



PLAN SNAPSHOT REPORT SP-2025-00061 FOR CITY OF ALBUQUERQUE

Plan Type: Site Plan **Project:** PR-2024-010617 (PR-2024-010617) **App Date:** 08/11/2025
Work Class: Administrative DFT **District:** City of Albuquerque **Exp Date:** 08/10/2028
Status: Fees Due **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval Expire Date:**

Description: We are seeking Site Plan Administrative Approval of Phase 1 of the development to be known as West Mesa Ridge. This is a 128 unit workforce housing multifamily residential development to be constructed with partial funding from the City of Albuquerque.

We are requesting approval of the Infrastructure List for Phase One in this application as well.

Parcel: 101005851430610302	Address: 724 64Th St Nw Albuquerque, NM	Zone:
101105802332020102		
101105801030720101	99999 Coors Blvd Nw Albuquerque, NM 87121	
101005849430610301 Main	99999 Fortuna Rd Nw Albuquerque, NM 87121	
	701 Coors Blvd Nw Albuquerque, NM 87121	
	724 64Th St Nw Main Albuquerque, NM 87121	

Applicant Enrico Gradi 901 Pennsylvania St NE Albuquerque, NM 87110 Business: (505) 280-6755	Agent J. D Hickman 5924 Anaheim Ave., NE Suite A Suite A Albuquerque, NM 87113 Business: (505) 797-1318 Mobile: (505) 239-4264	Owner Cherie Hoffman Home: (760) 456-6000 Business: (760) 456-6000 Mobile: (760) 456-6001	Engineer Stantec Colleen Ruiz 6100 Seagul St NE Suite 102B Albuquerque, NM 87100 Business: (602) 315-1432
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Plan Custom Fields

Existing Project Number	Existing Zoning	MX-M - Mixed-Use - Medium Intensity	Number of Existing Lots4
Total Area of Site in Acres 13.673	Site Location Between Streets	Between Coors Blvd and 64th St and between Glenrio and Fortuna NW	Case History PR-2024-010951
Number of Signs 1	Building Size (Sq. Ft.)	126765	Total Number of Dwelling Units 128
Lot and/or Tract Number 165	Total Gross Square Footage5	0	Block Number 0000
Subdivision Name and/or Unit Number	Legal Description	TR 163 AIRPORT UNIT ATRISCO GRANT EXCL NELY PORTS &EXCL SELY PORTS OUT TO R/W CONT 2.8705 +/- AC, AIRPORT UNIT ATRISCO GRANT THE SOUTHERLY PORTION OF TRACT 162/ CONT 0.2846, TRACT 165 EXC SWLY PORTION TO R/W AIRPORT UNIT OF TOWN OF ATRISCO GRANT, TOWN OF ATRISCO GR APU 8 TR164 10N 2E SEC15	Existing Zone District MX-M, MX-L
Zone Atlas Page(s) J-10	Acreage	2.8705, 0.2846, 5, 5	Calculated Acreage 4.11157006, 0.19917883, 4.36037829, 4.91433077

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Council District	1	Community Planning Area(s)	Southwest Mesa	Development Area(s)	Change
Current Land Use(s)	04 Commercial Services	Character Protection Overlay	Coors Boulevard – CPO-2	Corridor Type	Major Transit (MT) Area
IDO Use Development Standards Name	Coors Boulevard – CPO-2	IDO Use Development Standards Subsection	Portable Signs (Prohibitions) (5-12), Off-premises Signs (Prohibitions) (5-12)	Pre-IDO Zoning District	C-2, C-1
Pre-IDO Zoning Description	, (SC)	Major Street Functional Classification	4 - urban major collector	FEMA Flood Zone	X
Are you asking for a deviation?	No	Total Gross Square Footage3	0	Total Gross Square Footage4	0
Credit Multiplier6	2	Spaces Credited Towards Minimum Required5	0	Credit Multiplier5	4
Spaces Credited Towards Minimum Required	0	Credit Multiplier3	7	Spaces Credited Towards Minimum Required6	0
Credit Multiplier2	4	Spaces Credited Towards Minimum Required4	0	Credit Multiplier	1
Spaces Credited Towards Minimum Required2	0	Credit Multiplier4	1	Spaces Credited Towards Minimum Required3	0
Total Gross Square Footage	0	Total Gross Square Footage2	0		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Enrico_Gradi_8/11/2025.jpg	08/11/2025 11:19	YES Housing, Inc, YES Housing, Inc		Uploaded via CSS

Note	Created By	Date and Time Created
1. Submittal has been reviewed and is ready to be processed.	Renee Zamora	09/02/2025 10:24

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00045221	Site Plan Administrative Application Fee	\$385.00	\$385.00
	Technology Fee	\$36.40	\$36.40
	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$50.00
	Published Notice Fee	\$75.00	\$75.00
	Posted Sign Fee	\$10.00	\$10.00
	Total for Invoice INV-00045221	\$556.40	\$556.40
INV-00045222	Posted Sign Fee	\$10.00	\$10.00
	Posted Sign Fee	\$10.00	\$10.00
	Total for Invoice INV-00045222	\$20.00	\$20.00
Grand Total for Plan		\$576.40	\$576.40

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	09/17/2025	Site Plan

Workflow Step / Action Name	Action Type	Start Date	End Date
Linked Project Plans v.1			
Application Intake v.1		09/02/2025 10:11	09/03/2025 7:53
Check for Threshold and Assign Case v.1	Generic Action		09/03/2025 7:53
Associate Project Number v.1	Generic Action		09/02/2025 10:12
Screen for Completeness v.1	Generic Action		09/03/2025 7:53
Sign Posting v.1	Generic Action		09/03/2025 7:53
Verify Payment v.1	Generic Action		09/03/2025 7:53
Application Review v.1		09/03/2025 7:54	

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[DFT Meeting v.1](#)

Hold Meeting

09/03/2025 7:54

Site Plan Administrative Application DFT v.1

Receive Submittal

Notice of Decision v.1

Upload Notice of Decision v.1

Generic Action

Add in Conditions of Approval v.1

Generic Action

Linked Applications v.1