urban, Activity, and Village Centers, and along Premium and Major Transit Corridors to capture growth, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas.

The request clearly facilitates Policy 9.3.1 by placing mixed-use zoning along a Major Transit Corridor. As stated, the request would encourage the development of the vacant sections, directing development in areas with existing urban development patterns and infrastructural amenities rather than in undeveloped areas. This would further facilitate Policy 9.3.1 by relieving development pressure at the edge of the urban footprint.

5.5 Conclusion

As shown above, the request meets several of the Goals and Policies of the ABC Comp Plan such as Major Transit Corridors, Complete Communities, Efficient Development Patterns, and Infill Development. The request would benefit the surrounding communities by facilitating the development of the vacant sections of the subject site and furthering the present and future goals of the ABC Comp Plan and its respective priorities and designations of the subject site.

6. Zone Map Amendment – EPC, Review and Decision Criteria

The Zone Map Amendment Request is supported by the Comprehensive Plan Goals and Policies and meets the requirements for a Zone Map Amendment – EPC per IDO Section 14-16-6-7(G)(3) Review and Decision Criteria a – h as follows:

6-7(G)(3)(a): The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

As described in the analysis above, the proposed zone change to MX-M will benefit the surrounding communities by furthering a preponderance of the applicable Goals and Policies of the ABC Comp plans for the existing and future conditions of the subject site location. The analysis describes the zone amendment in accordance with the Goals of Centers and Corridors, Complete Communities, Efficient Development Patterns, and Density. The zone change will encourage infill of significant vacancies, while providing density and economic activity along Montano Rd NW, a Major Transit Corridor, in compliance with the Corridor priorities outlined by the ABC Comp Plan.

6-7(G)(3)(b): If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria.

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site.
3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

The subject site is located within an Area of Consistency as classified in the ABC Comp Plan. The proposed zone amendment to MX-M is consistent with the development and zoning patterns established along Montano to the east of the subject site and would not be significantly different in character from that of the surrounding area, complying with the goals and priorities of Areas of Consistency.

The zone amendment meets criteria 3. The current zone designations of the vacant sections of the subject site, R-1C and R-A, prevent the full productivity of the subject site and discourage addressing the site's vacancies. Rezoning the site to MX-M would encourage infill of the site's vacancies, encouraging the productivity of the site to provide goods and services needed in the surrounding neighborhoods.

As described in the Goals and Policies analysis, the requested zone change, MX-M, is more appropriately aligned with Table 7-4: Development Form Matrix in the ABC Comp Plan than the existing zoning designations. The Development Form Matrix states a priority for Balanced land uses along Major Transit Corridors. Considering that the zoning east of the subject site along the Major Transit Corridor is predominantly residential, the zoning request would balance the land uses along the Corridor, facilitating the priorities of the ABC Comp Plan.

6-7(G)(3)(c): If the subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets any of the following criteria.

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

The subject site is located partially within an Area of Change, though most of the subject site is located within an Area of Consistency.

The request meets criterion 3. The current zone designations of the vacant sections of the subject site, R-1C and R-A, prevent the full productivity of the subject site and discourage addressing the

site's vacancies. Rezoning the site to MX-M would encourage infill of the site's vacancies, encouraging the productivity of the site to provide goods and services needed in the surrounding neighborhoods.

As described in the Goals and Policies analysis, the requested zone change, MX-M, is more appropriately aligned with Table 7-4: Development Form Matrix in the ABC Comp Plan than the existing zoning designations. The Development Form Matrix states a priority for Balanced land uses along Major Transit Corridors. Considering that the zoning east of the subject site along the Major Transit Corridor is predominantly residential, the zoning request would balance the land uses along the Corridor, facilitating the priorities of the ABC Comp Plan.

6-7(G)(3)(d): The requested zoning does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 14-16-4-3 associated with that use will adequately mitigate those harmful impacts.

Changes in Uses from R-1C, R-A, and MX-T to MX-M – Adapted from IDO Table 4-2				
	R-1C	R-A	MX-T	MX-M
Residential Uses				
Household Living				
Dwelling, single-family detached	P	P	P	
Dwelling, cluster development	P	P	P	
Dwelling, cottage development	P	P	P	
Dwelling, two-family detached (duplex)	P	P	P	
Dwelling, live-work			P	P
Group Living				
Assisted living facility or nursing home			P	P
Community residential facility, large			P	P
Dormitory			C	P
Group home, small			P	P
Group home, medium			C	P
Civic and Institutional Uses				
Adult or child day care facility			P	P
Community Center or Library		C	P	P
Elementary or middle school	C	C	P	P

Fire station or police station				P
High school	C	C	P	P
Hospital				P
Museum			P	P
Sports field			CV	P
University or college			CV	P
Vocational school			P	P
Commercial Uses				
Agricultural and Animal-related				
Equestrian Facility		P		
General Agriculture		P		
Veterinary hospital		C	C	P
Other pet services		C	C	P
Food, Beverage, and Indoor Entertainment				
Auditorium or theater			A	P
Bar			C	P
Catering service				P
Health club or gym			P	P
Mobile food truck court			C	P
Nightclub				P
Restaurant			C	P
Tap room or tasting room			C	P
Other indoor entertainment			C	P
Lodging				
Bed and breakfast		A	P	
Hotel or motel			P	P
Motor Vehicle Related				
Car wash				P
Light vehicle fueling station				P

Light vehicle repair				P
Light vehicle sales and rental				P
Paid parking lot			C	P
Parking structure			CA	P
Offices and Services				
Bank			P	P
Club or event facility			C	P
Commercial services				P
Medical or dental clinic			P	P
Mortuary				P
Office			P	P
Personal and business services, small			P	P
Personal and business services, large				P
Research or testing facility			P	P
Retail Sales				
Art Gallery	CV	CV	P	P
Bakery goods or confectionery shop			C	P
Cannabis retail				P
Farmer's market		T	T	P
General retail, small			P	P
General retail, medium				P
Grocery store				P
Pawn shop				P
Transportation				
Park-and-ride lot			C	P
Transit facility			C	P
Industrial Uses				
Manufacturing, Fabrication, and Assembly				
Artisan manufacturing			C	P

Cannabis cultivation			C	P
Cannabis-derived products manufacturing			C	P
Telecommunications, Towers, and Utilities				
Wireless Telecommunications Facility (WTF): Freestanding			P	P

Table 3: Changes in Land Use from R-1C, R-A, and MX-T to MX-M

The requested zone change, MX-M, does not include new permissive uses that would be harmful to adjacent property, the neighborhood, or the community that are not limited or prohibited by the conditions of the subject site and/or the Use-specific Standards.

However, there are some uses that are perceived as harmful, those are discussed below. Written below is a summary of potentially harmful uses, and how the Use-specific Standards of the IDO and/or existing conditions mitigate the potential harm.

Cannabis Retail- Cannabis retail is prohibited within 300ft of a child day care facility as established in the IDO Section 4-3(D)(35). The subject site borders a child day care facility; therefore, the site would not be developed into cannabis retail.

Cannabis Cultivation and Products Manufacturing- Cannabis cultivation and Products Manufacturing both require a conditional use approval to be developed within 300ft of a child day care facility as established by the IDO Sections 4-3(E)(2) and 4-3(E)(3). The subject site borders a child day care facility, so it is unlikely that the site would be developed into a cannabis-related establishment.

Light Vehicle Repair- The use of light vehicle repair is prohibited within 25 feet of any residential zone district per IDO Subsection 4-3(D)(19)(d). The subject site directly neighbors residential zones; therefore, light vehicle repair would be prohibited on the subject site if amended to MX-M.

Light Vehicle Fueling Station- The development of a light vehicle fueling station adjacent to any residential zone district requires a Conditional Use Approval as stated in IDO Subsection 4-3(D)(18)(g). The subject site borders residential zone districts, requiring a Conditional Use Approval for this use, discouraging its development.

Light Vehicle Sales and Rental- Outdoor display, storage, and sales areas are prohibited within 50 feet of any residential zone district as per IDO Subsection 4-3(D)(20)(c). The subject site directly neighbors residential zones, prohibiting outdoor display, storage, and sales on the subject site. Vehicle sales and rental are normally conducted with outdoor storage and display, discouraging the use of light vehicle sales where it is prohibited on the subject site.

All other permissive uses allowed by MX-M that are not allowed by R-1C would be beholden to the respective Use-specific Standards and required processes outlined in the IDO. The regulations and procedures facilitated by the City of Albuquerque provide just processes that guarantee the best interest of the community and the city for any proposed development and will be applied to any future development proposed on the subject site.

Bar, Night Club, Tasting Room: These uses must comply with all New Mexico State law requirements, including but not limited to any required spacing from other uses or facilities. NM State Law and the IDO Use Specific Standards would mitigate any potential harm to the surrounding area.

6-7(G)(3)(e): 6-7(G)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, meet any of the following criteria:

1. Have adequate capacity to serve the development made possible by the change of zone.
2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA).
4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City approved Development Agreement between the City and the applicant.

The request meets the criteria above as described by number 3: The proposed development will have adequate capacity when the applicant fills its obligations under the IDO, the DPM, and/or an IIA. The request will continue through various City application processes where infrastructure capacity will be addressed. The addition of 5626 Guadalupe Trail NW would ensure appropriate space for any required infrastructure such as easements for sewer, water, and/or emergency access.

6-7(G)(3)(f): The applicant's justification for the Zoning Map Amendment is not completely based on the property's location on a major street.

As shown in the policy analysis above, The Zone Map Amendment is requested based on community benefit and vacancy infill as well as its location along a Major Transit Corridor. The request clearly facilitates the following Goals and Policies of the ABC Comp Plan that are not in relation to the subject site's adjacency to the Major Transit Corridor: Goal 5.2 - Complete Communities, Policy 5.2.1 - Land Uses, Goal 5.3 – Efficient Development Patterns, and Policy 5.3.1 - Infill Development as described in the analysis.

6-7(G)(3)(g): The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

The justification for the Zone Map Amendment is not based on the cost of land nor economic considerations, rather, the justification is based on the policy analysis described above, furthering a preponderance of applicable Goals and Policies in the ABC Comp Plan. The Goals and Policies cited in the policy analysis include Centers and Corridors, Complete Communities, Infill Development, and Efficient Development Form. The justification for the zoning change regards the subject site's vacancies, location, and adjacency to a Major Transit Corridor rather than the cost of land or economic considerations.

6-7(I)(3)(h): 6-7(G)(3)(h) The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least 1 of the following applies.

1. The subject property is different from surrounding land because it can function as a transition between adjacent zone districts.

Tierra West, on behalf of Dave Gonzales, respectfully requests that this Zoning Map Amendment is considered and approved by the Environmental Planning Commission.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sergio Lozoya', with a long horizontal flourish extending to the right.

Sergio Lozoya

SR. Planner

2025109

D) STAFF INFORMATION



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission (EPC) will hold a **Public Hearing** on **Thursday, February 19, 2026 at 8:40 a.m.**, using Zoom (online).

Attend by Zoom
<https://cabq.zoom.us/j/5464729575>

Attend by Phone
(719) 359-4580
Meeting ID: 546 472 9575
Find your local number: <https://cabq.zoom.us/j/alDEsva2b>

Please contact City Planning staff via the information below for any of the following:

- To request details about the cases below.
- At least 72 hours prior to the hearing:
 - For individuals with disabilities to request special assistance to participate at the public hearing.
 - To request interpretation into other languages at the hearing.

Contact Information

- Email: PlanningEPC@cabq.gov
- Phone: 505-924-3860, option for Boards and Commissions, or TTY 711

To submit written comments on any of the cases below, please submit by **9 AM on Wednesday, February 4, 2026.**

- Mail: EPC, c/o EPC Hearing Monitor, CABQ Planning Department, P.O. Box 1293, ABQ, NM 87103
- Online portal: <https://cabq.gov/epc-public-comment>

Plan # ZMA-2026-00001

Zoning Map Amendment (Zone Change)

Tierra West, LLC, agent for David Gonzales, requests a Zoning Map Amendment from R-A, MX-T or R-1C to MX-M for 3 separate county parcels legally described as all or a portion of 1) Tract 47 Map 32 located at 5626 Gene Ave NW containing approximately 1.9 acres 2) Map 32 Tract 68-A-2-C & ZAPF-VAN Addition No. 10 Lot 14 & Lot 15 excluding the west 80 ft & excluding the southernly portion out to the ROW located at 907 Montano Rd NW approximately 1.2 acres 3) Lot 13 (except southernly portion out to ROW Montano Rd) ZAPF Addition No. 10 located at 817 Montano Rd NW approximately 0.5 acres, between Montano Rd and Gene Ave.

(F-14)

Staff Planner: William Steele

Plan # ZMA-2026-00002

Zoning Map Amendment (Zone Change)

Dekker, agent for State of New Mexico Land Office (owner) and New Mexico School of the Blind and Visually Impaired (sub-lessee), requests a Zoning Map Amendment from MX-T to MX-L for all or a portion of Tract H-1-B Plat of Tract H-1-A & H-1-B Manzano Mesa (Being a replat of Tract H-1 Manzano Mesa & Tract L Sandia Science & Technology Park) located at 801 Stephen Moody St. SE, approximately 3.9 acres & a Zoning Map Amendment from NR-BP to MX-L for an approximately 2.8 acre portion of Tract H-1-A Plat of Tract H-1-A & H-1-B Manzano Mesa (Being a replat of Tract H-1 Manzano Mesa & Tract L Sandia Science & Technology Park) located at 800 Eubank Blvd. SE, approximately 7.5 acres, located between Innovation Pkwy. SE and La Entrada SE., approximately 11.4 acres in total.

(L-21)

Staff Planner: Daniel Soriano

Plan # SP-2026-00004

Site Plan - EPC

Russell Brito of PNM, agent for City of Albuquerque Open Space Division requests a Site Plan EPC for an Extraordinary Facility for Major Public Open Space, for all or a portion of Tract 4 (easterly portion of Parcel C Marian G. Malcolm) Research Park Inc, containing approx. 62 acres; the westerly portion of Parcel C correction plat of survey for Marian G. Malcolm (portion of parcels A, C & D Research Park Inc & a portion of the SW1/4 NE1/4 Section 26 T10N R4E), approximately 38 acres; and the southernly portion of Tract A-4 summary plat showing tracts A-1, A-2, A-3 & A-4 of the Chant Property Addition, approximately 4 acres, located at 16000 Central Ave SE, between Carmella Dr SE and Caballo de Fuerza Rd SE.

(L-23)(L-24)(M-23)(M-24)

Staff Planner: William Steele

Plan # SP-2026-00005

Site Plan - EPC, Major Amendment

Modulus Architects, Inc., agent for Louisiana Hotel Corporation requests a Site Plan - EPC, Major Amendment for all or a portion

of Parcel 1A Summary Replat Comprising a Replat of Portions of Parcels 1 & 2, Broad Acres Subdivision, excluding a Westerly Portion out to the Right of Way and the Eastern 50 feet of Lot 1, all of Lots 2 & 3, and the Western 10 feet of Lot 4, Block 1, Broad Acres Subdivision, excluding Portions out to the Right of Way, approximately 7 acres, located at 2600 Louisiana Blvd NE, at the NE corner of Menaul Blvd NE and Louisiana Blvd NE.

(H-18, H-19)

Staff Planner: Catherine Heyne

Plan # SP-2026-00006

Site Plan - EPC, Major Amendment

Consensus Planning, Inc. & Molzen Corbin, agent for SPX Real Estate Corp. requests a Site Plan EPC, Major Amendment to all or a portion of Tract A Plat of Oxbow Subdivision located at 5301 St. Josephs Dr NW, between Coors Blvd and St. Josephs Dr, approximately 57 acres.

(F-11)(G-11)

Staff Planner: Dustin Kiska

Environmental Planning Commission (EPC)

Journal: February 2, 2026



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

INTER - OFFICE MEMORANDUM

TO:

**ALL PUEBLO COUNCIL OF
GOVERNORS
FORT SILL APACHE TRIBE
JICARILLA APACHE NATION
MESCALERO APACHE TRIBE
NAVAJO NATION
OHKAY OWINGEH
PUEBLO OF ACOMA
PUEBLO OF COCHITI
PUEBLO OF ISLETA
PUEBLO OF JEMEZ
PUEBLO OF LAGUNA
PUEBLO OF NAMBE
PUEBLO OF PICURIS**

**PUEBLO OF POJOAQUE
PUEBLO OF SAN FELIPE
PUEBLO OF SAN ILDEFONSO
PUEBLO OF SANDIA
PUEBLO OF SANTA ANA
PUEBLO OF SANTA CLARA
PUEBLO OF SANTO DOMINGO
PUEBLO OF TAOS
PUEBLO OF TESUQUE
PUEBLO OF ZIA
PUEBLO OF ZUNI
TO'HAJIILEE' NAVAJO CHAPTER
YSLETA DEL SUR**

FROM: Mikaela Renz-Whitmore, Urban Design and Development Division, Planning Department

DATE: January 15, 2026

SUBJECT: ENVIRONMENTAL PLANNING COMMISSION CASE DISTRIBUTION

The City of Albuquerque respectfully requests agency comments for the development review case below, which is within an area that requires referral for tribal engagement pursuant to the Integrated Development Ordinance §14-16-6-4(I).

Below are the legal descriptions for the cases scheduled for public hearing before the Environmental Planning Commission on **Thursday, February 19, 2026**.

Each case link will take you to the application materials in ABQ-PLAN. You can review the documents under the "Attachments" section.

Please direct questions to the case planners noted below and available by email: PlanningEPC@cabq.gov

All comments are due by February 2, 2026.

SUBMIT COMMENTS TO: <https://cabq.gov/epc-agency-comment>

(Please submit comments via the above Agency Comment Portal link, not as email submittals.)

Plan # [SP-2026-00004](#)

Site Plan – EPC, Major Amendment

Russell Brito of PNM, agent for City of Albuquerque Open Space Division requests a Site Plan – EPC, Major Amendment for all or a portion of Tract 4 (eastern portion of Parcel C Marian G. Malcolm) Research Park, containing approx. 62 acres, the westerly portion of Parcel C correction plat of survey for Marian G. Malcolm (portion of parcels A, C & D Research Park Inc & a portion of the SW1/4 NE1/4 Section 26 T10N R4E), approximately 38 acres, and the southern portion of Tract A-4 summary plat showing tracts A-1, A-2, A-3 & A-4 of the Chant Property Addition, approximately 4 acres, located at 16000 Central Ave SE, between Carmella Dr SE and Caballo de Fuerza Rd SE.

(L-23)(L-24)(M-23)(M-24)

Staff Planner: William Steele

Plan # [SP-2026-00006](#)

Site Plan – EPC, Major Amendment

Consensus Planning, Inc. & Molzen Corbin, agent for SPX Real Estate Corp. requests a Site Plan – EPC, Major Amendment to all or a portion of Tract A Plat of Oxbow Subdivision located at 5301 St. Josephs Dr NW, between Coors Blvd and St. Josephs Dr, approximately 56.5232 acres.

(F-11)(G-11)

Staff Planner: Dustin Kiska



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

INTER - OFFICE MEMORANDUM

TO:

**ALL PUEBLO COUNCIL OF
GOVERNORS
FORT SILL APACHE TRIBE
JICARILLA APACHE NATION
MESCALERO APACHE TRIBE
NAVAJO NATION
OHKAY OWINGEH
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PUEBLO OF JEMEZ
PUEBLO OF LAGUNA
PUEBLO OF NAMBE
PUEBLO OF PICURIS**

**PUEBLO OF POJOAQUE
PUEBLO OF SAN FELIPE
PUEBLO OF SAN ILDEFONSO
PUEBLO OF SANDIA
PUEBLO OF SANTA ANA
PUEBLO OF SANTA CLARA
PUEBLO OF SANTO DOMINGO
PUEBLO OF TAOS
PUEBLO OF TESUQUE
PUEBLO OF ZIA
PUEBLO OF ZUNI
TO'HAJIILEE' NAVAJO CHAPTER
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Site Plan – EPC, Major Amendment

Russell Brito of PNM, agent for City of Albuquerque Open Space Division requests a Site Plan – EPC, Major Amendment for all or a portion of Tract 4 (eastern portion of Parcel C Marian G. Malcolm) Research Park, containing approx. 62 acres, the westerly portion of Parcel C correction plat of survey for Marian G. Malcolm (portion of parcels A, C & D Research Park Inc & a portion of the SW1/4 NE1/4 Section 26 T10N R4E), approximately 38 acres, and the southern portion of Tract A-4 summary plat showing tracts A-1, A-2, A-3 & A-4 of the Chant Property Addition, approximately 4 acres, located at 16000 Central Ave SE, between Carmella Dr SE and Caballo de Fuerza Rd SE.

(L-23)(L-24)(M-23)(M-24)

Staff Planner: William Steele

Plan # [SP-2026-00006](#)

Site Plan – EPC, Major Amendment

Consensus Planning, Inc. & Molzen Corbin, agent for SPX Real Estate Corp. requests a Site Plan – EPC, Major Amendment to all or a portion of Tract A Plat of Oxbow Subdivision located at 5301 St. Josephs Dr NW, between Coors Blvd and St. Josephs Dr, approximately 56.5232 acres.

(F-11)(G-11)

Staff Planner: Dustin Kiska



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

INTER - OFFICE MEMORANDUM

January 13, 2026

TO:

CABQ ENVIRONMENTAL HEALTH – Byron Lueras, Shellie Eaton
CABQ FIRE DEPARTMENT – Lieutenant Rogelio Rodriguez
CABQ LEGAL – Andrew Coon
CABQ METROPOLITAN REDEVELOPMENT AGENCY – Jennifer Jackson, China Osborn
CABQ MUNICIPAL DEVELOPMENT/TRANSPORTATION PLANNING – Tim Brown,
Valerie Hermanson, Debbie Bauman
CABQ NEIGHBORHOOD COORDINATION – Vanessa Baca
CABQ PARKS & RECREATION
CIP MANAGER – Cheryl Somerfeldt
CITY FORESTER – Sean O’Neil
PARK DESIGN – Hannah Aulick
OPEN SPACE PLANNING – James Lewis, Adryana Vialpando
TRAILS – Whitney Phelan
URBAN FORESTRY – Bonnie Strange
CABQ PLANNING
ENGINEER – Shahab Biazar
HISTORIC PRESERVATION – Leslie Naji
HYDROLOGY – Tiequan Chen
LONG RANGE – Vicente Quevedo, Jordan James
TRANSPORTATION DEV. SERVICES – Ernest Armijo
ZONING – Angelo Metzgar, Jeffrey Palmer
CABQ POLICE DEPARTMENT – Laura Kuehn
CABQ SOLID WASTE – Adrian Marez
CABQ TRANSIT – Lawrence Kline, Andrew de Garmo
ABC WATER UTILITY AUTHORITY – David Gutierrez, Eddie Kemp, Galveston Begaye,
Aryam Hernandez, Monica Rodriguez, Heidi Hilland
ALBUQUERQUE PUBLIC SCHOOLS – Sarah Young, Cordell Bock, Hodgins Serrullo
AMAFCA – Jared Romero, Kana Radius
BERNALILLO COUNTY
PLANNING MANAGER – Elvira Lopez
LEAD PLANNER – Carrie Barkhurst
LEAD PLANNER – Karen Iverson
SENIOR PLANNER – Benjamin Savoca
SENIOR PLANNER – Karina Peggau
PLANNER – Peach Anderson-Tauzer
TRANSPORTATION – Julie Luna
KIRTLAND AIR FORCE BASE – Eva Blaylock
MID-REGION COUNCIL OF GOVERNMENTS – Aaron Hill
MIDDLE RIO GRANDE CONSERVANCY DISTRICT – Jason Casuga, Eric Zamora, Mapping
NM DEPARTMENT OF TRANSPORTATION – Margaret Haynes, Keith Thompson, Peter
Kubiak
NM GAS COMPANY – Jeff Estvanko, Brandon Kauffman
NATIONAL PARK SERVICE/PETROGLYPH NATIONAL MONUMENT – Nancy Hendricks
PUBLIC SERVICE COMPANY OF NEW MEXICO – Russell Brito

FROM: Mikaela Renz-Whitmore, Urban Design and Development Division, Planning Department

SUBJECT: ENVIRONMENTAL PLANNING COMMISSION CASE DISTRIBUTION

Below are the legal descriptions for the cases scheduled for public hearing before the Environmental Planning Commission on **February 19, 2026**.

