

# BERNALILLO COUNTY

Planning & Development Services  
111 Union Square SE, Suite 100  
Albuquerque, NM 87102  
(505) 314-0350 Fax: (505) 314-0480  
www.bernco.gov



## ZONING SECTION

### LEGAL LAND DESCRIPTIONS & UPC NUMBERS

#### **LEGAL LOTS OF RECORD**

Our department only accepts and processes applications for legal lots of record. These are properties that were either established prior to the adoption of the Zoning Ordinance (May 17, 1973) or have received subdivision approval after 1973.

A legal description of a property is used as a means to identify a specific parcel of land located in the unincorporated area of Bernalillo County. Because a street address can change (or be posted incorrectly), a legal description is needed for all legal documents, such as a special exception application or a statement of zonal certification.

Uses the following to establish a UPC:

#### Subdivision

Typical of the more densely populated areas of the County, this method references "Lots" (or Tracts) and "Blocks". The description refers to a specific lot within a specific block that is located within a specific subdivision.

EXAMPLE: Lot 2, Block B, Maricopa Subdivision  
Tract 28B3A, MRGCD Map # 43

The legal description of a property should ALWAYS be confirmed with the corresponding zone atlas page. Site plans and/or legal descriptions that do not match the zone atlas will not be accepted.

#### **ZONE ATLAS PAGE**

A zone atlas page displays zone designations, parcels, legal descriptions, and other map features for the unincorporated area of Bernalillo County west of the Sandia Mountains and east of tribal lands

Even though a document (a deed, a map, a survey, a site plan, etc.) has been filed with the Clerk's Office, it is not necessarily a legal lot of record. If the site plan of a property does not exactly match the size and shape of the property as shown on the Zone Atlas, it is more than likely not a legal lot of record, and therefore, cannot be processed for application.

#### **UNIFORM PROPERTY CODE (UPC#)**

A Uniform Property Code (UPC) helps to identify a specific parcel of land located in the County. The UPC is based on a coded system established by eighteen (18) numbers that represent the map number, grid, quadrant, block and parcel of any lot.