The City of Albuquerque Planning Department has begun using new case tracking software. Applications and related materials are available to review and/or download for each case via the links below.

Please direct questions to the case planner noted below and available by email: PlanningEPC@cabq.gov

All agency comments are due February 2, 2026.

SUBMIT COMMENTS TO: <https://cabq.gov/epc-agency-comment>

(Please submit comments via the Agency Comment Portal link, not as email submittals.)

Plan # [ZMA-2026-00001](#)

Zoning Map Amendment (Zone Change)

Tierra West, LLC, agent for David Gonzales, requests a Zoning Map Amendment from R-A, MX-T or R-1C to MX-M for 3 separate county parcels legally described as all or a portion of 1) Tract 47 Map 32 located at 5626 Gene Ave NW containing approximately 1.2 acres 2) Map 32 Tract 68-A-2-C & ZAPF-VAN Addition No. 10 Lot 14 & Lot 15 excluding the west 80 ft & excluding the southernly portion out to the ROW located at 907 Montano Rd NW approximately 1.2 acres 3) Lot 13 (except southernly portion out to ROW Montano Rd) ZAPF Addition No. 10 located at 817 Montano Rd NW approximately 0.5 acres, between Montano Rd and Gene Ave.

(F-14)

Staff Planner: William Steele

Plan # [ZMA-2026-00002](#)

Zoning Map Amendment (Zone Change)

Dekker, agent for State of New Mexico Land Office (owner) and New Mexico School of the Blind and Visually Impaired (sublessee), requests a Zoning Map Amendment from M-XT to MX-L for all or a portion of Tract H-1-B Plat of TR H-1-A & H-1-B Manzano Mesa (Being a replat of Tract H-1 Manzano Mesa & Tract L Sandia Science & Technology Park) located at 801 Stephen Moody St SE, between Stephen Moody St SE and Innovation Pkwy, approximately 3.8994 acres.

(L-21)

Staff Planner: Daniel Soriano

Plan # [SP-2026-00004](#)

Site Plan – EPC, Major Amendment

Russell Brito of PNM, agent for City of Albuquerque Open Space Division requests a Site Plan – EPC, Major Amendment for all or a portion of Tract 4 (easternly portion of Parcel C Marian G. Malcolm) Research Park, containing approx. 62 acres, the westerly portion of Parcel C correction plat of survey for Marian G. Malcolm (portion of parcels A,

C & D Research Park Inc & a portion of the SW1/4 NE1/4 Section 26 T10N R4E), approximately 38 acres, and the southernly portion of Tract A-4 summary plat showing tracts A-1, A-2, A-3 & A-4 of the Chant Property Addition, approximately 4 acres, located at 16000 Central Ave SE, between Carmella Dr SE and Caballo de Fuerza Rd SE.
(L-23)(L-24)(M-23)(M-24)
Staff Planner: William Steele

Plan # [SP-2026-00005](#)

Site Plan – EPC, Major Amendment

Modulus Architects, Inc., agent for Louisiana Hotel Corporation requests a Site Plan - EPC, Major Amendment for all or a portion of Parcel 1-A summary replat comprising a replat of portions of parcels 1 & 2 Broad Acres Subdivision excluding a westerly portion out to ROW approximately 6 acres, and the east 50 ft of Lot 1 all of Lots 2 & 3 & the west 10 ft Lot 4 Block 1 Broad Acres excluding portions out to the ROW approximately 0.5 acres, located at 2600 Louisiana Blvd NE, between Phoenix Ave NE and Chama St NE.
(H-18)(H-19)
Staff Planner: Catherine Heyne

Plan # [SP-2026-00006](#)

Site Plan – EPC, Major Amendment

Consensus Planning, Inc. & Molzen Corbin, agent for SPX Real Estate Corp. requests a Site Plan – EPC, Major Amendment to all or a portion of Tract A Plat of Oxbow Subdivision located at 5301 St. Josephs Dr NW, between Coors Blvd and St. Josephs Dr, approximately 56.5232 acres.
(F-11)(G-11)
Staff Planner: Dustin Kiska

PROJECT MEMO
First Memo

DATE: January 20, 2026

TO: Sergio Lozoya
Tierra West LLC

FROM: William Steele, Senior Planner
City of Albuquerque Planning Department

EMAIL: wsteele@cabq.gov

RE: ZMA-2025-00001 – 5626 Gene Ave NW, 907 Montano Rd NW, 817 Montano Rd NW

We have completed a preliminary review of the proposed Zone Map Amendment (Zone Change). I would like to discuss the justification letter and project. I am available to answer questions about the process and requirements moving forward. Please provide the following:

⇒ Planning Staff would like to receive the Revised Justification Letter due 5 PM on Monday, January 26, 2026.

Note: If you have difficulty with this deadline, please let me know.

1. Introduction:

A. Though we've done our best for this review, additional items may arise as the case progresses. If so, we will inform you immediately.

B. This is what we have for the legal description/what will be posted for the legal ad: Tierra West LLC, agent for David Gonzalez, requests a Zoning Map Amendment for (3) parcels:

- R-A (approx. 1.9 acres) for all or a portion of Tract 47 Map 32 located at 5626 Gene Ave NW
- MX-T (approx. 1.16 acres) for all or a portion of Map 32 Tract 68-A-2-C & Zapf-Van Addition No. 10 Lot 14 & lot 15 except the west 80 ft & excluding the southerly portion out to R/W located at 907 Montano Rd NW
- R-1C (approx. 0.46 acres) lot 13 (except southerly portion out to R/W Montano Rd) ZAPF - VAN addition No. 10 CONT 18,748 sq ft M/L located at 817 Montano Rd NW

between Gene Ave NW and Montano Rd NW, approximately 3.52 acres.

- Please confirm the legal description is correct.
- Please confirm that Daniel Gonzales is the only owner of the parcels. If not, please submit a revised authorization letter from Mrs. Rebecca Gonzales.

C. It is our understanding that this is a request for: a Zoning Map Amendment - EPC (ZMA; zone change) from R-A, MX-T or R-1C to MX-M (Mixed-use – Medium Intensity) zoning for a total of approximately 3.52 acres.

D. 817 MONTANO RD NW

The city parcels do not align with Bernalillo County parcels and there is an acequia (right of way) running through the parcel.

- In order to continue with the ZMA request the applicant must complete the following:
 - Zoning in the acequia right of way must be established.
- Do you have any documentation of a deed prior to November 16, 1973?
 - We need documentation showing the acequia was vacated prior to November 16, 1973 and made on consolidated parcel with one property owner.

If the above proof cannot be provided the following steps would need to be taken in order to move forward with the ZMA on the property:

1. Vacation of Right of Way (acequia)
2. Replat the parcel
3. Rezone through ZMA process
4. Please reach out to DFT Staff to find out if you can condition a preliminary plat?

E. What is the intention of the site and are the owners planning on consolidating all three lots? Yes.

- Please note: Pursuant to IDO 14-16-6-7(G)(2)(f) If the Zoning Map Amendment will result in a zone boundary that does not coincide with a lot line (i.e., create a floating zone line), the applicant shall obtain a Subdivision of Land – Minor or a Subdivision of Land – Major, as applicable, to establish lot lines that coincide with the zone boundary before a zoning certificate will be issued.

Applicant has stated that they have contracted a surveyor to submit an application to replat all three parcels into one. They will verify it or a sketch plat been submitted.

**Option: The other two parcels at 5626 Gene Ave NW, 907 Montano Rd NW can go through the zoning Map Amendment process and 817 Montano Rd NW can be rezoned after going through the vacation and replat process.

2. Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:
<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar:
The EPC public hearing is on **February, 19, 2026.**
Final staff reports will be available one week prior, on **February 12, 2026.**
- C. Note that, if a zone change request is denied, you cannot reapply again for one year.
- D. Agency comments will be distributed around **February 4, 2026.** I will email you a copy of the comments and forward any late ones to you.

3. Notification & Neighborhood Issues:

Notification requirements for a Zone Change are explained in Section 14-16-6-4(J), Public Notice. The required notification consists of: i) an emailed letter to neighborhood representatives indicated by the ONC, ii) a mailed letter (first-class) to property owners within 100 feet of the subject site, and iii) yellow sign posting.

- A. It appears that the applicant has provided notice of the application to all adjacent property owners via certified mail and email to neighborhood representatives as required by the IDO.
- B. Thank you for providing photos of the certified mail receipts and a list of the neighbors within a 100' buffer.
- C. Thank you for the sign posting agreement.
- D. Please submit photos of the posted signs on or before **February 4, 2026**.
- E. Have you received any comments or requests? HOA and NA.
Please let me know if you receive any additional comments. If you do, these will be included in our staff report.

4. Project Letters:

There are three (3) project letters, one for each zone change which makes it seem as if there are three separate zone application requests.

It's clearer for the project letters to be combined into (1) letter. The project letters are off to a good start, though I have some revisions to the responses in the review and decision criteria portion to improve clarity and strengthen your request.

A. Request:

- 1) Please update the request and the intro of your letter and state why the EPC is hearing this request.
- 2) Please write briefly about any correspondence with any property owners.
 - 1. The applicant has been reached out by the HOA and NA. They have had questions and concerns about the building height, density and access to the site.
- 3) History – What information have you received regarding the subject site from your IPRA request? Applicant hasn't received any information back at this time. – Staff will check with DFT to verify there is not an EPC approved site plan for 907 Montano Rd NW.

B. Planning Context

There is not a Montano/4th Street Corridor. The subject site is within 660' of the Montano Rd Major Transit Corridor (MTC). Please make sure the Planning Context reflects this.

C. Land Use:

Please add the CABQ "Land Use" categories surrounding the site in a Zoning and Land Use table format.

D. Notification Requirements and Facilitated Meeting Report.

- 1. Was there a Facilitated Meeting? No.
But there was a meeting. If so, by whom? Yes, with the applicant and the NA.
- 2. Please submit a memo or meeting notes/summary. – Applicant will send Staff notes.

3. How is the applicant addressing the concerns of the Neighborhood Association comments at the meeting? – Concerns are Site Plan related. Future building height related.

E. Zoning Map Amendment Justification (Goals and Policies):

- There are some goals and policies that need refining. It is good to discuss the zone change from a generic land use perspective.
- The task in a justification is to choose applicable Goals and policies from the Comprehensive Plan and demonstrate how your request furthers (makes a reality) each applicable Goal and policy. Furthering is shown by providing explanations using “because” statements and tailoring the response to match the wording of the Goal or Policy.
- Please focus on the zone district request. The Goals and Policies used for all 3 letters are the same which can be applied in one single letter.

F. Revisions to Goals and Policies:

1. Goal 5.1– The parcels are within the Montano Rd MTC. No centers within the vicinity of the parcel.
2. Goal 5.1.10 – Are you planning on encouraging higher density residential development. Using this Goal knowing your plan is not for residential development would make the use of this goal not applicable. Goal 5.2 says the ZMA is to provide non-residential activity. See Policy 5.2.1.
3. Policy 5.2 – What are a complete set of services? Please elaborate
4. 5.2.1 b – How is this encouraging development that offers choice in transportation if we don’t know that what is planned to be built here will actually be built on this parcel? – This sub-policy should be removed. It is more development oriented.
5. Goal 5.3 – Please elaborate about how this request would maximize the utility of existing infrastructure, public facilities and efficient use of land. What public facilities?
6. Policy 5.6.2 – Please elaborate. Nothing in the policy is mentioned in the response.

Additional Info:

- Please note: ZMAs establish land use, not specific development projects. While they may enable development, future construction is not guaranteed, even if the land use designation is approved. This should be taken into consideration when responding to the goals and policies.
- Referencing the Development Form Matrix - Corridors: The Development Form Matrix - Corridors refers to development not land use.
- Regarding the Development Form Matrix – Corridors from the Comprehensive Plan (Comp Plan): “These policies are meant to guide the development of City and County regulations

and technical standards, as well as design standards for properties with site plan controlled zoning.” (See Comp Plan page 7-17)

G. Zone Change – 6-7(G)(3) Review and Decision Criteria

6-7(G)(3)(b): The criteria stated in this response states that zoning east of the site is residential how would it be more advantageous to the community?

6-7(G)(3)(d): Please combine if possible the permissive uses and existing uses of all three parcels in one chart in the staff letter.
The applicant states there are no uses harmful permissive uses that would be allowed in MX-M zoning but elaborates on the reasons these harmful uses would not be permitted on the subject site according to the IDO. Please state there are permissive uses that would be harmful to the adjacent property and keep the reasons these uses would not be permitted on the site.

6-7(G)(3)(h): A more thorough justification is needed to explain why this would not be considered a spot zone.

**The applicant will let Staff know by Monday, January 26, 2026 if they will proceed with the ZMA request for the two parcels and rezone the parcel that needs to be vacated and replat action.

PROJECT MEMO

Second Memo

DATE: February 24, 2026

TO: Sergio Lozoya
Tierra West LLC

FROM: William Steele, Senior Planner
City of Albuquerque Planning Department

EMAIL: wsteele@cabq.gov

RE: ZMA-2025-00001 – 5626 Gene Ave NW, 907 Montano Rd NW, 817 Montano Rd NW

We have completed a review of the proposed Zone Map Amendment (Zone Change). I would like to discuss the project. I am available to answer questions about the process and requirements moving forward. Please provide the following:

1. Introduction:

The applicant requested a one month deferral from the February 19, 2026 EPC public hearing to the March 19, 2026 EPC public hearing.

The deferral period would allow the applicant time vacate an existing acequia right of way easement on one of the parcels prior to the zone change.

A post submittal facilitate meeting has been requested and should be completed during the deferral period.

- A. This is what we have for the legal description/what will be posted for the legal ad: Tierra West LLC, agent for David Gonzalez, requests a Zoning Map Amendment for (3) parcels:

Tierra West, LLC, agent for David Gonzales, requests a Zoning Map Amendment from R-A, MX-T or R-1C to MX-M for 3 separate county parcels legally described as all or a portion of 1) Tract 47 Map 32 located at 5626 Gene Ave NW containing approximately 1.9 acres 2) Map 32 Tract 68-A-2-C & ZAPF-VAN Addition No. 10 Lot 14 & Lot 15 excluding the west 80 ft & excluding the southernly portion out to the ROW located at 907 Montano Rd NW approximately 1.2 acres 3) Lot 13 (except southernly portion out to ROW Montano Rd) ZAPF Addition No. 10 located at 817 Montano Rd NW approximately 0.5 acres, between Montano Rd and Gene Ave. (F-14)

- Please confirm that Daniel Gonzales and Rebecca Gonzales are the only owners of the parcels. Yes
- B. It is our understanding that this is a request for: a Zoning Map Amendment - EPC (ZMA; zone change) from R-A, MX-T or R-1C to MX-M (Mixed-use – Medium Intensity) zoning for a total of approximately 3.52 acres.

C. 817 MONTANO RD NW

The city parcels do not align with Bernalillo County parcels and there is an acequia (right of way) running through the parcels.

The applicant is taking the following steps in order to move forward with the ZMA on the property:

1. Vacation of Right of Way (acequia) – Vacation via DHO on March 11th.
2. Replat the parcel – (Subdivision submitted to Planning by survey company)
3. Rezone through ZMA process.

Other: Applicant will confirm if the private drive is part of the replat process.

D. What is the intention of the site and are the owners planning on consolidating all three lots? Yes.

- Please note: Pursuant to IDO 14-16-6-7(G)(2)(f) If the Zoning Map Amendment will result in a zone boundary that does not coincide with a lot line (i.e., create a floating zone line), the applicant shall obtain a Subdivision of Land – Minor or a Subdivision of Land – Major, as applicable, to establish lot lines that coincide with the zone boundary before a zoning certificate will be issued.

They will verify it or a sketch plat been submitted. Yes, December 2025.

2. Process:

A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:

<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

B. Timelines and EPC calendar:

Written Materials Deadline **March 4, 2026**.

The EPC public hearing is on **March 19, 2026**.

Final staff reports will be available one week prior, on **March 12, 2026**.

C. Note that, if a zone change request is denied, you cannot reapply again for one year.

D. Agency comments will be distributed around **March 2, 2026**. I will email you a copy of the comments and forward any late ones to you.

3. Notification & Neighborhood Issues:

Notification requirements for a Zone Change are explained in Section 14-16-6-4(J), Public Notice. The required notification consists of: i) an emailed letter to neighborhood representatives indicated by the ONC, ii) a mailed letter (first-class) to property owners within 100 feet of the subject site, and iii) yellow sign posting.

A. Signs have been posted and photos have been received.

B. Have you received any new comments or requests? Yes: NA are Concerned about house and future land use. Possible medical facility.

Please let me know if you receive any additional comments. If you do, these will be included in our staff report.

4. Project Letter:

An updated project letter was received from the Applicant on February, 3, 2026. Staff will review and provide any further comments.

PROJECT MEMO

Revised - Third Memo

DATE: February 26, 2026

TO: Sergio Lozoya
Tierra West LLC

FROM: William Steele, Senior Planner
City of Albuquerque Planning Department

EMAIL: wsteele@cabq.gov

RE: ZMA-2025-00001 – 5626 Gene Ave NW, 907 Montano Rd NW, 817 Montano Rd NW, 5626
Guadalupe TRL NW

We have completed a review of the proposed Zone Map Amendment (Zone Change). If you have any questions please let me know.

⇒ Planning Staff would like to receive the Revised Justification Letter due 5 PM on Tuesday, March 3, 2026.

Note: If you have difficulty with this deadline, please let me know.

1. Introduction:

A. Though we've done our best for this review, additional items may arise as the case progresses. If so, we will inform you immediately.

2. Introduction:

The applicant requested a one month deferral from the February 19, 2026 EPC public hearing to the March 19, 2026 EPC public hearing.

The deferral period would allow the applicant time vacate an existing acequia right of way easement on one of the parcels prior to the zone change.

A post submittal facilitated meeting has been requested and should be completed during the deferral period.

The applicant has decided to add an additional parcel to the ZMA request. The total parcels in the request are (4).

This is what we have for the legal description/what will be posted for the legal ad:

Tierra West, LLC, agent for David Gonzales and Rebecca Gonzales, requests a Zoning Map Amendment from R-A, MX-T or R-1C to MX-M for 4 separate county parcels legally described as all or a portion of

- 1) Tract 47 Map 32 located at 5626 Gene Ave NW containing approximately 1.19 acres

- 2) Tract 68 Map 32 -A-2-C & ZAPF-VAN Addition No. 10 Lot 14 & Lot 15 excluding the west 80 ft & excluding the southernly portion out to the ROW located at 907 Montano Rd NW approximately 1.16 acres
- 3) Lot 13 (except southernly portion out to ROW Montano Rd) ZAPF – VAN Addition No. 10 located at 817 Montano Rd NW approximately 0.47 acres
- 4) Tract 68-B Map 32 located at 5626 Guadalupe Trl NW containing approximately 0.16 acres, between Montano Rd and Gene Ave., approximately 2.98 acres in total

It is our understanding that this is a request for: a Zoning Map Amendment - EPC (ZMA; zone change) from R-A, MX-T or R-1C to MX-M (Mixed-use – Medium Intensity) zoning for a total of approximately 2.98 acres, nearly 3 acres in total.

3. Project Letter:

An updated project letter was received from the Applicant on February, 3, 2026. Staff has reviewed the project letter and provide comments below:

Introduction

Please revise the legal description to include the additional (4th) lot and when referring to the number of properties in the request.

Planning Context:

Include the additional parcel in the planning context section.

Revise any maps.

Update the Zoning and Land Use Tables

Notification Requirements and Facilitated Meeting Request.

Please add information regarding the recent Facilitated Meeting Request.

Revisions to Goals and Policies:

Please add a few more Goals and Polices regarding the request because of the addition of the 4th parcel to the request. Please remember in your responses that this is a land use change request and not entirely centered on development.

Zone Map Amendment – EPC Review and Decision Criteria 6-6(G)(3) a-h*

*Please Note: The review and decision criteria used in your justification letter was based on a previous version of the IDO.

*The Review and Decision Criteria **(6-7(G) ZONING MAP AMENDMENT – EPC)** should be come from the April 2025 IDO update. Please make sure your revised justification letter reflects this.

6-6(G)(3)(d): Please include the following permissive uses that could be harmful and describe how they would be mitigated:

- Bar
- Tasting Room
- Nightclub

6-6(G)(3)(h): Please strengthen your response since the applicant is now requesting the 4th parcel to be part of the request. Is there a platting action that is occurring with this lot? What impact if any will that have regarding this criterion?



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission (EPC) will hold a **Public Hearing** on **Thursday, March 19, 2026 at 8:40 a.m.**, using Zoom (online).

Attend by Zoom

<https://cabq.zoom.us/j/5464729575>

Attend by Phone

(719) 359-4580

Meeting ID: 546 472 9575

Find your local number: <https://cabq.zoom.us/j/5464729575>

Please contact City Planning staff via the information below for any of the following:

- To request details about the cases below.
- At least 72 hours prior to the hearing:
 - For individuals with disabilities to request special assistance to participate at the public hearing.
 - To request interpretation into other languages at the hearing.

Contact Information

- Email: PlanningEPC@cabq.gov
- Phone: 505-924-3860, option for Boards and Commissions, or TTY 711

To submit written comments on any of the cases below, please submit by **9 AM on Wednesday, March 4, 2026**.

- Mail: EPC, c/o EPC Hearing Monitor, CABQ Planning Department, P.O. Box 1293, ABQ, NM 87103
- Online portal: <https://cabq.gov/epc-public-comment>

Project #: PR-2025-020144

Plan # [ZMA-2026-00001](#)

Zoning Map Amendment (Zone Change)

Tierra West, LLC, agent for Rebecca and David Gonzales, requests a Zoning Map Amendment from R-A, MX-T or R-1C to MX-M for 4 separate parcels legally described as all or a portion of; 1) Tract 47, Map 32, located at 5626 Gene Ave. NW, approximately 1.2 acres; 2) Tract 68-A-2-C & ZAPF-VAN Addition No. 10, Lot 14 & Lot 15, Map 32, excluding the west 80 ft & excluding the southernly portion out to the ROW, located at 907 Montano Rd. NW, approximately 1.2 acres; 3) Lot 13 (except the southernly portion out to ROW Montano Rd.), ZAPF VAN Addition No. 10, located at 817 Montano Rd. NW, approximately 0.5 acres; 4) Tract 68-B, Map 32, located at 5626 Guadalupe Trl NW, approximately 0.2

acres, between Montano Rd and Gene Ave., containing
approximately 3.2 acres in total.
(F-14)
Staff Planner: William Steele

Environmental Planning Commission (EPC)

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MARCH 2, 2026.

APPROVED BY

Mikaela Renz-Whitmore
Urban Design & Development Division
City of Albuquerque Planning Department

E) PUBLIC NOTICE

Sergio Lozoya

From: Katie Niblett
Sent: Wednesday, January 7, 2026 7:47 AM
To: 'dmmarz@gmail.com'; 'susanpatcarroll@gmail.com'; 'kjboutz@gmail.com';
'don.newman@mac.com'; 'jasalazarm@gmail.com'; 'peggynorton@yahoo.com'
Cc: Sergio Lozoya
Subject: [#2025109] Neighborhood Association Notification Letter for Montano Zone Change
Attachments: 817 ONC FORM.pdf; 907 ONC FORM.pdf; 5626 ONC FORM.pdf; IDOZoneAtlas_F_14_Z_Image.PNG; Montano Zone Map Exhibit.pdf; ONC Cont List.pdf

[#2025109] Neighborhood Association Notification Letter for Montano Zone Change

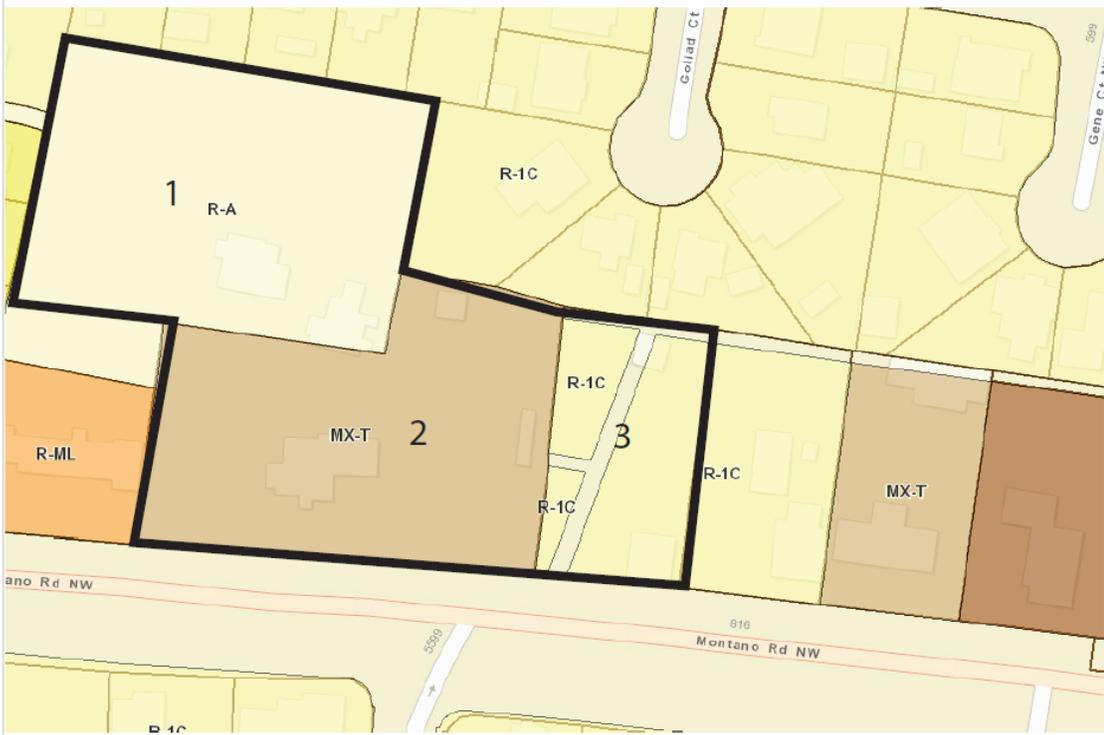
Dear Neighborhood Association Representatives,

Thank you for meeting with us on October 3, 2025. Tierra West would like to notify you that we are moving forward with three (3) individual Zoning Map Amendment – EPC requests within the boundaries of your Neighborhood Association. As required by IDO subsection 6-7(G)(2)(a), the applications will be submitted to the City Planning Department and will be reviewed and decided upon by the Environmental Planning Commission (EPC).

The application is requesting a zone change to Mixed-Use – Moderate Intensity (**MX-M**). The Zone Map Amendment regards the following properties:

- 907 Montano Rd NW, Albuquerque NM, 87107 – Currently zoned Mixed-Use – Transition (**MX-T**)
- 817 Montano Rd NW, Albuquerque NM, 87107 – Currently zoned Residential - Single-Family (**R-1C**)
- 5626 Gene Ave NW, Albuquerque NM, 87107 – Currently zoned Residential – Agricultural (**R-A**)

See image below:



Lot	UPC	Legal Description	Address	Acreage
1	101406127133310154	TR 47 MAP 32	5626 GENE AVE NW ALBUQUERQUE NM 87107	1.18
2	101406127831810106	MAP 32 TR 68-A-2-C & ZAPF-VAN ADDN NO. 10 LT 14 & LT 15 EXC THE W 80 FT & EXC THE SLY POR OUT TO R/W CONT 1.0263 AC	907 MONTANO RD NW ALBUQUERQUE NM 87107	1.02
3	101406129430510107	LT 13 (EXCEPT SLY PORT OUT TO R/W MONTANO RD) ZAPF - VAN ADDN NO 10 CONT 18,748 SQ FT	817 MONTANO RD NW ALBUQUERQUE NM 87107	0.43

- Attached you will find:
1. Notification Forms
 2. IDO Zone Atlas Map
 3. Zoning Exhibit
 4. ONC Information

The application submittal deadline is on January 8, 2026.
 The EPC will be holding a public hearing regarding this request on February 19, 2026, at 8:40 AM. The meeting can be accessed here: <https://cabq.zoom.us/j/5464729575>

Please let us know if you have any questions or would like to discuss further.

Thanks,

Katie Niblett
 Planning Intern

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

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent on: Monday, December 29, 2025 7:14:45 PM
To: Katie Niblett <Katie@tierrawestllc.com>
Subject: Montano Rd NW, 4th St NW _Public Notice Inquiry Sheet Submission
Attachments: IDOZoneAtlasPage_F-14-Z.pdf (606.17 KB)

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip
Delamar NA		Gina	Brena	dmmarz@gmail.com	5122 Ensenada Place NW	Albuquerque	NM	871
Delamar NA		Susan	Carroll	susanpatcarroll@gmail.com	5013 San Luis Place NW	Albuquerque	NM	871
Los Poblanos NA	lospoblanosna@gmail.com	Karon	Boutz	kjboutz@gmail.com	1007 Sandia Road NW	Albuquerque	NM	871
Los Poblanos NA	lospoblanosna@gmail.com	Don	Newman	don.newman@mac.com	5723 Guadalupe Trail NW	Albuquerque	NM	871
North Valley Coalition	nvcabq@gmail.com	James	Salazar	jasalazarnm@gmail.com	5025 Guadalupe Trail NW	Albuquerque	NM	871
North Valley Coalition	nvcabq@gmail.com	Peggy	Norton	peggy_norton@yahoo.com	3810 11th Street NW	Albuquerque	NM	871

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, 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
 Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Monday, December 29, 2025 9:30 AM
To: Office of Neighborhood Coordination <Katie@tierrawestllc.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
 Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Applicant Information

Contact Name

Katie Niblett

Telephone Number

5058583100

Email Address

Katie@tierrawestllc.com

Company Name

Tierra West, LLC

Company Address

5571 Midway Park Pl., NE

City

Albuquerque

State

NM

ZIP

87109

Subject Site Information

Legal description of the subject site for this project:

Three (3) parcels on Montano Rd NW 1. MAP 32 TR 68-A-2-C & ZAPF-VAN ADDN NO. 10 LT 15 EXCTHE W 80 FT & EXC THE S'LY POR OUT TO R/W CONT 1.0263 AC 2. LT 13 (EXCEPT SLY PORT OUT TO R/W MONTANO RD) ZAPF – VAN ADDN NO 10 CONT 18,748 SQ FT M/L 3. TR 47 MAP 32

Physical address of subject site:

1. 907 Montano Rd NW, Albuquerque NM, 87107 2. 817 Montano Rd NW, Albuquerque NM, 87107 3. 5626 Gene Ave NW, Albuquerque NM, 87107

Subject site cross streets:

Montano Rd NW, 4th St NW

Other subject site identifiers:

In between Montano Rd and Gene Ave, 5626 Gene Ave accessed by Adobe Rd

This site is located on the following zone atlas page:

F14

Link for map

Captcha

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

Public Notice of a Hearing in the City of Albuquerque for a Policy Decision

Date of Notice*: 1/6/26

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

- Emailed / mailed notice to Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.*
- Mailed notice to Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address* 817 Montano Rd NW, Albuquerque, NM, 87107
Location Description Along Montano Rd, in between Montano and Gene Ave. 0.3 miles west of 4th St
2. Property Owner* Dave Gonzales
3. Agent/Applicant [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 Zoning Map Amendment EPC (EPC or Council)
 Other: _____

Summary of project/request²*:

The request is for a zone change of the subject site from R-1C to MX-M
for a future commercial use.

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

Environmental Planning Commission (EPC) City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC) Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

Hearing Date/Time*: February 19, 2026, 8:40 AM

Location*³: Zoom

¹ Please mark as relevant. See [IDO Table 6-1-1](#) for notice requirements.

² Attach additional information, as needed to explain the project/request.

³ Physical address or Zoom link

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

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE signs.”

6. Where more information about the project can be found*:

Preferred project contact name: Sergio Lozoya

Email: slozoya@tierrawestllc.com

Phone: (505)858-3100

Online website or project page: https://tierrawestllc.com/

Attachments: Neighborhood Letter, Zone Map Exhibit, ONC contact list, Zone Atlas Map, Notice form

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

1. Zone Atlas Page(s)*⁴ F-14-Z

2. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

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

There was discussion on re-zoning to MX-T vs MX-M. Height limits were
discussed, specifically how much height is allowed in MX-T vs MX-M.

Lastly, there was commentary about access points to the site,
in favor of primary access from Montano rather than from local streets.

[Note: The meeting report is required to be provided in the application materials.]

Additional Information from IDO Zoning Map⁵:

1. Area of Property [typically in acres] Approx. 0.43 acres
2. IDO Zone District R-1
3. Overlay Zone(s) [if applicable] _____
4. Center or Corridor Area [if applicable] Along Major Transit Corridor (Montano), near Main Street (4th St)
5. 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 up to 15 calendar days before the public hearing date. Contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select the option for “Boards, Commissions, and ZHE signs.”

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas>

⁵ Available here: <https://tinyurl.com/idozoningmap>

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

Public Notice of a Hearing in the City of Albuquerque for a Policy Decision

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- Emailed / mailed notice to Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.*
- Mailed notice to Property Owners within 100 feet of the Subject Property.

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

- Subject Property Address* 907 Montano Rd NW, Albuquerque, NM, 87107
Location Description Along Montano Rd, in between Montano and Gene Ave. 0.3 miles west of 4th St
- Property Owner* Dave Gonzales
- Agent/Applicant [if applicable] Tierra West, LLC
- Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 Zoning Map Amendment EPC (EPC or Council)
 Other: _____
Summary of project/request²*:
The request is for a zone change of the subject site from MX-T to MX-M
for a future commercial use.
- This application will be decided at a public hearing by*:
 Environmental Planning Commission (EPC) City Council
This application will be first reviewed and recommended by:
 Environmental Planning Commission (EPC) Landmarks Commission (LC)
 Not applicable (Zoning Map Amendment – EPC only)
Hearing Date/Time*: February 19, 2026, 8:40 AM
Location*³: Zoom

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Phone: (505)858-3100

Online website or project page: https://tierrawestllc.com/

Attachments: Neighborhood Letter, Zone Map Exhibit, ONC contact list, Zone Atlas Map, Notice form

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

1. Zone Atlas Page(s)*⁴ F-14-Z

2. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

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

There was discussion on re-zoning to MX-T vs MX-M. Height limits were
discussed, specifically how much height is allowed in MX-T vs MX-M.

Lastly, there was commentary about access points to the site,
in favor of primary access from Montano rather than from local streets.

[Note: The meeting report is required to be provided in the application materials.]

Additional Information from IDO Zoning Map⁵:

1. Area of Property [typically in acres] Approx. 1.03 acres
2. IDO Zone District MX-T
3. Overlay Zone(s) [if applicable] _____
4. Center or Corridor Area [if applicable] Along Major Transit Corridor (Montano), near Main Street (4th St)
5. Current Land Use(s) [vacant, if none] Single-family home

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 up to 15 calendar days before the public hearing date. Contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select the option for “Boards, Commissions, and ZHE signs.”

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas>

⁵ Available here: <https://tinyurl.com/idozoningmap>

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- Mailed notice to Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address* 5626 Gene Ave NW, Albuquerque, NM, 87107
Location Description In between Montano and Gene Ave. 0.3 miles west of 4th St, accessed by Adobe Rd
2. Property Owner* Dave Gonzales
3. Agent/Applicant [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 Zoning Map Amendment EPC (EPC or Council)
 Other: _____

Summary of project/request²*:

The request is for a zone change of the subject site from R-A to MX-M
for a future commercial use.

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

Environmental Planning Commission (EPC) City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC) Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

Hearing Date/Time*: February 19, 2026, 8:40 AM

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¹ Please mark as relevant. See [IDO Table 6-1-1](#) for notice requirements.

² Attach additional information, as needed to explain the project/request.

³ Physical address or Zoom link

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

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

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6. Where more information about the project can be found*:

Preferred project contact name: Sergio Lozoya

Email: slozoya@tierrawestllc.com

Phone: (505)858-3100

Online website or project page: https://tierrawestllc.com/

Attachments: Neighborhood Letter, Zone Map Exhibit, ONC contact list, Zone Atlas Map, Notice form

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

1. Zone Atlas Page(s)*⁴ F-14-Z

2. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

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

There was discussion on re-zoning to MX-T vs MX-M. Height limits were
discussed, specifically how much height is allowed in MX-T vs MX-M.

Lastly, there was commentary about access points to the site,
n favor of primary access from Montano rather than from local streets.

[Note: The meeting report is required to be provided in the application materials.]

Additional Information from IDO Zoning Map⁵:

1. Area of Property [typically in acres] Approx. 1.18 Acres

2. IDO Zone District R-A

3. Overlay Zone(s) [if applicable] _____

4. Center or Corridor Area [if applicable] Behind Major Transit Corridor (Montano), near Main Street (4th St)

5. 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 up to 15 calendar days before the public hearing date. Contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select the option for “Boards, Commissions, and ZHE signs.”

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas>

⁵ 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.

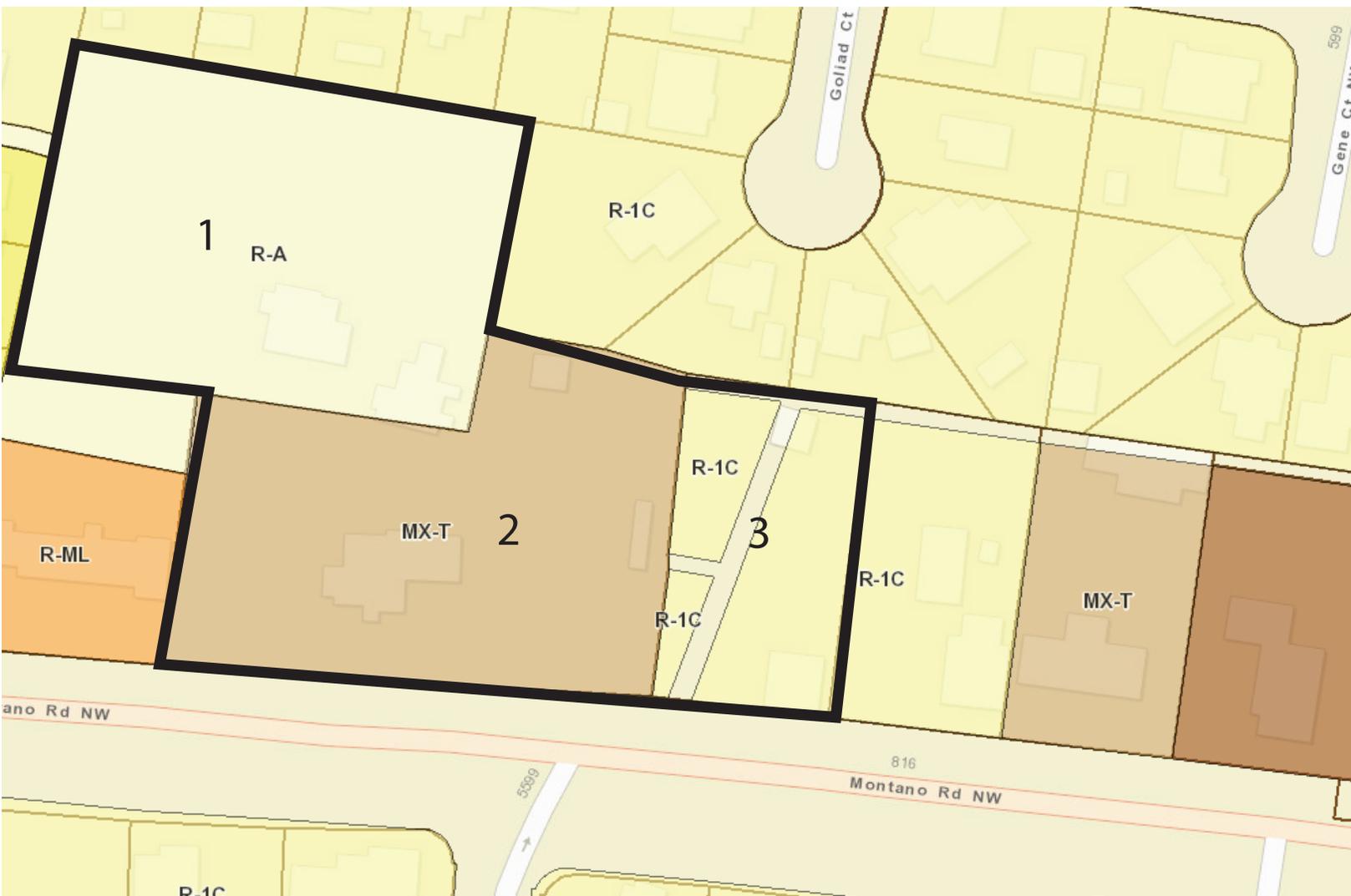
Notificación de Acceso Lingüístico.

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.



Lot	UPC	Legal Description	Address	Acreage
1	101406127133310154	TR 47 MAP 32	5626 GENE AVE NW ALBUQUERQUE NM 87107	1.18
2	101406127831810106	MAP 32 TR 68-A-2-C & ZAPF-VAN ADDN NO. 10 LT 14 & LT 15 EXCTHE W 80 FT & EXC THE S'LY POR OUT TO R/W CONT 1.0263 AC	907 MONTANO RD NW ALBUQUERQUE NM 87107	1.02
3	101406129430510107	LT 13 (EXCEPT SLY PORT OUT TO R/W MONTANO RD) ZAPF - VAN ADDN NO 10 CONT 18,748 SQ FT	817 MONTANO RD NW ALBUQUERQUE NM 87107	0.43

Montano Zone Map Amendment

January 6, 2026

RE: ZONING MAP AMENDMENT – EPC

Dear neighbors,

We are writing to inform you that Tierra West LLC is preparing an application to amend the zoning for a site neighboring your property. We are requesting to re-zone three parcels to Mixed-use – Moderate Intensity (**MX-M**) for future development. The proposed zone, **MX-M**, permits more varied land uses than the current zones, and will facilitate the development of the site.

The site details are as shown in the figure below:

1. 5626 Gene Ave NW, Albuquerque, NM 87107

- Current zoning: **R-A** (Residential – Rural and Agricultural)
- Current land use: Vacant

2. 907 Montano Rd NW, Albuquerque, NM 87107

- Current zoning: **MX-T** (Mixed-use – Transition)
- Current land use: Single-family residential, parking lot

3. 817 Montano Rd NW, Albuquerque, NM 87107

- Current zoning: **R-1C** (Residential – Single-family)
- Current land use: Vacant



We are submitting this application to the Environmental Planning Commission (EPC). The EPC will be holding a public hearing on Zoom regarding this request on February 19, 2026, at 8:40 AM. Following staff and agent presentation, the floor will be open for public comment. Please do not hesitate to reach out to us if you have any questions or concerns regarding this request.

Sergio Lozoya – slozoya@tierrawestllc.com

Donna Sandoval – DSandoval@tierrawestllc.com

The EPC meeting can be accessed here: <https://cabq.zoom.us/j/5464729575>

More information about the meeting can be accessed on <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

Thank you,
Sergio Lozoya

Tierra West, LLC.
5571 Midway Park Pl., NE
Albuquerque, NM 87109
December 30th, 2025





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:
F-14-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

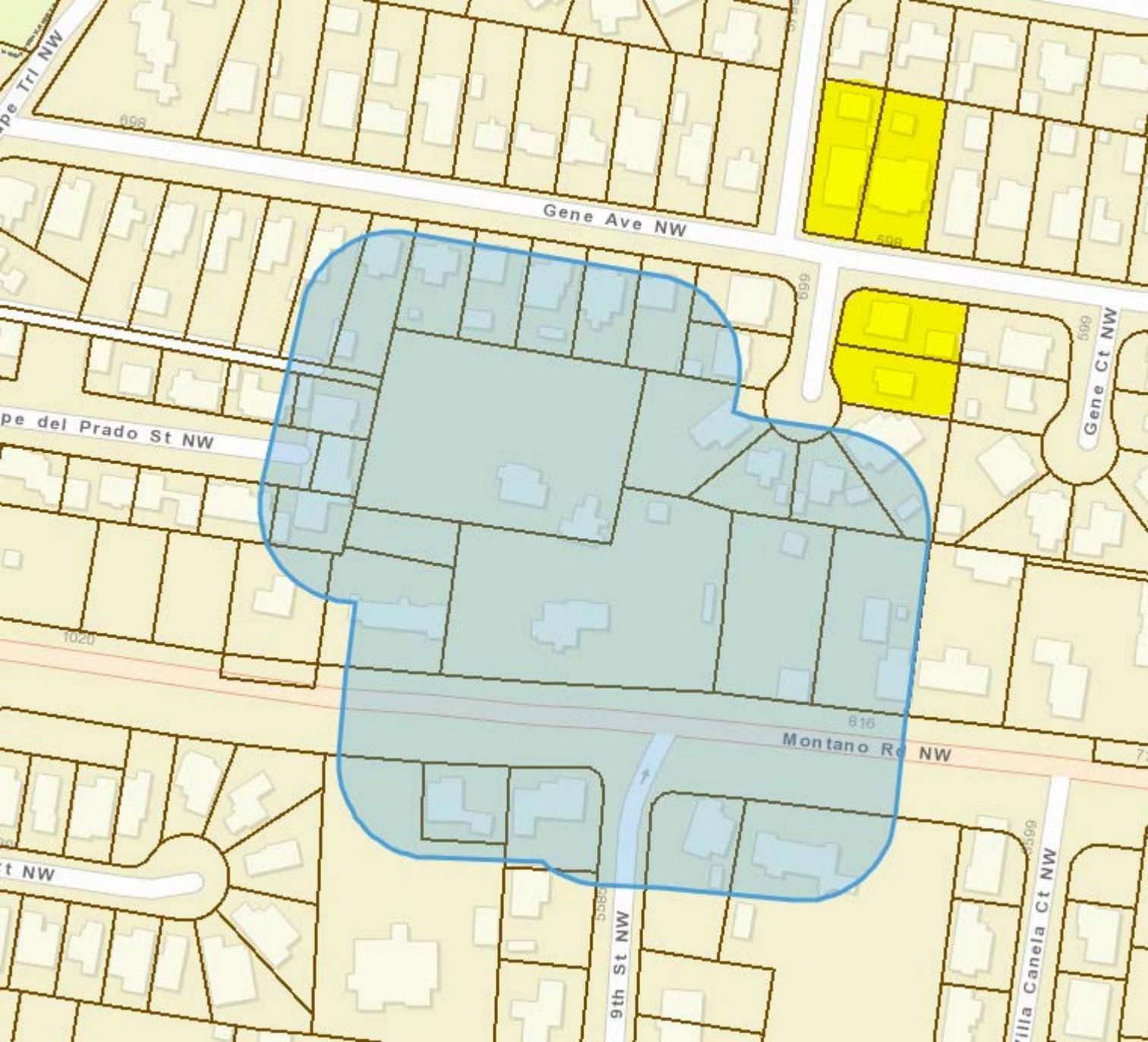
0 250 500 1,000 Feet

OWNER	OWNER ADDRESS	OWNER ADDRESS LINE 2	SITE ADDRESS	LEGAL DESCRIPTION
MONTOYA ROMAN J	941 HIGHWAY 4	SAN YSIDRO NM 87053-6094	N/A ALBUQUERQUE NM 87107	THE CENTRAL POR OF LT 10-A PLAT OF LTS 10- A & 10-B NORTH FOURTH STREET HOMESITES ADDN (REPL OF POR OF LT 10) CONT 0.2355AC M/L OR 10,258 SF M/L
LEWANDOWSKI STEP	550 GOLIAD CT NW	ALBUQUERQUE NM 87107-5411	550 GOLIAD CT NW ALBUQUERQUE NM 87107	* 08A GENE ADDN REPLAT
RAMIREZ SERGIO JR	548 GOLIAD CT NW	ALBUQUERQUE NM 87107-5411	548 GOLIAD CT NW ALBUQUERQUE NM 87107	* 09A GENE ADDN
ROUNSEVILLE FREN	612 GENE AVE NW	LOS RANCHOS DE ALBUQUERQ	612 GENE AVE NW ALBUQUERQUE NM 87107	* 003 GENE ADDN
ESCARCIDA SEAN	23 GONZALES RD	TIJERAS NM 87059-7617	620 GENE AVE NW ALBUQUERQUE NM 87107	* 001 GENE ADD
SOLIS JOSE A & MERC	PO BOX 1325 MOSES LA	WA 98837-1325	546 GOLIAD CT NW ALBUQUERQUE NM 87107	* 10A GENE ADDN REPLAT
MADSEN KEVIN	1005 GUADALUPE DEL P	ALBUQUERQUE NM 87107-5434	1005 GUADALUPE DEL PRADO NW ALBUQUERQUE NM 87107	* 006 GUADALUPE DEL PRADO ADD
BUDLONG MARYANN	9816 BAYARD AVE NW	SEATTLE WA 98117-2405	1008 GUADALUPE DEL PRADO NW ALBUQUERQUE NM 87107	* 009 GUADALUPE DEL PRADO ADD
LEE GERALDINE B (ES	600 GOLIAD CT NW	ALBUQUERQUE NM 87107-5411	600 GOLIAD CT NW ALBUQUERQUE NM 87107	* 006 GENE ADDN
SISNEROS BERNARD	630 GENE AVE NW	ALBUQUERQUE NM 87107-5405	630 GENE AVE NW ALBUQUERQUE NM 87107	* 008 LINDA ADDN

MONTOYA ROMAN J	941 HWY 4	SAN YSIDRO NM 87053-6094	906 MONTANO RD NW ALBUQUERQUE NM 87107	LT 10-A PLAT OF LTS 10-A & 10-B NORTH FOURTH STREET HOMESITES ADDN (REPL OF POR OF LT 10) CONT 0.2471 AC M/L OR 10,764 SF M/L
MONTANO CHARLOT	822 MONTANO RD NW	ALBUQUERQUE NM 87107	822 MONTANO RD NW ALBUQUERQUE NM 87107	LT 9A PLAT OF LTS 9A & 9B NORTH FOURTH STREET HOMESITES ADDN (REPLAT OF PORT OF LTS 8, 9 & 10 NORTH FOURTH HOMESITES ADDN)CONT 0.4380 AC +- OR 19,079 SQ FT +-
MARIBEL ENTERPRISE	1415 SUMMER BREEZE D	ALBUQUERQUE NM 87120-3880	915 MONTANO RD NW ALBUQUERQUE NM 87107	TRACT 68A2B MAP 32 0.12 ACRE
LEVINE HELEN	PO BOX 10065	ALBUQUERQUE NM 87187	552 GOLIAD CT NW ALBUQUERQUE NM 87107	* 007 GENE ADDN
MONDRAGON RICAR	810 MONTANO RD NW	ALBUQUERQUE NM 87107-5231	810 MONTANO RD NW ALBUQUERQUE NM 87107	LT 8 (EXECPT NLY PORT OUT TO R/W & NWLY PORT) NORTH FOURTH STREET HOMESITES ADDN CONT 1.9589 AC +- OR 85,330 SQ FT +-
GONZALES DAVID & R	914 MONTANO RD NW	ALBUQUERQUE NM 87107-5256	914 MONTANO RD NW ALBUQUERQUE NM 87107	LT 11A2 PLAT OF LTS 11A1 & 11A2 NORTH FOURTH STREETHOMESITES ADDN CONT 1.186 AC OR 51,641 SF
KURLAND SUSAN	1009 GUADALUPE DEL P	ALBUQUERQUE NM 87107-5434	1009 GUADALUPE DEL PRADO NW ALBUQUERQUE NM 87107	* 005 GUADALUPE DEL PRADO ADD
GUADALUPE DEL PRA	1019 GUADALUPE DEL P	ALBUQUERQUE NM 87107-5434	1019 GUADALUPE DEL PRADO NW ALBUQUERQUE NM 87107	GUADALUPE DEL PRADO RD NW A PRIVATE RD & PUBLIC UTILITY EASEMENT IN GUADAL

MONTOYA KENT J & R	8432 BELLA VISTA PL NW	ALBUQUERQUE NM 87120	919 MONTANO RD NW ALBUQUERQUE NM 87107	LT 16-A PLAT OF LTS 16-A & 16-B BEING A REPLAT OF A PORTION OF LT 16 ZAPF-VAN ADDN # 10 CONT 0.259 AC OR 11,282 SF
NARVAEZ RONALD S	1351 SAN LORENZO AVE	ALBUQUERQUE NM 87107	809 MONTANO RD NW ALBUQUERQUE NM 87107	LT 12A (PLAT OF LTS 12A & 12B) ZAPF - VAN ADDN NO 10 CONT 17,969 SQ FT M/L
URIOSTE MARISSA	544 GOLIAD CT NW	ALBUQUERQUE NM 87107-5411	544 GOLIAD CT NW ALBUQUERQUE NM 87107	* 11A GENE ADDN REPLAT OF PORTIONS LOT 11A
MARIBEL ENTERPRISE	1415 SUMMER BREEZE D	ALBUQUERQUE NM 87120-3880	915 MONTANO RD NW ALBUQUERQUE NM 87107	LT 15A PLAT OF LTS 15A & 15B ZAPF-VAN ADDN #10 BEING A REPROF POR OF LTS 15 & 16 ZAPF-VAN ADDN CONT 0.3322 AC +- / 14,471 SQ FT +-
CHAVEZ LEONARD & GLORIA H	604 GENE AVE NW	ALBUQUERQUE NM 87107	604 GENE AVE NW ALBUQUERQUE NM 87107	* 005 GENE ADDN
LEWIS JIM F & BEAUPH	616 GENE AVE NW	ALBUQUERQUE NM 87107-5405	616 GENE AVE NW ALBUQUERQUE NM 87107	* 002 GENE ADDN
CASAUS ROBIN A & S	1004 GUADALUPE DEL P	ALBUQUERQUE NM 87107-5434	1004 GUADALUPE DEL PRADO NW ALBUQUERQUE NM 87107	* 008 GUADALUPE DEL PRADO ADD
GONZALES DAVID X &	914 MONTANO RD NW	ALBUQUERQUE NM 87107-5256	912 MONTANO RD NW ALBUQUERQUE NM 87107	LT 11A1 PLAT OF LTS 11A1 & 11A2 NORTH FOURTH STREETHOMESITES ADDN CONT 0.169 AC
GRIEGO EMMA E & VA	608 GENE AVE NW	ALBUQUERQUE NM 87107-5405	608 GENE AVE NW ALBUQUERQUE NM 87107	* 004 GENE ADDN

EBERTING WILLIAM D	1405 VALLEY VIEW DR SW	LOS LUNAS NM 87031-9105	634 GENE AVE NW ALBUQUERQUE NM 87107	* 007 LINDA ADDN
DUNLAP ELIZABETH J	1000 GUADALUPE DEL P	ALBUQUERQUE NM 87107-5434	1000 GUADALUPE DEL PRADO AVE NW ALBUQUERQUE NM 87107	* 007 GUADALUPE DEL PRADO ADD
RADOSEVICH PROPE	4501 4TH ST NW SUITE J	ALBUQUERQUE NM 87107-3946	542 GOLIAD CT NW ALBUQUERQUE NM 87107	* 012 GENE ADDN
NEXT DOOR NEIGHBO	2320 POTOSI ST SUITE 1	LAS VEGAS NV 89146-0312	540 GOLIAD CT NW ALBUQUERQUE NM 87107	* 013 GENE ADDN
PAVLAKOVICH JOSEP	551 GENE AVE NW	ALBUQUERQUE NM 87107-5403	551 GENE AVE NW ALBUQUERQUE NM 87107	* 013 GOLIAD ADDN
GASS SUSAN M & SON	348 ENCHANTED VALLEY	LOS RANCHOS DE ALBUQUERQUE	545 GENE AVE NW ALBUQUERQUE NM 87107	* 014 GOLIAD ADDN



Gene Ave NW

pe del Prado St NW

Montano Rd NW

9th St NW

Gene Ct NW

Calle Canela Ct NW

608

608

609

609

816

5599

5599

1020

t NW

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

Public Notice of a Hearing in the City of Albuquerque for a Policy Decision

Date of Notice*: 1/6/26

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

- Emailed / mailed notice to Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.*
- Mailed notice to Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address* 817 Montano Rd NW, Albuquerque, NM, 87107
Location Description Along Montano Rd, in between Montano and Gene Ave. 0.3 miles west of 4th St
2. Property Owner* Dave Gonzales
3. Agent/Applicant [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 Zoning Map Amendment EPC (EPC or Council)
 Other: _____

Summary of project/request²*: _____

The request is for a zone change of the subject site from R-1C to MX-M
for a future commercial use.

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

Environmental Planning Commission (EPC) City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC) Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

Hearing Date/Time*: February 19, 2026, 8:40 AM

Location*³: Zoom

¹ Please mark as relevant. See [IDO Table 6-1-1](#) for notice requirements.

² Attach additional information, as needed to explain the project/request.

³ Physical address or Zoom link

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

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE signs.”

6. Where more information about the project can be found*:

Preferred project contact name: Sergio Lozoya

Email: slozoya@tierrawestllc.com

Phone: (505)858-3100

Online website or project page: https://tierrawestllc.com/

Attachments: Neighborhood Letter, Zone Map Exhibit, ONC contact list, Zone Atlas Map, Notice form

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

1. Zone Atlas Page(s)*⁴ F-14-Z

2. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

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

There was discussion on re-zoning to MX-T vs MX-M. Height limits were
discussed, specifically how much height is allowed in MX-T vs MX-M.

Lastly, there was commentary about access points to the site,
in favor of primary access from Montano rather than from local streets.

[Note: The meeting report is required to be provided in the application materials.]

Additional Information from IDO Zoning Map⁵:

1. Area of Property [typically in acres] Approx. 0.43 acres
2. IDO Zone District R-1
3. Overlay Zone(s) [if applicable] _____
4. Center or Corridor Area [if applicable] Along Major Transit Corridor (Montano), near Main Street (4th St)
5. 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 up to 15 calendar days before the public hearing date. Contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select the option for “Boards, Commissions, and ZHE signs.”

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas>

⁵ Available here: <https://tinyurl.com/idozoningmap>

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

Public Notice of a Hearing in the City of Albuquerque for a Policy Decision

Date of Notice*: 1/6/26

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

- Emailed / mailed notice to Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.*
- Mailed notice to Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address* 907 Montano Rd NW, Albuquerque, NM, 87107
Location Description Along Montano Rd, in between Montano and Gene Ave. 0.3 miles west of 4th St
2. Property Owner* Dave Gonzales
3. Agent/Applicant [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 Zoning Map Amendment EPC (EPC or Council)
 Other: _____

Summary of project/request²*:

The request is for a zone change of the subject site from MX-T to MX-M
for a future commercial use.

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

Environmental Planning Commission (EPC) City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC) Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

Hearing Date/Time*: February 19, 2026, 8:40 AM

Location*³: Zoom

¹ Please mark as relevant. See [IDO Table 6-1-1](#) for notice requirements.

² Attach additional information, as needed to explain the project/request.

³ Physical address or Zoom link

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

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE signs.”

6. Where more information about the project can be found*:

Preferred project contact name: Sergio Lozoya

Email: slozoya@tierrawestllc.com

Phone: (505)858-3100

Online website or project page: https://tierrawestllc.com/

Attachments: Neighborhood Letter, Zone Map Exhibit, ONC contact list, Zone Atlas Map, Notice form

Information Required for Mail/Email Notice by IDO §14-16-6-4(K)(1)(b):

1. Zone Atlas Page(s)*⁴ F-14-Z

2. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

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

There was discussion on re-zoning to MX-T vs MX-M. Height limits were discussed, specifically how much height is allowed in MX-T vs MX-M.

Lastly, there was commentary about access points to the site, in favor of primary access from Montano rather than from local streets.

[Note: The meeting report is required to be provided in the application materials.]

Additional Information from IDO Zoning Map⁵:

1. Area of Property [typically in acres] Approx. 1.03 acres

2. IDO Zone District MX-T

3. Overlay Zone(s) [if applicable] _____

4. Center or Corridor Area [if applicable] Along Major Transit Corridor (Montano), near Main Street (4th St)

5. Current Land Use(s) [vacant, if none] Single-family home

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 up to 15 calendar days before the public hearing date. Contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select the option for “Boards, Commissions, and ZHE signs.”

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas>

⁵ Available here: <https://tinyurl.com/idozoningmap>

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

Public Notice of a Hearing in the City of Albuquerque for a Policy Decision

Date of Notice*: 1/6/26

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

- Emailed / mailed notice to Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.*
- Mailed notice to Property Owners within 100 feet of the Subject Property.

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

- Subject Property Address* 5626 Gene Ave NW, Albuquerque, NM, 87107
Location Description In between Montano and Gene Ave. 0.3 miles west of 4th St, accessed by Adobe Rd
- Property Owner* Dave Gonzales
- Agent/Applicant [if applicable] Tierra West, LLC
- Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 Zoning Map Amendment EPC (EPC or Council)
 Other: _____

Summary of project/request²*:

The request is for a zone change of the subject site from R-A to MX-M
for a future commercial use.

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

Environmental Planning Commission (EPC) City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC) Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

Hearing Date/Time*: February 19, 2026, 8:40 AM

Location*³: Zoom

¹ Please mark as relevant. See [IDO Table 6-1-1](#) for notice requirements.

² Attach additional information, as needed to explain the project/request.

³ Physical address or Zoom link

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

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE signs.”

6. Where more information about the project can be found*:

Preferred project contact name: Sergio Lozoya

Email: slozoya@tierrawestllc.com

Phone: (505)858-3100

Online website or project page: https://tierrawestllc.com/

Attachments: Neighborhood Letter, Zone Map Exhibit, ONC contact list, Zone Atlas Map, Notice form

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

1. Zone Atlas Page(s)*⁴ F-14-Z

2. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

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

There was discussion on re-zoning to MX-T vs MX-M. Height limits were
discussed, specifically how much height is allowed in MX-T vs MX-M.

Lastly, there was commentary about access points to the site,
in favor of primary access from Montano rather than from local streets.

[Note: The meeting report is required to be provided in the application materials.]

Additional Information from IDO Zoning Map⁵:

1. Area of Property [typically in acres] Approx. 1.18 Acres
2. IDO Zone District R-A
3. Overlay Zone(s) [if applicable] _____
4. Center or Corridor Area [if applicable] Behind Major Transit Corridor (Montano), near Main Street (4th St)
5. 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 up to 15 calendar days before the public hearing date. Contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select the option for “Boards, Commissions, and ZHE signs.”

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas>

⁵ 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.

TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

CERTIFIED MAIL



7019 1120 0001 1139 5776



TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



7019 1120 0001 1139 7171



LEWANDOWSKI STEPHEN H &
STEPHANIE M
590 COLLARD CT NW
ALBUQUERQUE NM 87107-5411

TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

CERTIFIED MAIL



7019 1120 0001 1139 5783



TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



7019 1120 0001 1139 5969



RAMIREZ SERGIO JR
418 COLLARD CT NW
ALBUQUERQUE NM 87107-5411

MONTOYA ROSANNA J
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109-6094



TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

RAMON VALLE FERRON
10125 SENE AVE NW
LOS RANCHOS DE ALBUQUERQUE NM
87107-5465

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



TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

ESCORCIDA SEAN
23 GONZALES RD
TIERRAS NM 87056-7617

MAIDEN KEVIN
1006 GUADALUPE DEL PRADO ST NW
ALBUQUERQUE NM 87107-5404



TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

BIDONG MARY ANN
8000 160 AVENUE NW
SEATTLE WA 98117-2405



TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

LEE GERALDINE B (ESTATE OF)
600 SOLAD CT NW
ALBUQUERQUE NM 87107-5411

MONTENAY ROSANUJ
1411 HWY 4
SAN YSIDRO NM 87053-6094



70319 1120 0003 11319 7072

TERRA WEST LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



70319 1120 0003 11319 7076

TERRA WEST LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

MONTANO CHARLOTTE
822 MONTANO RD NW
ALBUQUERQUE NM 87107

LEVINE HELEN
PO BOX 0005
ALBUQUERQUE NM 87107



70319 1120 0003 11319 7089

TERRA WEST LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



70319 1120 0003 11319 7102

TERRA WEST LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

MARBEL ENTERPRISES LLC
1415 SUMMERBREEZE DR NW
ALBUQUERQUE NM 87129-3880

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

TERRA West LLC
5871 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



7019 1120 0001 1139 7133



56.879 56.879
MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

TERRA West LLC
5871 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



7019 1120 0001 1139 7119



56.879 56.879
MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



56.879 56.879
MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

GUADALUPE DEL PRADO CONDO INC
1099 GUADALUPE DEL PRADO ST NW
ALBUQUERQUE NM 87107-5654

GONZALEZ SARA & ROSECCA
974 MONTANO RD NW
ALBUQUERQUE NM 87107-5256



7019 1120 0001 1139 7110

TERRA West LLC
5871 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



56.879 56.879
MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

TERRA West LLC
5871 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



7019 1120 0001 1139 7126



56.879 56.879
MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



56.879 56.879
MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

MONTOYA KENT J & ROSEANN
4432 BELLA VISTA PL NW
ALBUQUERQUE NM 87120

KURLAND SUSAN
1009 GUADALUPE DEL PRADO ST NW
ALBUQUERQUE NM 87107-5654

TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



7039 1320 0003 1339 7256



TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



7039 1320 0003 1339 7287



RADOSOVICH PROPERTY
MANAGEMENT NM LLC
1400 WEST HWY SUITE J
ALBUQUERQUE NM 87107-5546

GASS SUSAN M & SOMMERS MARVIN F
5571 MIDWAY PARK PLACE NE
LOS RANCHOS DE ALBUQUERQUE NM
87107-5403

TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



7039 1320 0003 1339 7249



TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



7039 1320 0003 1339 7253



DUNLAP ELIZABETH J
1400 GUYENNE DEL PRADO ST NW
ALBUQUERQUE NM 87107-5540

NEXT DOOR NEIGHBOR HOMES LLC
1400 GUYENNE DEL PRADO ST NW
LAS VEGAS NV 89148-0312

CERTIFIED MAIL
703 9 1120 0001 1139 7270

Terra West LLC
577 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



CERTIFIED MAIL
703 9 1120 0001 1139 7225

Terra West LLC
577 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



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

ORISO ENAL & VALERIE A &
ENAL
698 GENE AVE NW
ALBUQUERQUE NM 87107-5403

CERTIFIED MAIL
703 9 1120 0001 1139 7232

Terra West LLC
577 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



CERTIFIED MAIL
703 9 1120 0001 1139 7236

Terra West LLC
577 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



EBERTING WILLIAM D
146 S MONTELEONE BLVD
LOS LUNAS NM 87031-9105

GONZALES DAVID A, REBECCA MARIE
514 S MONTELEONE BLVD
ALBUQUERQUE NM 87107-5296

TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



7019 1120 0001 1139 7366



TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



7019 1120 0001 1139 7203



CHAVEZ LEONARD & GLORIA H
604 GENE AVE NW
ALBUQUERQUE NM 87107

TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



7019 1120 0001 1139 7364



TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



7019 1120 0001 1139 7345



JURISTE MARRISA
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109-5411

LEWIS JIM F & BEAUPRE LEWIS INEZ M
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109-5405

Sierra West LLC
5771 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87105

POSTNET ZIP+4



7034 1120 0001 3337 7157



MARQUEZ RONALD S & PHYLLIS A
1381 SAN LORENZO AVE NW
ALBUQUERQUE NM 87107

From: [Sergio Lozada](#)
 To: [Sergio Lozada](#)
 Subject: RE: [#2025109] 1. 5626 Gene Ave NW 2. 907 Montano Rd NW 3. 817 Montano Rd NW 4. 5626 Guadalupe Tr NW _Public Notice Inquiry Sheet Submission
 Date: Monday, March 2, 2026 9:56:41 AM
 Attachments: [image001.png](#)

From: Flores, Suzanna A. <SuzannaFlores@cabq.gov>
 Sent: Friday, February 27, 2026 2:42 PM
 To: Katie Niblett <Katie@tierrawestllc.com>
 Subject: 1. 5626 Gene Ave NW 2. 907 Montano Rd NW 3. 817 Montano Rd NW 4. 5626 Guadalupe Tr NW _Public Notice Inquiry Sheet Submission

PLEASE NOTE:
The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Delamar NA	delamarneighborhood@gmail.com	Jan	Wright	janwright@gmail.com	5415 9th St. NW	Albuquerque	NM	87107		5054590929
Delamar NA	delamarneighborhood@gmail.com	Gina	Brena	gmmarz@gmail.com	5122 Ensenada Place NW	Albuquerque	NM	87107		5055540723
Los Poblanos NA	lospoblanosna@gmail.com	Karon	Boutz	kjboutz@gmail.com	1007 Sandia Road NW	Albuquerque	NM	87107		5053456002
Los Poblanos NA	lospoblanosna@gmail.com	Don	Newman	don.newman@mac.com	5723 Guadalupe Trail NW	Albuquerque	NM	87107		5053443900
North Valley Coalition	nvcabq@gmail.com	James	Salazar	jasalazarm@gmail.com	5025 Guadalupe Trail NW	Albuquerque	NM	87107	5054895040	
North Valley Coalition	nvcabq@gmail.com	Peggy	Norton	peggnorton@yahoo.com	3810 11th Street NW	Albuquerque	NM	87107		5053459567
South Guadalupe Trail NA	sgtnaburque@gmail.com	James	Salazar	jasalazarm@gmail.com	5025 Guadalupe Trail NW	Albuquerque	NM	87107	5054895040	
South Guadalupe Trail NA	sgtnaburque@gmail.com	Martha	Lelko	martzlelko@gmail.com	5219 Guadalupe Trl. NW	Albuquerque	NM	87107		5052646172

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, 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
 Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
 Sent: Friday, February 27, 2026 10:38 AM
 To: Office of Neighborhood Coordination <Katie@tierrawestllc.com>
 Cc: Office of Neighborhood Coordination <onc@cabq.gov>
 Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
 Environmental Planning Commission
 If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
 Applicant Information
 Contact Name
 Katie Niblett
 Telephone Number
 5058583100
 Email Address
Katie@tierrawestllc.com
 Company Name
 Tierra West, LLC
 Company Address
 5571 Midway Park Pl., NE

City Albuquerque

State NM

ZIP 87109

Subject Site Information

Legal description of the subject site for this project:

TR 47 MAP 32 AND MAP 32 TR 68-A-2-C & ZAPF-VAN ADDN NO. 10 LT 14 & LT 15 EXC THE W 80 FT & EXC THE S'LY POR OUT TO R/W CONT 1.0263 AC AND LT 13 (EXCEPT SLY PORT OUT TO R/W MONTANO RD) ZAPF - VAN ADDN NO 10 CONT 18,748 SQ FT M/L AND TR 68 B MAP 32

Physical address of subject site:

1. 5626 Gene Ave NW, ABQ, NM, 87107 2. 907 Montano Rd NW, ABQ, NM 87107 3. 817 Montano Rd NW, ABQ, NM 87107 4. 5626 Guadalupe Tr NW, ABQ, NM 87107

Subject site cross streets:

Montano Rd NW, Guadalupe Tr NW, Gene Ave NW, Adobe Rd NW

Other subject site identifiers:

North of Montano Rd, in between Gene Ave and Montano. Includes Adobe Rd NW access point.

This site is located on the following zone atlas page:

F-14-Z

Link for map

Captcha

From: [Katie Niblett](#)
To: [janwright@gmail.com](#); [gmmarz@gmail.com](#); [kjboutz@gmail.com](#); [don.newman@mac.com](#); [jasalazarm@gmail.com](#); [peggyorton@yahoo.com](#); [jasalazarm@gmail.com](#); [martizielko@gmail.com](#)
Cc: [Sergio Lozoya](#); [phcrumpsf@gmail.com](#); [laura@towardresolution.com](#)
Subject: [#2025109] Neighborhood Association Re-notification - Zoning Map Amendment - EPC
Date: Monday, March 2, 2026 10:44:22 AM
Attachments: [image002.png](#)
[image003.png](#)
[3.2.26 - NA E Mail List Montano ZMA.pdf](#)
[IDOZoneAtlasPage_F-14-Z.pdf](#)
[5626 100ft FORM.pdf](#)
[817 100ft FORM.pdf](#)
[Adobe Rd 100ft FORM.pdf](#)
[907 100ft FORM.pdf](#)
[Montano Exhibit \(new\).png](#)

Dear Neighborhood Association Representatives,

Tierra West, LLC is re-notifying you that we are moving forward with the Zoning Map Amendment – EPC for a subject site within the boundaries of your Neighborhood Association.

The EPC voted to approve our request for Deferral. The new hearing date is March 19, 2026 at 8:40 AM.

We have added an additional parcel to the subject site, adding 0.11 acres to the total project site size. The total acreage for the subject site is now approximately 2.74. The details of the added parcel are shown below:

5626 Guadalupe Trl NW, Albuquerque, NM 87107

- Current zoning: **R-A** (Residential – Rural and Agricultural)
- Current land use: Transportation
- Requested zoning: **MX-M** – (Mixed-use, Moderate Intensity)

Added parcel is labelled as property #4 in the image below.



Lot	UPC	Legal Description	Address	Acreage
1	101406127133310154	TR 47 MAP 32	5626 GENE AVE NW ALBUQUERQUE NM 87107	1.18
2	101406127831810106	MAP 32 TR 68-A-2-C & ZAPF-VAN ADDN NO. 10 LT 14 & LT 15 EXCTHE W 80 FT & EXC THE S'LY POR OUT TO R/W CONT 1.0263 AC	907 MONTANO RD NW ALBUQUERQUE NM 87107	1.02
3	101406129430510107	LT 13 (EXCEPT SLY PORT OUT TO R/W MONTANO RD) ZAPF - VAN ADDN NO 10 CONT 18,748 SQ FT	817 MONTANO RD NW ALBUQUERQUE NM 87107	0.43
4	101406123134410171	TR 68 B MAP 32	5626 GUADALUPE TRL NW, ALBUQUERQUE NM 87107	0.11
Total Acreage:				2.74

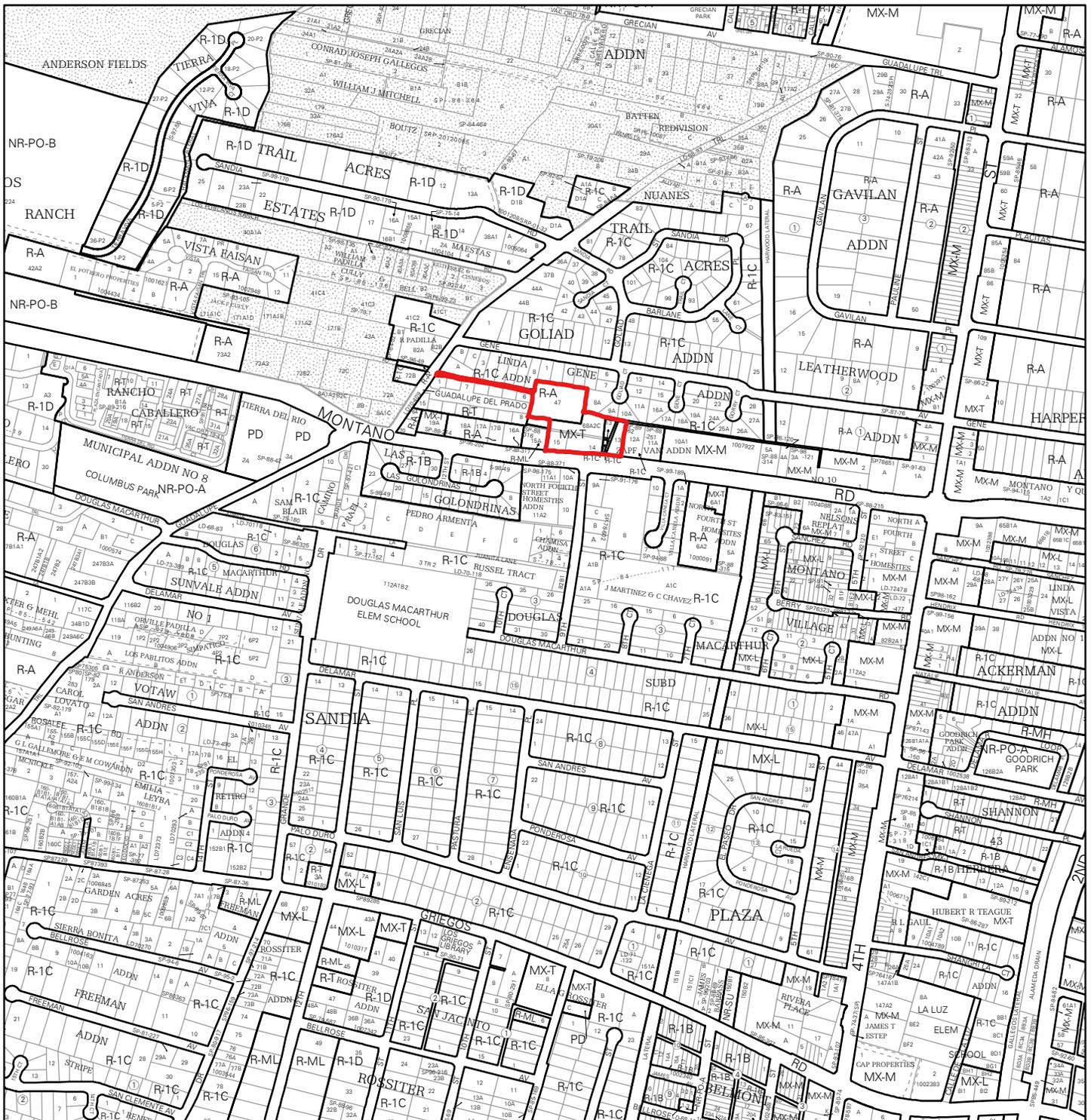
Please let us know if you have any questions or clarifications.

Thank you,

Katie Niblett
 Planning Intern

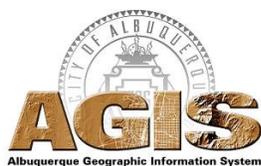


5571 Midway Park Pl., NE
 Albuquerque, NM 87109
 Office: (505)858-3100
 email: Katie@tierrawestllc.com

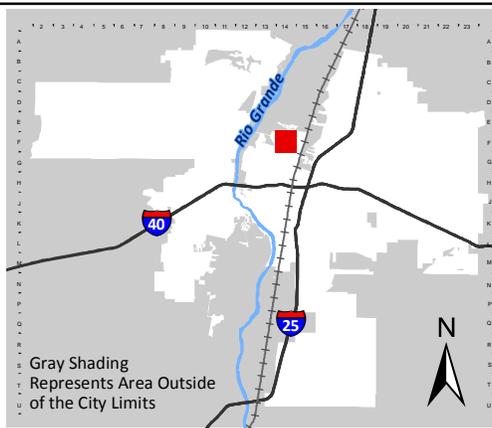


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

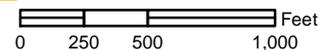


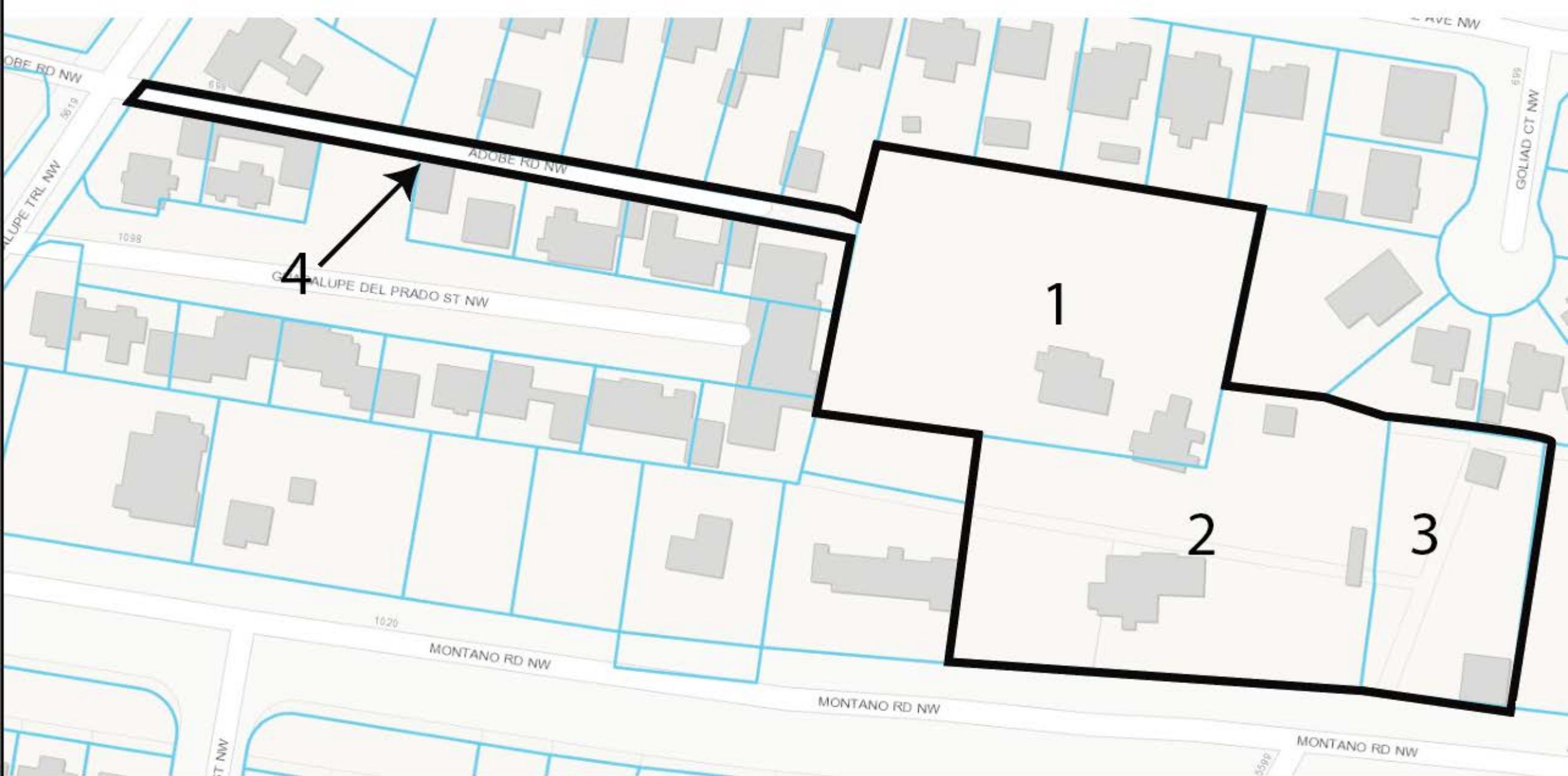
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
F-14-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone





Lot	UPC	Legal Description	Address	Acreage
1	101406127133310154	TR 47 MAP 32	5626 GENE AVE NW ALBUQUERQUE NM 87107	1.18
2	101406127831810106	MAP 32 TR 68-A-2-C & ZAPF-VAN ADDN NO. 10 LT 14 & LT 15 EXCTHE W 80 FT & EXC THE S'LY POR OUT TO R/W CONT 1.0263 AC	907 MONTANO RD NW ALBUQUERQUE NM 87107	1.02
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4	101406123134410171	TR 68 B MAP 32	5626 GUADALUPE TRL NW, ALBUQUERQUE NM 87107	0.11
Total Acreage:				2.74

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

Public Notice of a Hearing in the City of Albuquerque for a Policy Decision

Date of Notice*: _____

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

- Emailed / mailed notice to Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.*
- Mailed notice to Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address* _____
Location Description _____
2. Property Owner* _____
3. Agent/Applicant [if applicable] _____
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Zoning Map Amendment _____ (EPC or Council)
 - Other: _____

Summary of project/request²*: _____

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

Environmental Planning Commission (EPC) City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC) Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

Hearing Date/Time*: _____

Location*³: _____

¹ Please mark as relevant. See [IDO Table 6-1-1](#) for notice requirements.

² Attach additional information, as needed to explain the project/request.

³ Physical address or Zoom link

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

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE signs.”

6. Where more information about the project can be found*:

Preferred project contact name: _____

Email: _____

Phone: _____

Online website or project page: _____

Attachments: _____

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

1. Zone Atlas Page(s)*⁴ _____

2. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

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

[Note: The meeting report is required to be provided in the application materials.]

Additional Information from IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____

2. IDO Zone District _____

3. Overlay Zone(s) [if applicable] _____

4. Center or Corridor Area [if applicable] _____

5. Current Land Use(s) [vacant, if none] _____

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 up to 15 calendar days before the public hearing date. Contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select the option for “Boards, Commissions, and ZHE signs.”

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

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⁵ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

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Notificación de Acceso Lingüístico.

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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。

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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.

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

Public Notice of a Hearing in the City of Albuquerque for a Policy Decision

Date of Notice*: _____

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- Mailed notice to Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address* _____
Location Description _____

2. Property Owner* _____

3. Agent/Applicant [if applicable] _____

4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 Zoning Map Amendment _____ (EPC or Council)
 Other: _____

Summary of project/request²*: _____

5. This application will be decided at a public hearing by*:
 Environmental Planning Commission (EPC) City Council

This application will be first reviewed and recommended by:
 Environmental Planning Commission (EPC) Landmarks Commission (LC)
 Not applicable (Zoning Map Amendment – EPC only)

Hearing Date/Time*: _____

Location*³: _____

¹ Please mark as relevant. See [IDO Table 6-1-1](#) for notice requirements.
² Attach additional information, as needed to explain the project/request.
³ Physical address or Zoom link

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

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE signs.”

- 6. Where more information about the project can be found*:

Preferred project contact name: _____

Email: _____

Phone: _____

Online website or project page: _____

Attachments: _____

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

- 1. Zone Atlas Page(s)*⁴ _____
- 2. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

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

[Note: The meeting report is required to be provided in the application materials.]

Additional Information from IDO Zoning Map⁵:

- 1. Area of Property [typically in acres] _____
- 2. IDO Zone District _____
- 3. Overlay Zone(s) [if applicable] _____
- 4. Center or Corridor Area [if applicable] _____
- 5. Current Land Use(s) [vacant, if none] _____

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1. Subject Property Address* _____
Location Description _____
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 - Zoning Map Amendment _____ (EPC or Council)
 - Other: _____

Summary of project/request²*: _____

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

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This application will be first reviewed and recommended by:

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Not applicable (Zoning Map Amendment – EPC only)

Hearing Date/Time*: _____

Location*³: _____

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Online website or project page: _____

Attachments: _____

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

1. Zone Atlas Page(s)*⁴ _____

2. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

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

[Note: The meeting report is required to be provided in the application materials.]

Additional Information from IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____

2. IDO Zone District _____

3. Overlay Zone(s) [if applicable] _____

4. Center or Corridor Area [if applicable] _____

5. Current Land Use(s) [vacant, if none] _____

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

Public Notice of a Hearing in the City of Albuquerque for a Policy Decision

Date of Notice*: _____

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- Mailed notice to Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address* _____
Location Description _____
2. Property Owner* _____
3. Agent/Applicant [if applicable] _____
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Zoning Map Amendment _____ (EPC or Council)
 - Other: _____

Summary of project/request²*:

5. This application will be decided at a public hearing by*:
 - Environmental Planning Commission (EPC)
 - City Council
- This application will be first reviewed and recommended by:
- Environmental Planning Commission (EPC)
 - Landmarks Commission (LC)
 - Not applicable (Zoning Map Amendment – EPC only)

Hearing Date/Time*: _____

Location*³: _____

¹ Please mark as relevant. See [IDO Table 6-1-1](#) for notice requirements.

² Attach additional information, as needed to explain the project/request.

³ Physical address or Zoom link

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

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*:

Preferred project contact name: _____

Email: _____

Phone: _____

Website or project page: _____

Attachments: _____

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

1. Zone Atlas Page(s)*⁴ _____

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

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

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

Additional Information from IDO Zoning Map⁵:

1. Area of Property [acres] _____

2. IDO Zone District _____

3. Overlay Zone(s) [if applicable] _____

4. Center or Corridor Area [if applicable] _____

5. Current Land Use(s) [vacant, if none] _____

NOTE: Pursuant to [IDO §14-16-6-4\(K\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting up to 15 calendar days before the public hearing date. Requests for a facilitated meeting must be submitted through ABQ-Plan:

<https://www.cabq.gov/planning/abq-plan>

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas>

⁵ Available here: <https://tinyurl.com/idozoningmap>

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語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.



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).



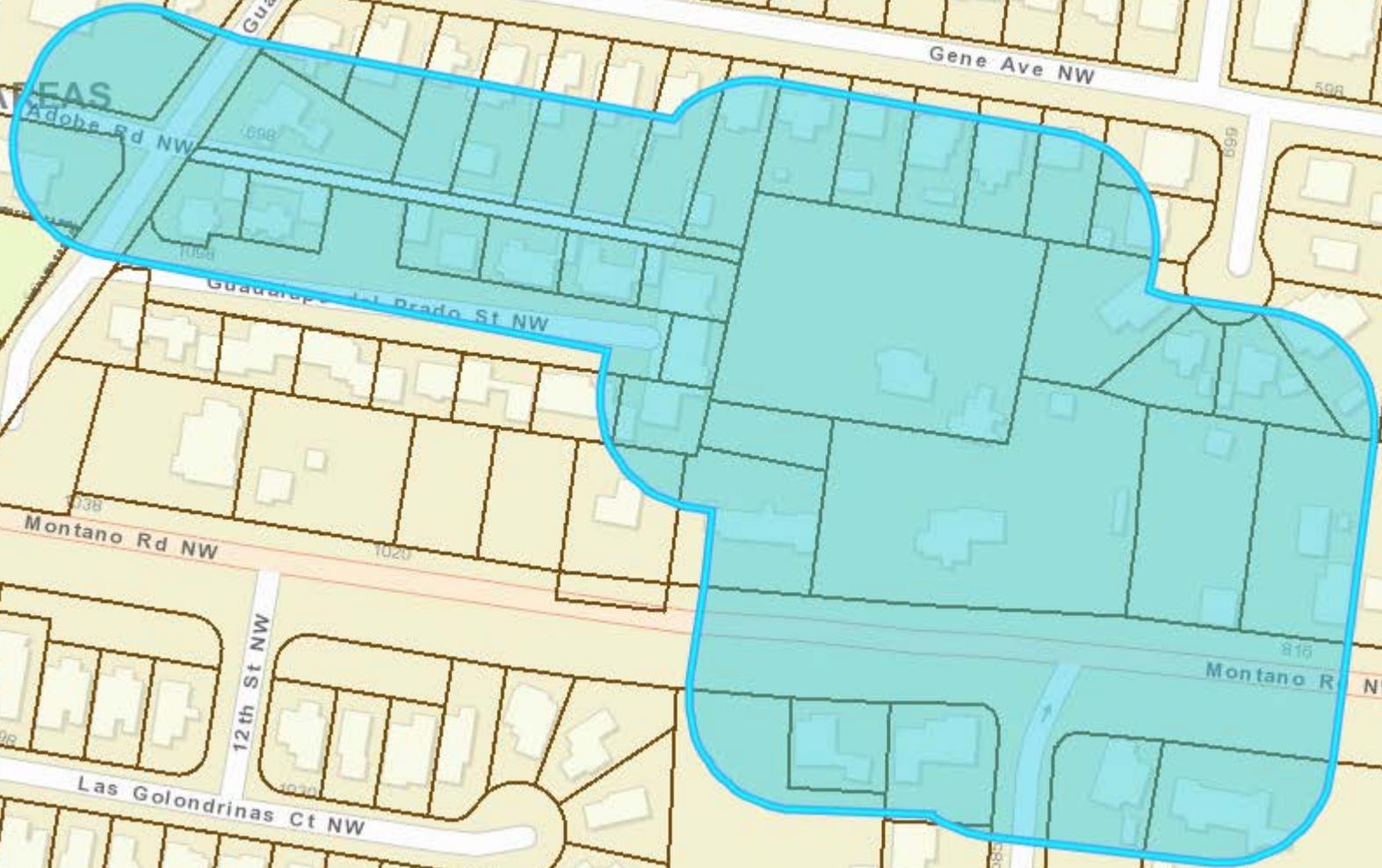
Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-14-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

RATED AREAS



Montano Rd NW

12th St NW

Las Golondrinas Ct NW

Gene Ave NW

Guadalupe St Prado St NW

Gene Ct NW

Montano R NW

Gene Ct NW

698

598

598

738

698

1048

1038

1020

1008

1030

816

738

5050

5359

OWNER	OWNER ADDRESS	OWNER ADDRESS LINE 2	SITE ADDRESS	LEGAL DESCRIPTION
MONTOYA ROMAN J	941 HIGHWAY 4	SAN YSIDRO NM 87053-6094	N/A ALBUQUERQUE NM 87107	THE CENTRAL POR OF LT 10-A PLAT OF LTS 10- A & 10-B NORTH FOURTH STREET HOMESITES ADDN (REPL OF POR OF LT 10) CONT 0.2355AC M/L OR 10,258 SF M/L
LEWANDOWSKI STEP	550 GOLIAD CT NW	ALBUQUERQUE NM 87107-5411	550 GOLIAD CT NW ALBUQUERQUE NM 87107	* 08A GENE ADDN REPLAT
RAMIREZ SERGIO JR	548 GOLIAD CT NW	ALBUQUERQUE NM 87107-5411	548 GOLIAD CT NW ALBUQUERQUE NM 87107	* 09A GENE ADDN
ROUNSEVILLE FREN	612 GENE AVE NW	LOS RANCHOS DE ALBUQUERQ	612 GENE AVE NW ALBUQUERQUE NM 87107	* 003 GENE ADDN
ESCARCIDA SEAN	23 GONZALES RD	TIJERAS NM 87059-7617	620 GENE AVE NW ALBUQUERQUE NM 87107	* 001 GENE ADD
SOLIS JOSE A & MERC	PO BOX 1325 MOSES LA	WA 98837-1325	546 GOLIAD CT NW ALBUQUERQUE NM 87107	* 10A GENE ADDN REPLAT
MADSEN KEVIN	1005 GUADALUPE DEL P	ALBUQUERQUE NM 87107-5434	1005 GUADALUPE DEL PRADO NW ALBUQUERQUE NM 87107	* 006 GUADALUPE DEL PRADO ADD
BUDLONG MARYANN	9816 BAYARD AVE NW	SEATTLE WA 98117-2405	1008 GUADALUPE DEL PRADO NW ALBUQUERQUE NM 87107	* 009 GUADALUPE DEL PRADO ADD
LEE GERALDINE B (ES	600 GOLIAD CT NW	ALBUQUERQUE NM 87107-5411	600 GOLIAD CT NW ALBUQUERQUE NM 87107	* 006 GENE ADDN
SISNEROS BERNARD	630 GENE AVE NW	ALBUQUERQUE NM 87107-5405	630 GENE AVE NW ALBUQUERQUE NM 87107	* 008 LINDA ADDN

MONTOYA ROMAN J	941 HWY 4	SAN YSIDRO NM 87053-6094	906 MONTANO RD NW ALBUQUERQUE NM 87107	LT 10-A PLAT OF LTS 10-A & 10-B NORTH FOURTH STREET HOMESITES ADDN (REPL OF POR OF LT 10) CONT 0.2471 AC M/L OR 10,764 SF M/L
MONTANO CHARLOT	822 MONTANO RD NW	ALBUQUERQUE NM 87107	822 MONTANO RD NW ALBUQUERQUE NM 87107	LT 9A PLAT OF LTS 9A & 9B NORTH FOURTH STREET HOMESITES ADDN (REPLAT OF PORT OF LTS 8, 9 & 10 NORTH FOURTH HOMESITES ADDN)CONT 0.4380 AC +- OR 19,079 SQ FT +-
MARIBEL ENTERPRISE	1415 SUMMER BREEZE D	ALBUQUERQUE NM 87120-3880	915 MONTANO RD NW ALBUQUERQUE NM 87107	TRACT 68A2B MAP 32 0.12 ACRE
LEVINE HELEN	PO BOX 10065	ALBUQUERQUE NM 87187	552 GOLIAD CT NW ALBUQUERQUE NM 87107	* 007 GENE ADDN
MONDRAGON RICAR	810 MONTANO RD NW	ALBUQUERQUE NM 87107-5231	810 MONTANO RD NW ALBUQUERQUE NM 87107	LT 8 (EXECPT NLY PORT OUT TO R/W & NWLY PORT) NORTH FOURTH STREET HOMESITES ADDN CONT 1.9589 AC +- OR 85,330 SQ FT +-
GONZALES DAVID & R	914 MONTANO RD NW	ALBUQUERQUE NM 87107-5256	914 MONTANO RD NW ALBUQUERQUE NM 87107	LT 11A2 PLAT OF LTS 11A1 & 11A2 NORTH FOURTH STREETHOMESITES ADDN CONT 1.186 AC OR 51,641 SF
KURLAND SUSAN	1009 GUADALUPE DEL P	ALBUQUERQUE NM 87107-5434	1009 GUADALUPE DEL PRADO NW ALBUQUERQUE NM 87107	* 005 GUADALUPE DEL PRADO ADD
GUADALUPE DEL PRA	1019 GUADALUPE DEL P	ALBUQUERQUE NM 87107-5434	1019 GUADALUPE DEL PRADO NW ALBUQUERQUE NM 87107	GUADALUPE DEL PRADO RD NW A PRIVATE RD & PUBLIC UTILITY EASEMENT IN GUADAL

MONTOYA KENT J & R	8432 BELLA VISTA PL NW	ALBUQUERQUE NM 87120	919 MONTANO RD NW ALBUQUERQUE NM 87107	LT 16-A PLAT OF LTS 16-A & 16-B BEING A REPLAT OF A PORTION OF LT 16 ZAPF-VAN ADDN # 10 CONT 0.259 AC OR 11,282 SF
NARVAEZ RONALD S	1351 SAN LORENZO AVE	ALBUQUERQUE NM 87107	809 MONTANO RD NW ALBUQUERQUE NM 87107	LT 12A (PLAT OF LTS 12A & 12B) ZAPF - VAN ADDN NO 10 CONT 17,969 SQ FT M/L
URIOSTE MARISSA	544 GOLIAD CT NW	ALBUQUERQUE NM 87107-5411	544 GOLIAD CT NW ALBUQUERQUE NM 87107	* 11A GENE ADDN REPLAT OF PORTIONS LOT 11A
MARIBEL ENTERPRISE	1415 SUMMER BREEZE D	ALBUQUERQUE NM 87120-3880	915 MONTANO RD NW ALBUQUERQUE NM 87107	LT 15A PLAT OF LTS 15A & 15B ZAPF-VAN ADDN #10 BEING A REPROF POR OF LTS 15 & 16 ZAPF-VAN ADDN CONT 0.3322 AC +- / 14,471 SQ FT +-
CHAVEZ LEONARD & GLORIA H	604 GENE AVE NW	ALBUQUERQUE NM 87107	604 GENE AVE NW ALBUQUERQUE NM 87107	* 005 GENE ADDN
LEWIS JIM F & BEAUPH	616 GENE AVE NW	ALBUQUERQUE NM 87107-5405	616 GENE AVE NW ALBUQUERQUE NM 87107	* 002 GENE ADDN
CASAUS ROBIN A & S	1004 GUADALUPE DEL P	ALBUQUERQUE NM 87107-5434	1004 GUADALUPE DEL PRADO NW ALBUQUERQUE NM 87107	* 008 GUADALUPE DEL PRADO ADD
GONZALES DAVID X &	914 MONTANO RD NW	ALBUQUERQUE NM 87107-5256	912 MONTANO RD NW ALBUQUERQUE NM 87107	LT 11A1 PLAT OF LTS 11A1 & 11A2 NORTH FOURTH STREETHOMESITES ADDN CONT 0.169 AC
GRIEGO EMMA E & VA	608 GENE AVE NW	ALBUQUERQUE NM 87107-5405	608 GENE AVE NW ALBUQUERQUE NM 87107	* 004 GENE ADDN

EBERTING WILLIAM D	1405 VALLEY VIEW DR SW	LOS LUNAS NM 87031-9105	634 GENE AVE NW ALBUQUERQUE NM 87107	* 007 LINDA ADDN
DUNLAP ELIZABETH J	1000 GUADALUPE DEL P	ALBUQUERQUE NM 87107-5434	1000 GUADALUPE DEL PRADO AVE NW ALBUQUERQUE NM 87107	* 007 GUADALUPE DEL PRADO ADD
RADOSEVICH PROPE	4501 4TH ST NW SUITE J	ALBUQUERQUE NM 87107-3946	542 GOLIAD CT NW ALBUQUERQUE NM 87107	* 012 GENE ADDN
NEXT DOOR NEIGHBO	2320 POTOSI ST SUITE 1	LAS VEGAS NV 89146-0312	540 GOLIAD CT NW ALBUQUERQUE NM 87107	* 013 GENE ADDN
PAVLAKOVICH JOSEP	551 GENE AVE NW	ALBUQUERQUE NM 87107-5403	551 GENE AVE NW ALBUQUERQUE NM 87107	* 013 GOLIAD ADDN
GASS SUSAN M & SON	348 ENCHANTED VALLEY	LOS RANCHOS DE ALBUQUERQUE	545 GENE AVE NW ALBUQUERQUE NM 87107	* 014 GOLIAD ADDN
PASKUS LAURA L	652 GENE AVE NW	ALBUQUERQUE NM 87107-5405	652 GENE AVE NW, ALBUQUERQUE NM 87107	C LINDA ADDN REPLAT OF LOTS 1 & 2
COOPER KERRY L TRU	5611 GUADALUPE TRL N	ALBUQUERQUE NM 87107-5423	5611 GUADALUPE TRL NW, ALBUQUERQUE NM 87107	MAP 32 TRACT 72A 0.892 ACRES
BACA KAREN REBECC	646 GENE AVE NW	ALBUQUERQUE NM 87107	646 GENE AVE NW, ALBUQUERQUE NM 87107	* 004 LINDA ADDN
WIGHTMAN ROBERT	5620 GUADALUPE TRL N	ALBUQUERQUE NM 87107-5424	5620 GUADALUPE TRL NW, ALBUQUERQUE NM 87107	*A LINDA ADDN REPLAT OF LOTS 1 & 2

SOTO-WEST CARMEN	1029 GUADALUPE DEL P	ALBUQUERQUE NM 87107-5434	1029 GUADALUPE DEL PRADO NW, ALBUQUERQUE NM 87107	* 001 GUADALUPE DEL PRADO ADD
LUCERO M CARMEL T	654 GENE AVE NW	ALBUQUERQUE NM 87107-5405	654 GENE AVE NW, ALBUQUERQUE NM 87107	B LINDA ADD REPLAT OF LOTS 1 & 2
NUNEZ SHARON ELVI	1025 GUADALUPE DEL P	ALBUQUERQUE NM 87107-5434	1025 GUADALUPE DEL PRADO NW, ALBUQUERQUE NM 87107	* 002 GUADALUPE DEL PRADO ADD
PADILLA REVOCABLE	727 ADOBE RD NW	ALBUQUERQUE NM 87107-5419	727 ADOBE RD NW, ALBUQUERQUE NM 87107	LT B-2-A PLAT OF LTS B- 2-A & B-2-B LANDS OF RICHARD PADILLA,A REPL OF LT B-2 OF RICHARD PADILLA CONT 0.7080 AC M/L OR30,840 SF M/L
ULACK KAREN	1017 GUADALUPE DEL P	ALBUQUERQUE NM 87107-5434	1017 GUADALUPE CT NW, ALBUQUERQUE NM 87107	* 003 GUADALUPE DEL PRADO ADD
REED ROBERT A & BE	5615 GUADALUPE TRL	ALBUQUERQUE NM 87107-5423	5615 GUADALUPE NW, ALBUQUERQUE NM 87107	MAP 32 TR72B
VOYLES WYATT F & BF	1013 GUADALUPE DEL P	ALBUQUERQUE NM 87107-5434	1013 GUADALUPE DEL PRADO, ALBUQUERQUE NM 87107	* 004 GUADALUPE DEL P
ROLLINGER ALEXIS	642 GENE AVE NW	ALBUQUERQUE NM 87107-5405	642 GENE AVE NW, ALBUQUERQUE NM 87107	* 005 LINDA ADDN

PADILLA REVOCABLE	727 ADOBE RD NW	ALBUQUERQUE NM 87107-5419	5701 GUADALUPE NW, ALBUQUERQUE NM 87107	LT B-2-B PLAT OF LTS B-2-A & B-2-B LANDS OF RICHARD PADILLA,A REPL OF LT B-2 OF RICHARD PADILLA CONT 0.1377 AC M/L OR 5,998 SF M/L
ORTIZ RICHARD A & K	638 GENE AVE NW	ALBUQUERQUE NM 87107	638 GENE AVE NW, ALBUQUERQUE NM 87107	* 006 LINDA ADDN
MENGES NANCY E	650 GENE AVE NW	ALBUQUERQUE NM 87107-5405	650 GENE AVE NW, ALBUQUERQUE NM 87107	* 003 LINDA ADDN
PADILLA REVOCABLE	727 ADOBE RD NW	ALBUQUERQUE NM 87107-5419	727 ADOBE RD NW, ALBUQUERQUE NM 87107 5419	LOT B-1 PLAT OF LTS B-1 & B-2 LAND OF RICHARD PADILLA CONT .2443 AC
GRIEGO MARCELLA K	1032 GUADALUPE DEL P	ALBUQUERQUE NM 87107-5434	1032 GUADALUPE DEL PRADO NW, ALBUQUERQUE NM 87107	* 015 GUADALUPE DEL PRADO ADD

March 2nd, 2026

RE: ZONING MAP AMENDMENT – EPC

Dear neighbors,

We are writing to inform you that Tierra West LLC is preparing an application to amend the zoning for a site neighboring your property. We are requesting to re-zone four (4) parcels to Mixed-use – Moderate Intensity (**MX-M**) for future development. The proposed zone, **MX-M**, permits more varied land uses than the current zones, and will facilitate the development of the site.

The site details are as shown in the figure below:

1. 5626 Gene Ave NW, Albuquerque, NM 87107

- Current zoning: **R-A** (Residential – Rural and Agricultural)
- Current land use: Vacant

2. 907 Montano Rd NW, Albuquerque, NM 87107

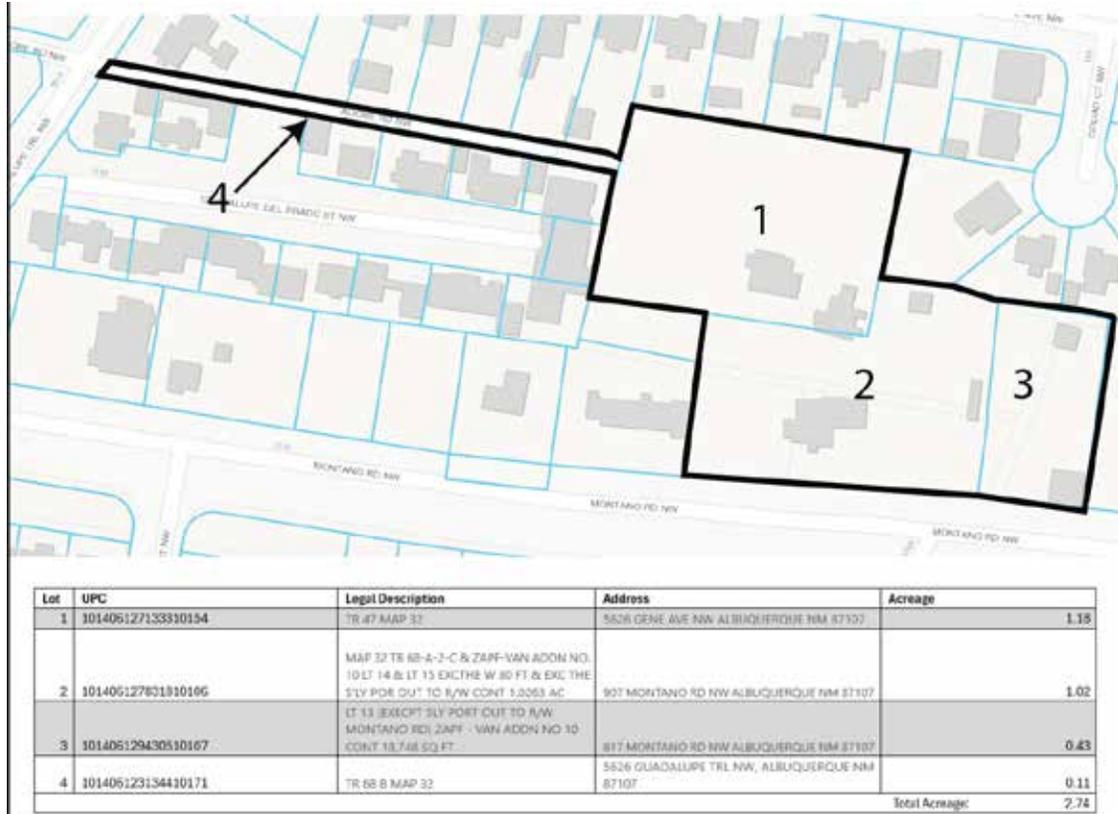
- Current zoning: **MX-T** (Mixed-use – Transition)
- Current land use: Single-family residential, parking lot

3. 817 Montano Rd NW, Albuquerque, NM 87107

- Current zoning: **R-1C** (Residential – Single-family)
- Current land use: Vacant

4. 5626 Guadalupe Trl NW, Albuquerque, NM 87107

- Current zoning: **R-A** (Residential – Rural and Agricultural)
- Current land use: Transportation



We are submitting this application to the Environmental Planning Commission (EPC). The EPC will be holding a public hearing on Zoom regarding this request on March 19, 2026, at 8:40 AM. Following staff and agent presentation, the floor will be open for public comment. Please do not hesitate to reach out to us if you have any questions or concerns regarding this request.

The City of Albuquerque has assigned a Facilitator to coordinate an upcoming meeting to discuss this request.

The EPC meeting can be accessed here: <https://cabq.zoom.us/j/5464729575>

More information about the meeting can be accessed on <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

Thank you,

Sergio Lozoya

slozoya@tierrawestllc.com

Tierra West, LLC.

5571 Midway Park Pl., NE

Albuquerque, NM 87109

March 2nd, 2026



March 2nd, 2026

RE: ZONING MAP AMENDMENT – EPC

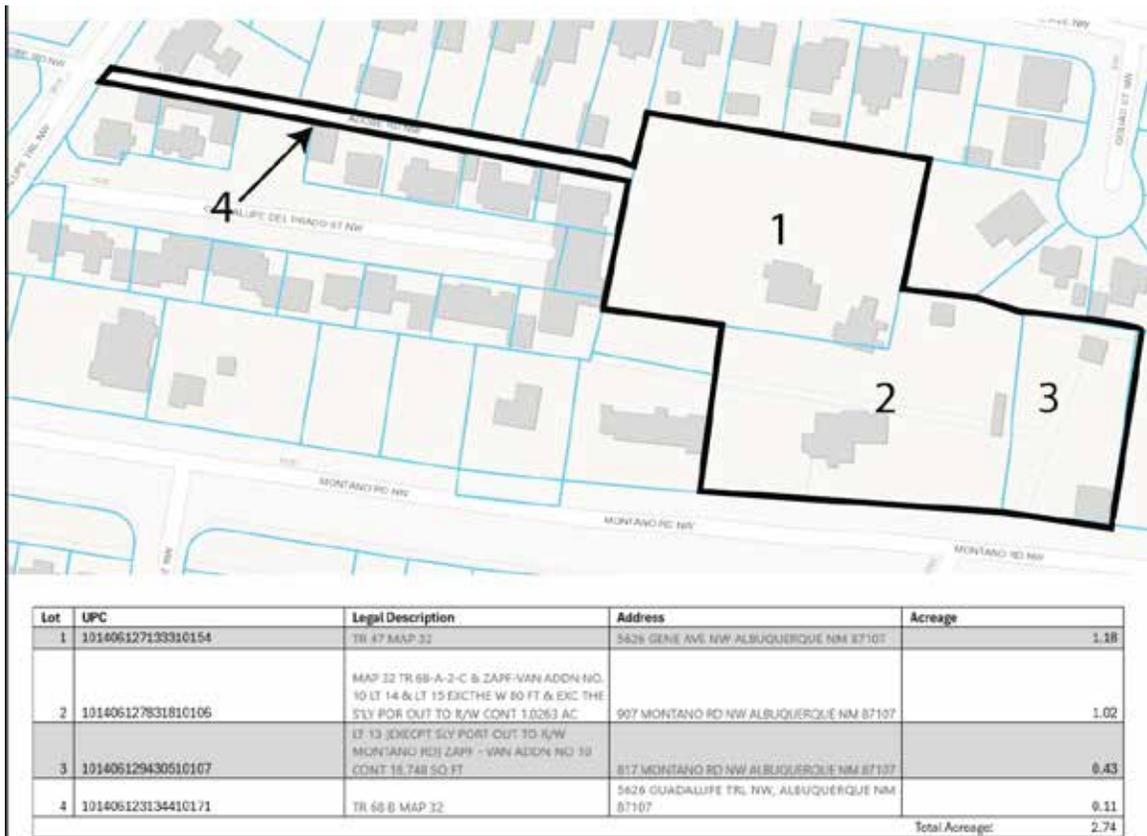
Dear neighbors,

We are writing to update you about the Zoning Map Amendment being requested for the Montano Rd project site neighboring your property. Tierra West LLC is adding an additional parcel to the subject site. The subject site now includes four (4) parcels to be rezoned to Mixed-use – Moderate Intensity (MX-M). The total acreage is now approximately 2.74 - acres.

The details for the added parcel are shown below:

5626 Guadalupe Trl NW, Albuquerque, NM 87107

- Current zoning: **R-A** (Residential – Rural and Agricultural)
- Current land use: Transportation



Added parcel labelled as property #4.

Following the Deferral of the request in the last EPC hearing, we are re-submitting this supplemental application to the Environmental Planning Commission (EPC).

The EPC will be holding a public hearing on Zoom regarding this request on March 19, 2026, at 8:40 AM. Following staff and agent presentation, the floor will be open for public comment. Please do not hesitate to reach out to us if you have any questions or concerns regarding this request.

The City of Albuquerque has assigned a Facilitator to coordinate an upcoming meeting to discuss this request.

The EPC meeting can be accessed here: <https://cabq.zoom.us/j/5464729575>

More information about the meeting can be accessed on <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

Thank you,

Sergio Lozoya

slozoya@tierrawestllc.com

Tierra West, LLC.

5571 Midway Park Pl., NE

Albuquerque, NM 87109

March 2nd, 2026



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

Public Notice of a Hearing in the City of Albuquerque for a Policy Decision

Date of Notice*: _____

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

- Emailed / mailed notice to Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.*
- Mailed notice to Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address* _____
Location Description _____
2. Property Owner* _____
3. Agent/Applicant [if applicable] _____
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Zoning Map Amendment _____ (EPC or Council)
 - Other: _____

Summary of project/request²*: _____

5. This application will be decided at a public hearing by*:
 - Environmental Planning Commission (EPC)
 - City Council

This application will be first reviewed and recommended by:

 - Environmental Planning Commission (EPC)
 - Landmarks Commission (LC)
 - Not applicable (Zoning Map Amendment – EPC only)

Hearing Date/Time*: _____

Location*³: _____

¹ Please mark as relevant. See [IDO Table 6-1-1](#) for notice requirements.

² Attach additional information, as needed to explain the project/request.

³ Physical address or Zoom link

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

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE signs.”

6. Where more information about the project can be found*:

Preferred project contact name: _____

Email: _____

Phone: _____

Online website or project page: _____

Attachments: _____

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

1. Zone Atlas Page(s)*⁴ _____

2. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

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

[Note: The meeting report is required to be provided in the application materials.]

Additional Information from IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____

2. IDO Zone District _____

3. Overlay Zone(s) [if applicable] _____

4. Center or Corridor Area [if applicable] _____

5. Current Land Use(s) [vacant, if none] _____

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 up to 15 calendar days before the public hearing date. Contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select the option for “Boards, Commissions, and ZHE signs.”

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas>

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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.

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

Public Notice of a Hearing in the City of Albuquerque for a Policy Decision

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

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

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4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Zoning Map Amendment _____ (EPC or Council)
 - Other: _____

Summary of project/request²*: _____

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

<input type="checkbox"/> Environmental Planning Commission (EPC)	<input type="checkbox"/> City Council
--	---------------------------------------

This application will be first reviewed and recommended by:

<input type="checkbox"/> Environmental Planning Commission (EPC)	<input type="checkbox"/> Landmarks Commission (LC)
<input type="checkbox"/> Not applicable (Zoning Map Amendment – EPC only)	

Hearing Date/Time*: _____

Location*³: _____

¹ Please mark as relevant. See [IDO Table 6-1-1](#) for notice requirements.
² Attach additional information, as needed to explain the project/request.
³ Physical address or Zoom link

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

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- 6. Where more information about the project can be found*:

Preferred project contact name: _____

Email: _____

Phone: _____

Online website or project page: _____

Attachments: _____

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

- 1. Zone Atlas Page(s)*⁴ _____

- 2. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

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

[Note: The meeting report is required to be provided in the application materials.]

Additional Information from IDO Zoning Map⁵:

- 1. Area of Property [typically in acres] _____

- 2. IDO Zone District _____

- 3. Overlay Zone(s) [if applicable] _____

- 4. Center or Corridor Area [if applicable] _____

- 5. Current Land Use(s) [vacant, if none] _____

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 up to 15 calendar days before the public hearing date. Contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select the option for “Boards, Commissions, and ZHE signs.”

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas>

⁵ Available here: <https://tinyurl.com/idozoningmap>

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

Public Notice of a Hearing in the City of Albuquerque for a Policy Decision

Date of Notice*: _____

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

- Emailed / mailed notice to Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.*
- Mailed notice to Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address* _____
Location Description _____

2. Property Owner* _____

3. Agent/Applicant [if applicable] _____

4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 Zoning Map Amendment _____ (EPC or Council)
 Other: _____

Summary of project/request²*: _____

5. This application will be decided at a public hearing by*:
 Environmental Planning Commission (EPC) City Council

This application will be first reviewed and recommended by:
 Environmental Planning Commission (EPC) Landmarks Commission (LC)
 Not applicable (Zoning Map Amendment – EPC only)

Hearing Date/Time*: _____

Location*³: _____

¹ Please mark as relevant. See [IDO Table 6-1-1](#) for notice requirements.
² Attach additional information, as needed to explain the project/request.
³ Physical address or Zoom link

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

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE signs.”

6. Where more information about the project can be found*:

Preferred project contact name: _____

Email: _____

Phone: _____

Online website or project page: _____

Attachments: _____

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

1. Zone Atlas Page(s)*⁴ _____

2. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

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

[Note: The meeting report is required to be provided in the application materials.]

Additional Information from IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____

2. IDO Zone District _____

3. Overlay Zone(s) [if applicable] _____

4. Center or Corridor Area [if applicable] _____

5. Current Land Use(s) [vacant, if none] _____

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 up to 15 calendar days before the public hearing date. Contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select the option for “Boards, Commissions, and ZHE signs.”

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

Public Notice of a Hearing in the City of Albuquerque for a Policy Decision

Date of Notice*: _____

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

- Emailed / mailed notice to Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.*
- Mailed notice to Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address* _____
Location Description _____
2. Property Owner* _____
3. Agent/Applicant [if applicable] _____
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Zoning Map Amendment _____ (EPC or Council)
 - Other: _____

Summary of project/request²*: _____

5. This application will be decided at a public hearing by*:
 - Environmental Planning Commission (EPC)
 - City Council

This application will be first reviewed and recommended by:

 - Environmental Planning Commission (EPC)
 - Landmarks Commission (LC)
 - Not applicable (Zoning Map Amendment – EPC only)

Hearing Date/Time*: _____

Location*³: _____

¹ Please mark as relevant. See [IDO Table 6-1-1](#) for notice requirements.

² Attach additional information, as needed to explain the project/request.

³ Physical address or Zoom link

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

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*:

Preferred project contact name: _____

Email: _____

Phone: _____

Website or project page: _____

Attachments: _____

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

1. Zone Atlas Page(s)*⁴ _____

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

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

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

Additional Information from IDO Zoning Map⁵:

1. Area of Property [acres] _____

2. IDO Zone District _____

3. Overlay Zone(s) [if applicable] _____

4. Center or Corridor Area [if applicable] _____

5. Current Land Use(s) [vacant, if none] _____

NOTE: Pursuant to [IDO §14-16-6-4\(K\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting up to 15 calendar days before the public hearing date. Requests for a facilitated meeting must be submitted through ABQ-Plan:

<https://www.cabq.gov/planning/abq-plan>

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas>

⁵ Available here: <https://tinyurl.com/idozoningmap>

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

Public Notice of a Hearing in the City of Albuquerque for a Policy Decision

Date of Notice*: 1/6/26

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

- Emailed / mailed notice to Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.*
- Mailed notice to Property Owners within 100 feet of the Subject Property.

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

- Subject Property Address* 5626 Gene Ave NW, Albuquerque, NM, 87107
Location Description In between Montano and Gene Ave. 0.3 miles west of 4th St, accessed by Adobe Rd
- Property Owner* Dave Gonzales
- Agent/Applicant [if applicable] Tierra West, LLC
- Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 Zoning Map Amendment EPC (EPC or Council)
 Other: _____

Summary of project/request²*:

The request is for a zone change of the subject site from R-A to MX-M
for a future commercial use.

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

Environmental Planning Commission (EPC) City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC) Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

Hearing Date/Time*: February 19, 2026, 8:40 AM

Location*³: Zoom

¹ Please mark as relevant. See [IDO Table 6-1-1](#) for notice requirements.

² Attach additional information, as needed to explain the project/request.

³ Physical address or Zoom link

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

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE signs.”

6. Where more information about the project can be found*:

Preferred project contact name: Sergio Lozoya

Email: slozoya@tierrawestllc.com

Phone: (505)858-3100

Online website or project page: https://tierrawestllc.com/

Attachments: Neighborhood Letter, Zone Map Exhibit, ONC contact list, Zone Atlas Map, Notice form

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

1. Zone Atlas Page(s)*⁴ F-14-Z

2. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

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

There was discussion on re-zoning to MX-T vs MX-M. Height limits were discussed, specifically how much height is allowed in MX-T vs MX-M.

Lastly, there was commentary about access points to the site, n favor of primary access from Montano rather than from local streets.

[Note: The meeting report is required to be provided in the application materials.]

Additional Information from IDO Zoning Map⁵:

1. Area of Property [typically in acres] Approx. 1.18 Acres

2. IDO Zone District R-A

3. Overlay Zone(s) [if applicable] _____

4. Center or Corridor Area [if applicable] Behind Major Transit Corridor (Montano), near Main Street (4th St)

5. 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 up to 15 calendar days before the public hearing date. Contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select the option for “Boards, Commissions, and ZHE signs.”

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March 2nd, 2026

RE: ZONING MAP AMENDMENT – EPC

Dear neighbors,

We are writing to inform you that Tierra West LLC is preparing an application to amend the zoning for a site neighboring your property. We are requesting to re-zone four (4) parcels to Mixed-use – Moderate Intensity (**MX-M**) for future development. The proposed zone, **MX-M**, permits more varied land uses than the current zones, and will facilitate the development of the site.

The site details are as shown in the figure below:

1. 5626 Gene Ave NW, Albuquerque, NM 87107

- Current zoning: **R-A** (Residential – Rural and Agricultural)
- Current land use: Vacant

2. 907 Montano Rd NW, Albuquerque, NM 87107

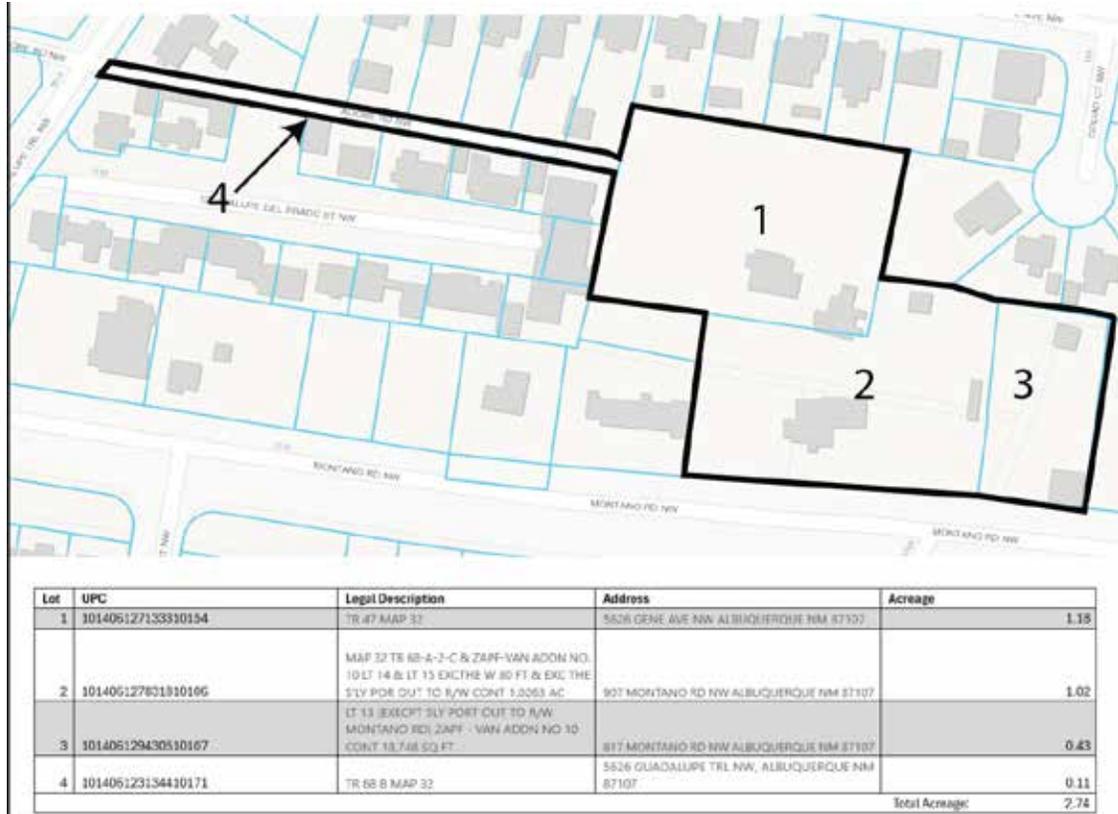
- Current zoning: **MX-T** (Mixed-use – Transition)
- Current land use: Single-family residential, parking lot

3. 817 Montano Rd NW, Albuquerque, NM 87107

- Current zoning: **R-1C** (Residential – Single-family)
- Current land use: Vacant

4. 5626 Guadalupe Trl NW, Albuquerque, NM 87107

- Current zoning: **R-A** (Residential – Rural and Agricultural)
- Current land use: Transportation



We are submitting this application to the Environmental Planning Commission (EPC). The EPC will be holding a public hearing on Zoom regarding this request on March 19, 2026, at 8:40 AM. Following staff and agent presentation, the floor will be open for public comment. Please do not hesitate to reach out to us if you have any questions or concerns regarding this request.

The City of Albuquerque has assigned a Facilitator to coordinate an upcoming meeting to discuss this request.

The EPC meeting can be accessed here: <https://cabq.zoom.us/j/5464729575>

More information about the meeting can be accessed on <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

Thank you,

Sergio Lozoya

slozoya@tierrawestllc.com

Tierra West, LLC.

5571 Midway Park Pl., NE

Albuquerque, NM 87109

March 2nd, 2026



TIERRA VEST LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



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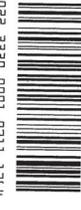
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5571 MIDWAY PARK PLACE NE
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CATHERINE M
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ALBUQUERQUE NM 87107-5411



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TIERRA VEST LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

MARQUEZ RONALD S & PHYLLIS A
1361 SAN LORENZO AVE NW
ALBUQUERQUE NM 87107

TERRA WEST LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

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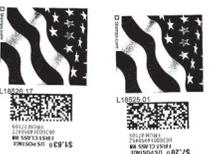
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MADSEN KEVIN
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ALBUQUERQUE NM 87109

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LOS RANCHOS DE ALBUQUERQUE
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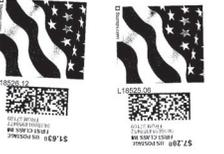
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<input type="checkbox"/>	First-Class Mail® Delivery	\$
<input type="checkbox"/>	Priority Mail® Delivery	\$
<input type="checkbox"/>	Registered Mail® Delivery	\$
<input type="checkbox"/>	Return Receipt (Hardcopy)	\$
<input type="checkbox"/>	Return Receipt (Electronic)	\$
<input type="checkbox"/>	Signature Required	\$
<input type="checkbox"/>	Insurance (up to \$500)	\$
<input type="checkbox"/>	Signature Confirmation	\$

Postnet

LEE GERALDINE B (ESTATE OF)
600 GOLAD CT NW
ALBUQUERQUE NM 87107-5411

TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

7022 3330 0001 0711 1419
7022 3330 0001 0711 1419



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

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<input type="checkbox"/>	Priority Mail® Delivery	\$
<input type="checkbox"/>	Registered Mail® Delivery	\$
<input type="checkbox"/>	Return Receipt (Hardcopy)	\$
<input type="checkbox"/>	Return Receipt (Electronic)	\$
<input type="checkbox"/>	Signature Required	\$
<input type="checkbox"/>	Insurance (up to \$500)	\$
<input type="checkbox"/>	Signature Confirmation	\$

Postnet

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

TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

7022 3330 0001 0711 1416
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BUDLONG MARYANN
9816 BAYARD AVE NW
SEATTLE WA 98117-2405

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<input type="checkbox"/>	Registered Mail® Delivery	\$
<input type="checkbox"/>	Return Receipt (Hardcopy)	\$
<input type="checkbox"/>	Return Receipt (Electronic)	\$
<input type="checkbox"/>	Signature Required	\$
<input type="checkbox"/>	Insurance (up to \$500)	\$
<input type="checkbox"/>	Signature Confirmation	\$

Postnet

BUDLONG MARYANN
9816 BAYARD AVE NW
SEATTLE WA 98117-2405

TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

7022 3330 0001 0711 1432
7022 3330 0001 0711 1432



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SISNEROS BERNARD G JR & ARMILIO
SISNEROS BENNINA G
630 GENE AVE NW
ALBUQUERQUE NM 87107-5405

Postage

<input type="checkbox"/>	First-Class Mail® Delivery	\$
<input type="checkbox"/>	Priority Mail® Delivery	\$
<input type="checkbox"/>	Registered Mail® Delivery	\$
<input type="checkbox"/>	Return Receipt (Hardcopy)	\$
<input type="checkbox"/>	Return Receipt (Electronic)	\$
<input type="checkbox"/>	Signature Required	\$
<input type="checkbox"/>	Insurance (up to \$500)	\$
<input type="checkbox"/>	Signature Confirmation	\$

Postnet

SISNEROS BERNARD G JR & ARMILIO
SISNEROS BENNINA G
630 GENE AVE NW
ALBUQUERQUE NM 87107-5405



YERRA WEST LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

CERTIFIED MAIL

7022 3330 0001 0711 1453
7022 3330 0001 0711 1453

ALBUQUERQUE NM 87120-3880

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

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Return Receipt (International)	
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Signature Required (International)	

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

CERTIFIED MAIL

7022 3330 0001 0711 1456
7022 3330 0001 0711 1456

ALBUQUERQUE NM 87107

MONTANO CHARLOTTE D
822 MONTANO RD NW
ALBUQUERQUE NM 87107

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Return Receipt (Domestic)	
Return Receipt (International)	
Signature Required (Domestic)	
Signature Required (International)	

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MONTANO CHARLOTTE D
822 MONTANO RD NW
ALBUQUERQUE NM 87107



YERRA WEST LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

CERTIFIED MAIL

7022 3330 0001 0711 1467
7022 3330 0001 0711 1467

ALBUQUERQUE NM 87107-5231

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

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Return Receipt (International)	
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Signature Required (International)	

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

CERTIFIED MAIL

7022 3330 0001 0711 1470
7022 3330 0001 0711 1470

ALBUQUERQUE NM 87187

LEVINE HELEN
PO BOX 10065
ALBUQUERQUE NM 87187

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International Return Receipt	
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Return Receipt (International)	
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LEVINE HELEN
PO BOX 10065
ALBUQUERQUE NM 87187



YERRA WEST LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

7022 3330 0001 0711 1500
7022 3330 0001 0711 1500

1009 GUADALUPE DEL PRADO ST NW
ALBUQUERQUE NM 87107-5434

KURLAND SUSAN
GUADALUPE DEL PRADO ST NW
ALBUQUERQUE NM 87107-5434

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Insurance up to \$500 (overage required) \$
Registered Mail™ \$
Certified Mail Restricted Delivery® \$
Certified Mail International® \$
Certified Mail Return Receipt (hardcopy) \$
Certified Mail Return Receipt (electronic) \$

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KURLAND SUSAN
1009 GUADALUPE DEL PRADO ST NW
ALBUQUERQUE NM 87107-5434

TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

7022 3330 0001 0711 1494
7022 3330 0001 0711 1494

914 MONTANO RD NW
ALBUQUERQUE NM 87107-5256

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

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Certified Mail International® \$
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Certified Mail Return Receipt (electronic) \$

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

TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

7022 3330 0001 0711 1524
7022 3330 0001 0711 1524

8432 BELLA VISTA PL NW
ALBUQUERQUE NM 87120

MONTVOYA KENT J & ROSEANN
8432 BELLA VISTA PL NW
ALBUQUERQUE NM 87120

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Certified Mail International® \$
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Certified Mail Return Receipt (electronic) \$

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MONTVOYA KENT J & ROSEANN
8432 BELLA VISTA PL NW
ALBUQUERQUE NM 87120

TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

7022 3330 0001 0711 1517
7022 3330 0001 0711 1517

1019 GUADALUPE DEL PRADO ST NW
ALBUQUERQUE NM 87107-5434

GUADALUPE DEL PRADO CONDO INC
1019 GUADALUPE DEL PRADO ST NW
ALBUQUERQUE NM 87107-5434

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Registered Mail™ \$
Certified Mail Restricted Delivery® \$
Certified Mail International® \$
Certified Mail Return Receipt (hardcopy) \$
Certified Mail Return Receipt (electronic) \$

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GUADALUPE DEL PRADO CONDO INC
1019 GUADALUPE DEL PRADO ST NW
ALBUQUERQUE NM 87107-5434



TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

CERTIFIED MAIL

7022 3330 0001 0711 1514
7022 3330 0001 0711 1514

UJROSTE MARISSA
544 GOLLAD CT NW
ALBUQUERQUE NM 87107-5411

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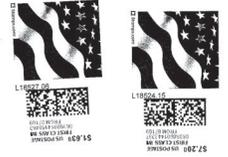
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UJROSTE MARISSA
544 GOLLAD CT NW
ALBUQUERQUE NM 87107-5411



TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

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7022 3330 0001 0711 1531
7022 3330 0001 0711 1531

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

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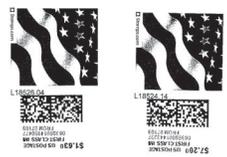
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NARVAEZ RONALD S & PHYLLIS A
1351 SAN LORENZO AVE NW
ALBUQUERQUE NM 87107



TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

CERTIFIED MAIL

7022 3330 0001 0711 1552
7022 3330 0001 0711 1552

CHAVEZ LEONARD & GLORIA H
604 GENE AVE NW
ALBUQUERQUE NM 87107

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CHAVEZ LEONARD & GLORIA H
604 GENE AVE NW
ALBUQUERQUE NM 87107



TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

CERTIFIED MAIL

7022 3330 0001 0711 1555
7022 3330 0001 0711 1555

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

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



TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

7022 3330 0001 0711 1584
7022 3330 0001 0711 1585



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Message: CASASUS ROBIN A & SHELDON
1004 GUADALUPE DEL PRADO ST NW
HIMCHBERGER
ALBUQUERQUE NM 87107-5434

Postmark: Here

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Check all that apply (check one box and see an appropriate instruction):
 Insured (up to \$500)
 Registered Mail™ (up to \$5000)
 Signature Required
 Restricted Delivery™ (up to \$5000)
 Signature Required and Restricted Delivery™ (up to \$5000)

CASASUS ROBIN A & SHELDON
HIMCHBERGER
1004 GUADALUPE DEL PRADO ST NW
ALBUQUERQUE NM 87107-5434

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Message: LEWIS JIM F & BEAUPRE-LEWIS INEZ
M
616 GENE AVE NW
ALBUQUERQUE NM 87107-5405

Postmark: Here

Check all that apply (check one box and see an appropriate instruction):
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Check all that apply (check one box and see an appropriate instruction):
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 Signature Required
 Restricted Delivery™ (up to \$5000)
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LEWIS JIM F & BEAUPRE-LEWIS INEZ
M
616 GENE AVE NW
ALBUQUERQUE NM 87107-5405



TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

7022 3330 0001 0711 1630
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Message: ORIEGO EMMA E & VALERIE A &
EVELYN J
608 GENE AVE NW
ALBUQUERQUE NM 87107-5405

Postmark: Here

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Check all that apply (check one box and see an appropriate instruction):
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ORIEGO EMMA E & VALERIE A &
EVELYN J
608 GENE AVE NW
ALBUQUERQUE NM 87107-5405

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

Postmark: Here

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



TERRA *West* LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

7022 3330 0001 0711 1616
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Postage \$
Certified Mail Fee \$
Return Receipt (hardcopy) \$
Return Receipt (electronic) \$
Restricted Delivery \$
Signature Required \$
Adult Signature Required \$
Insured Mail (check box and fee as appropriate) \$

1000 GUADALUPE DEL PRADO ST NW
DUNLAP ELIZABETH J
ALBUQUERQUE NM 87107-5434

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DUNLAP ELIZABETH J
1000 GUADALUPE DEL PRADO ST NW
ALBUQUERQUE NM 87107-5434

TERRA *West* LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

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Postage \$
Certified Mail Fee \$
Return Receipt (hardcopy) \$
Return Receipt (electronic) \$
Restricted Delivery \$
Signature Required \$
Adult Signature Required \$
Insured Mail (check box and fee as appropriate) \$

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

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

TERRA *West* LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

7022 3330 0001 0711 1613
7022 3330 0001 0711 1613

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 Adult Signature Required
 Insured Mail (check box and fee as appropriate)

Postage \$
Certified Mail Fee \$
Return Receipt (hardcopy) \$
Return Receipt (electronic) \$
Restricted Delivery \$
Signature Required \$
Adult Signature Required \$
Insured Mail (check box and fee as appropriate) \$

1405 VALLEY VIEW DR SW
EBERTING WILLIAM D
LOS LUNAS NM 87031-9105

PS Form 3800, April 2015 PSN 7530-02-000-907 See Reverse for Instructions

EBERTING WILLIAM D
1405 VALLEY VIEW DR SW
LOS LUNAS NM 87031-9105



TERRA *West* LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

7022 3330 0001 0711 1609
7022 3330 0001 0711 1609

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 Return Receipt (electronic)
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 Signature Required
 Adult Signature Required
 Insured Mail (check box and fee as appropriate)

Postage \$
Certified Mail Fee \$
Return Receipt (hardcopy) \$
Return Receipt (electronic) \$
Restricted Delivery \$
Signature Required \$
Adult Signature Required \$
Insured Mail (check box and fee as appropriate) \$

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

PS Form 3800, April 2015 PSN 7530-02-000-907 See Reverse for Instructions

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



TERRA *West* LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

7022 3330 0001 0711 1611
7022 3330 0001 0711 1611

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 Return Receipt (electronic)
 Restricted Delivery
 Signature Required
 Adult Signature Required
 Insured Mail (check box and fee as appropriate)

Postage \$
Certified Mail Fee \$
Return Receipt (hardcopy) \$
Return Receipt (electronic) \$
Restricted Delivery \$
Signature Required \$
Adult Signature Required \$
Insured Mail (check box and fee as appropriate) \$

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

PS Form 3800, April 2015 PSN 7530-02-000-907 See Reverse for Instructions

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

TERRA *West* LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

7022 3330 0001 0711 1609
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 Signature Required
 Adult Signature Required
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Postage \$
Certified Mail Fee \$
Return Receipt (hardcopy) \$
Return Receipt (electronic) \$
Restricted Delivery \$
Signature Required \$
Adult Signature Required \$
Insured Mail (check box and fee as appropriate) \$

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

PS Form 3800, April 2015 PSN 7530-02-000-907 See Reverse for Instructions

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

TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

7022 3330 0001 0711 1706
7022 3330 0001 0711 1706

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Return Receipt (electronic): \$
Insurance (hardcopy): \$
Insurance (electronic): \$
Signature Required Delivery: \$
Restricted Mail Delivery: \$

Postmark: _____

WIGHTMAN ROBERT
5620 GUADALUPE TRL NW
ALBUQUERQUE NM 87107-5424

WIGHTMAN ROBERT
5620 GUADALUPE TRL NW
ALBUQUERQUE NM 87107-5424

TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

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PASKUS LAURAL
652 GENE AVE NW
ALBUQUERQUE NM 87107-5405

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5571 MIDWAY PARK PLACE NE
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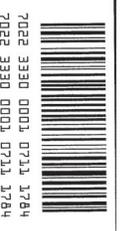
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ALBUQUERQUE NM 87107-5434

SOTO-WEST CARMEN
1029 GUADALUPE DEL PRADO ST NW
ALBUQUERQUE NM 87107-5434

TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



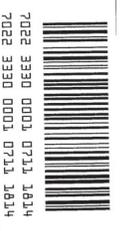
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ROLLINGER ALEXIS
842 GENE AVE NW
ALBUQUERQUE NM 87107-5405



TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



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ORTIZ RICHARD A & KERLEE AUDRAL
638 GENE AVE NW
ALBUQUERQUE NM 87107



TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



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VOYLES WYATT F & BROWNE JOY V
CO-TRUSTEES VOYLES BROWNE
FAMILY RVT
1013 GUADALUPE DEL PRADO ST NW
ALBUQUERQUE NM 87107-5434



TERRA West LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



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650 GENE AVE NW
ALBUQUERQUE NM 87107-5405

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GRIEGO RVT
GRIEGO MARCELLA K TRUSTEE
1032 GUADALUPE DEL PRADO ST NW
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ALBUQUERQUE NM 87107-5434



SIGN POSTING AGREEMENT

Environmental Planning Commission

All persons requesting a hearing before the Environmental Planning Commission are responsible for the posting and maintaining of one or more signs on the property.

Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.

Per Integrated Development Ordinance 14-16-6-4(J)(4): **The applicant shall post at least 1 sign on each street abutting the property that is the subject of the application, at a point clearly visible from that street, for at least 15 calendar days before the public hearing and for the appeal period of 15 calendar days following any decision, required pursuant to Subsection 14-16-6-4(T) and Subsection 14-16-6-4(U)(3)(a)1.**

1. LOCATION

- A. The sign shall be conspicuously located within twenty feet of the public sidewalk (or edge of public street).
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples help prevent tearing and are best for attaching signs to a post or backing.

Signs must be posted from 15 days prior to the hearing to 15 days after the hearing.

Project Number & Address: PR-2025-020144 5626 Gene Ave NW, 907 Montano Rd NW, and 817 Montano Rd NW ABQ, NM, 87101

Applicant/Agent Signature *Katie Niblett* **Date:** 1-7-2026

Revised July 2025 - EPC

Sign Postings





F) PUBLIC COMMENT

From: [don newman](#)
To: [Jones, Megan D.](#); [Steele, William J.](#); [chris Kershner](#); [Karon Boutz](#)
Subject: zma-2026-00001-post submittal facilitated meeting request
Date: Tuesday, February 24, 2026 10:17:35 PM
Attachments: [post submittal 2.24.2026.pdf](#)

Re: ZMA-2026-00001-Post Submittal facilitated meeting request

To:
Planning Director
City of Albuquerque Planning Department

Subject: Request for Post-Submittal Facilitated Meeting (Per IDO Subsection 14-16-6-4(K)(1)(b))

Dear Planning Director,

I am submitting this written request for a post-submittal facilitated meeting, as outlined in the Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(1)(b).

1. Why a post-submittal facilitated meeting is being requested.

A facilitated meeting is needed to obtain clarity on the developer's intended use of the property and to address neighborhood concerns.

2. Specific items requested for discussion.

- Intended business type.
- Building height.
- Access during construction and operation.

3. Desired outcomes from the discussion.

- Clear information on proposed land use.
- Ensure compatibility with nearby residential properties.
- Address concerns regarding height, traffic flow, and site access.
- Clarify design or operational changes needed.

4. Commitment to good-faith negotiation.

We commit to reasonable, good-faith negotiation with the applicant to explore modifications as needed.

Sincerely,

Don Newman don.newman@mac.com

5723 Guadalupe Trail NW. Albuquerque, NM. 87107

818.822.9200

From: [don_newman](#)
To: [Philip Crump](#); [Ron Bohannon](#); [Sergio Lozoya](#); [Jones, Megan D.](#); [Steele, William J.](#); [PlanningEPC](#); [laura@towardresolution.com](#); [karon Boutz](#)
Subject: ZMA-2026-00001
Date: Wednesday, March 4, 2026 4:25:22 PM
Attachments: [post_submittal_2.24.2026_LPNA.pdf](#)

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Hello All:

Attached please find Los Poblanos Neighborhood Association reply to Zoning change #ZMA-2026-00001 post submittal facilitated meeting request. It is the wish of the neighborhood association to have the developer consider and accept the attached proposal. Upon agreement of the proposal and the acceptance of terms to rezone properties to MX-T, the neighborhood association will drop all objections to rezoning changes and wish to cancel Post Submittal Meeting scheduled for March 9th, 2026.

Respectfully
Don Newman
President of LPNA

Los Poblanos Neighborhood Association
Formal Submission to City of Albuquerque

Subject: Requested Considerations for Proposed Commercial Development Adjacent to Los Poblanos Neighborhood

1. Requested Disclosure of Proposed Business Type

The Los Poblanos Neighborhood Association respectfully requests full disclosure of the specific commercial use being proposed. While professional offices and other low-impact commercial uses may be compatible with the residential area, high-impact business types—such as those generating late-night activity, significant noise, bright lighting, or heavy vehicle traffic—pose substantial risks to neighborhood livability. The adjacent childcare center already limits certain high-impact uses.

Request:

Identify and publicly document the exact proposed business use to ensure compatibility with low-impact commercial activity appropriate for an established residential neighborhood.

2. Zoning and Building Height Concerns

The proposed change of 5626 Guadalupe Trail from R-A to MX-M is of serious concern. The MX-M zone allows taller structures and more intense commercial activity than is appropriate for the surrounding residential environment. The neighborhood strongly supports MX-T as a more compatible zoning classification that appropriately limits building height and business intensity.

Request:

If rezoning is approved, designate the parcel as MX-T rather than MX-M to preserve reasonable scale and neighborhood compatibility.

3. Traffic, Safety, and Access Restrictions

Adobe Road east of Guadalupe Trail is a narrow one-lane residential access road that cannot be widened. Opening this road to commercial, customer, or construction traffic would introduce serious safety hazards, increase long-term cut-through traffic, and degrade residential quality of life. Traffic is likely to reroute through the neighborhood to avoid the Montañó/4th Street intersection if unrestricted access is permitted.

Request:

Require all access—construction-related and permanent—to enter and exit exclusively from Montañó Road. Prohibit any commercial access via Adobe Road or surrounding neighborhood streets.

4. Neighborhood Historical Context

The Los Poblanos neighborhood has existed since the early 1960s and was developed with the reasonable expectation of remaining adjacent to residential or comparably low-impact land uses. Residents never anticipated that their homes could be placed directly next to

higher-intensity commercial development. The Association supports appropriate, compatible commercial uses that preserve safety, property values, and quality of life.

Summary of Requests

- Disclosure of the specific proposed business use.
- Rezoning to MX-T instead of MX-M.
- Mandatory Montañó-only access for all traffic.
- Development standards consistent with the established residential character of the neighborhood.

From: don newman <don.newman@mac.com>

Sent: Sunday, March 8, 2026 12:05 PM

To: PlanningEPC <PlanningEPC@cabq.gov>

Subject: ZMA-2026-00001

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Renn Halstead

The Los Poblanos Neighborhood Association's Board voted to reverse our earlier decision to allow David Gonzales to seek a zoning changes for properties located at 5626 Gene Ave., 817 and 907 Montano Road Albuquerque NM 87107. We object to any zoning change for those properties.

We look forward to attending the scheduled meeting Monday March 9th, 2026 at 5:30PM.

Don Newman
President of LPNA

G) FACILITATED MEETING NOTES

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Project #: PSFM-2026-00001 (EPC Post-Submittal)

Property Description/Address: 5626 Guadalupe Trail NW

Date Submitted: 11 March 2026

Submitted By: Philip Crump

Meeting Date/Time: Monday 9 March 2026 5:30-7:00 PM

Meeting Location: Via Google Meet

Facilitators: Laura Hudman, Philip Crump

Applicant/Agent: David Gonzales/Tierra West

Neighborhood Associations/Interested Parties: Delamar NA, Los Poblanos NA, So Guadalupe Tr NA, North Valley Coalition

Background/Meeting Summary:

This post-submittal meeting was held at the behest of a neighbor to address the application for rezoning four parcels on the north side of Montaña west of 4th Street. and immediately east of Guadalupe Trail NW. The local developer asks the EPC to rezone the parcels—currently MX-T (Mixed Use-Transitional), R-A (Residential – Rural and Agricultural) and R-1C (low density single-family residential) to MX-M (Mixed Use-Moderate Intensity). He anticipates constructing a medical office building, though without the rezoning that is not firm. The existing Adobe Road would be used only for underground utilities and for emergency access only; general access to the area would be from Montaña.

Neighbors had previously raised concerns and repeated them during this meeting. One of the primary concerns is the allowable height of buildings under MX-M. Generally, 48 feet is allowed, but with some exceptions. Edges adjacent to residential areas allow only a 30 foot height for 100 feet from the property line. In this case, that occurs along three sides of the proposed rezoned area. The agent pointed out that the majority of the higher allowance occurs along Montaña.

A second and major concern is the character of the area. This part of the North Valley has been agricultural for many years. The growth of the city and especially the widening of Montaña have had major impacts on the area and its residents. Attendees expressed concern with the continued advance of commercial zoning from 4th Street toward the west and the Los Poblanos Fields Open Space. They would prefer to see lower density development that is more compatible with their area.

A third concern is the precedence that this rezoning would encourage additional higher density development nearby. An agent remarked that he was formerly a staff planner and that in his experience applications are evaluated solely on their merits, not precedents.

A neighbor whose property extends along Montaña described the effect of the widening, another facet of the changes in the area. He said that the City promised a two-lane road but then created a four-lane “freeway” in the residential area. He noted that it is a long stretch from 4th Street across the river with no traffic control facility along the road. Studies have shown that as many as 85% of vehicles travel at 50 mph or greater.

An agent who grew up in Albuquerque and has had long experience in development noted that the changes that have taken place—and moreso since the institution of the IDO--mean that the world he and many of the attendees knew in times past no longer exists.

Outcome:

While the tone of the meeting was civil, by the end, the neighbors continued to express their opposition to the rezoning of the property.

Meeting Specifics:

1) Application details

- a) Agent is requesting a zone map amendment for four parcels to MX-M.
 - i) Currently parcels include 3 zone classifications: MX-T, R-A, and R-1C.
- b) Proposed Development

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

- i) Four parcels (all accessed from Montaña Rd, NW)
 - (1) 5626 Guadalupe Trail NW
 - (2) 5626 Gene Ave. NW
 - (3) 907 Montaña Rd. NW
 - (4) 817 Montaña Rd. NW
 - ii) Current plan is for the construction of a Medical Office Suite
 - (1) Maximum building footprint: 28,640 square feet.
 - (2) Projected patient appointments/visits during peak hours: 92 in the AM/100 in the PM.
 - c) MX-M Building Height
 - i) Per IDO, Section 14-16-5-9 “Neighborhood Edges. Any portion of a building within 100 feet of a residential lot line must be dropped down to 30 feet or less.”
 - (1) The subject site is primarily surrounded by residential development, thus adherence to this section of the IDO applies.
 - (a) Therefore, the majority of the proposed development cannot exceed 30 feet in height
 - (2) Portions of the total lot that allow for >30 feet in height, predominately lie along Montaña Rd., more than 100 feet away from residences .
 - (3) Neighborhood Edges protect character and limit heights.
 - d) Parking Areas will be separated from any abutting Protected Lot by a minimum of 15 feet following edge buffer requirements as noted in IDO Subsection 14-16-5-6 (E).
 - e) Adobe Rd. will not be developed as a customer access point.
 - i) Adobe Rd. is only 13 feet wide. All main access points will line Montaña Rd.
 - (1) Adobe Rd. may be used for utility easement and emergency access only.
 - ii) This parcel is added to the subdivision for property consolidation.
 - f) Access for future development.
 - i) Will be along Montaña--along the Montaña Major Transit Corridor and within 4th Street Main Street Corridor (currently the nearest MX-M property is 204 feet away).
- 2) Neighborhood concerns**
- a) Montaña area character
 - i) A neighbor described the deep agricultural history of the area.
 - (1) It has gone from agricultural to an urban thoroughfare.
 - (2) It was R-1 and family-friendly prior to MX-M.
 - (a) This area is part of the development across the Middle Rio Grande valley.
 - ii) He questioned how this rezoning and development would benefit long-term residents.
 - b) Precedent
 - i) The neighbor said that rezoning opens the door to additional development along Montaña.
 - (1) He asserted that the rezoning would lessen the character and residential values in the area.
 - (a) He urged low density zoning to maintain the residential character.
 - ii) The concern is that this rezoning would allow future rezoning to refer to this as precedent.
 - (1) The agent said that, as a former City staff planner, he knows that every case is heard and evaluated on its own merits.
 - (a) There were instances in which similar projects had different outcomes based on their merits, not precedents.
 - c) Potential uses
 - i) One attendee asked whether there would be long-term care facility.
 - (1) The agent said that the applicant anticipates a medical office building, not a care facility.
 - (a) Extended care facilities are not a permissive use in MX-M.
 - (2) Neighbors suggested that, given the poor experience of a medical office building on North 4th Street, that the applicant would have trouble finding tenants.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

- d) Other issues
 - i) Adobe Road: It was asked whether the gate at Adobe Road would be open especially for construction traffic.
 - (1) The agent responded that the gate would open only for emergency traffic.
 - (a) There would be no construction traffic via Adobe Road.
 - (2) Access to the site would be only from Montaña.
 - ii) Perimeter wall: When asked whether there would be a wall separating the development from adjacent residences, the agent responded that in addition to the landscaping buffer, there likely would be a solid wall.
- 3) Montaña road development**
- a) A resident whose property extends along Montaña outlined the impact of the widening.
 - i) The City took seven acres from his property to build the bridge.
 - ii) He said that the City promised a two-lane roadway but in 2004 made it four-lane.
 - (1) It is a long roadway without any traffic control devices.
 - (a) Vehicle speeds have increased (85% are 50 mph or higher).
 - (2) The net effect is a freeway in a residential zone.
 - (a) As a cyclist, he does not feel comfortable in a bike lane alongside speeding vehicles.
 - (3) There is no City concerted effort to enhance either the Bosque or the Los Poblanos Fields Open Space, adjacent to the roadway.
 - b) A resident asked, "Why not go east for development instead of west toward the Open Space?"
 - i) He said there are many empty parcels between Edith and 4th Street.
 - (1) He does not see people on the street.
 - c) The agent noted that Albuquerque is not a pedestrian city--everybody drives to where they want to go.
 - i) He said the IDO is designed to densify the city; it changed the whole city.
 - (1) The City prefers density from infill as preferable to sprawl.
 - ii) Families within the Montaña corridor have experienced their neighborhoods changing.
 - (1) Acknowledging the changes, he said that, "How we grew up is not the world now."
 - (a) He noted that he grew up in Albuquerque and has seen the changes.
 - iii) He suggested that allowing this property to be assembled and develop will result in better redevelopment.
 - d) The agent said that he would again ask the applicant whether he would agree to a lower density.
- 4) Next Steps:**
- a) EPC Hearing for Zone Map Amendment—19 March 2026 (see below for details)
 - i) This is to rezone the four parcels to MX-M.
 - b) Vacation of Public Right of Way—Development Hearing Officer--25 March 2026.
 - i) This is to vacate the ROW for an acequia that is no longer functioning.
 - (1) The Middle Rio Grande Conservancy District was contacted and approved the vacation.
 - c) Lot line elimination—DHO—anticipated late April, early May.
 - d) Subdivision plat submitted to Development Hearing Officer.
 - i) It has been submitted and is waiting on the zone change to finalize.
 - (1) Will be 2 weeks after EPC notice.
 - e) Site Development Plan submitted to Development Facilitation Team for technical review—in 3 to 6 months.
 - i) Public Notice is not required by DFT but the agent is asking the owner to provide notice.
 - f) Building Permit application—Administrative review.
 - i) Public notice is required to be submitted when reviewing the building permit.
 - g) Construction of a medical office building may take 5-7 months, typically.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

EPC Application Hearing Details:

EPC Hearing scheduled for 19 March 2026

1. Hearing Time:
 - a. All meetings are currently held via Zoom: <https://cabq.zoom.us/j/5464729575>
Call in: (719) 359-4580 Meeting ID: 546472 9575
 - b. The Commission will begin hearing applications at 8:40 a.m.
 - c. The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission's schedule
2. Hearing Process:
 - a. Comments from facilitated meetings will go into a report which goes to the City Planner.
 - b. City Planner includes facilitator report in recommendations.
 - c. The Commission will make a decision and parties have 15 days to appeal the decision.
3. Resident Participation at Hearing:
 - a. Written comments must be received by 9:00 am Tuesday 17 March and may be sent to:
Megan Jones, EPC Planner, mdjones@cabq.gov OR,
EPC Chair, c/o Planning Department, 600 2nd St., 3rd floor, Albuquerque, NM, 87102

Names & Affiliations of Attendees* (and additional Interested Parties):

* Ron Bohannon	Tierra West
Donna Bohannon	Tierra West
* Sergio Lozoya	Tierra West
* Katie Niblett	Tierra West
Jan Wright	Delamar NA
Gina Brena	Delamar NA
Karen Boutz	Los Poblanos NA
* Don Newman	Los Poblanos NA
Martha Lelko	So Guadalupe Tr NA
James Salazar	North Valley Coalition
* Peggy Norton	North Valley Coalition
* Chris Kershner	Los Poblanos NA
* John Sparks	Los Ranchos Neighbor
* Janine Fletcher	
* Anthony Sanchez	
* Patricia Telles	
* Patrick Murphy	
Megan Jones	EPC Planner
William Steele	Current Planning
Tyson Hummell	CABQ ADR Coordinator
Krista Baca	ADR Paralegal
* Laura Hudman	Facilitator
* Philip Crump	Facilitator

CITY OF ALBUQUERQUE

AMENDMENT to Land Use Facilitated Meeting Report

Project: PSFM-2026-00001 5626 Guadalupe Trail NW

Meeting Date and Time: Monday 9 March 2026 5:30-7:00 PM

Date Submitted: 12 March 2026

Original Submission: 11 March 2026

Submitted By: Philip Crump

Facilitators: Philip Crump, Laura Hudman

*Corrections/changes/additions are shown in **BOLD**.*

2) c) Potential uses

- i) One attendee asked whether there would be long-term care facility.
- (1) The agent said that the applicant anticipates a medical office building, not a care facility.
 - (a) Extended care facilities are ~~not~~ a permissive use in MX-M, and require a conditional use permit when located within 330 feet of any residential zone district.**

3) Montañó road development

- A) ii) (1) (a) Vehicle speeds have increased (~~85%~~ **15%** are 50 mph or higher).

Next Steps:

- 4) (b) (i) (1) The Middle Rio Grande Conservancy District was contacted ~~and approved the vacation.~~ **MRGCD is not opposed to the vacation, but cannot approve or deny since CABQ is the governing authority over this vacation request.**
- 4) d) Subdivision plat submitted to Development Hearing Officer.
 - ii) It has **not** been submitted and is waiting on the zone change to finalize.
 - (1) Will be 2 weeks after EPC notice.
- 4) e) Site Development Plan **will be** submitted to Development Facilitation Team for technical review—~~in~~ **review takes 3 to 6 months.**

Hearing Process:

- 2. Comments from facilitated meetings will go into a report which goes to the City Planner. **In addition, Comments can be made by the public during the public comment portion of the hearing, per agenda item.**