

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



OFFICIAL NOTICE OF DECISION

Enrico Gradi
YES Housing INC
901 Pennsylvania St, NE
Albuquerque, NM 87110

**Project#: PR-2024-010951 aka
PR-2024-010617
Application#
SP-2025-00061 SITE PLAN ADMINISTRATIVE DFT**

LEGAL DESCRIPTION:

For all or a portion of:

**Lot/Tract 165, TOWN OF ATRISCO GRANT
AIRPORT UNIT zoned MX-M, MX-L,
located at 724 64TH ST NW. (J-10)**

On October 22, 2025, the Development Facilitation Team (DFT) administratively approved a site plan concerning the above-referenced application, with conditions of approval, based on the Findings noted below:

1. This is a request for Phase 1 of the West Mesa Ridge development, consisting of 128 multi-family residential units, and located at Coors Blvd. NW and Glenrio Rd. NW, north of Fortuna Road NW.
2. The subject property is zoned MX-M, and is located within a Major Transit Corridor, an Area of Change, and in the CPO-2 Coors Blvd. overlay zone.
3. On October 8, 2025, the Development Hearing Officer (DHO) approved a replat to consolidate four existing lots into three new tracts, including the subject property for this request, per PR-2024-010951 AKA PR-2024-010617, MINOR_PLT-2025-00043. The current request is proposing Phase 1 of the Site Plan which encompasses Tract A of the DHO-approved replat.
4. On September 30, 2025, a Traffic Impact Study (TIS) for the proposed West Mesa Ridge development was approved per TRANS-2025-00036. The infrastructure improvements required per the TIS are featured on an Infrastructure List included with this request.
5. On May 27, 2025, a Grading and Drainage Plan was approved per SI-2024-01356.

6. On August 25, 2025, an Archaeological Certificate of No Effect was issued for the subject property by the Acting City Archaeologist per AC-2025-00015.
7. On August 15, 2024, the Environmental Planning Commission (EPC) approved a Zoning Map Amendment to the MX-M zone district from MX-L per PR-2024-010617, SI-2024-00037.
8. On June 28, 2024, a Conceptual Traffic Circulation Layout (TCL) was approved per SI-2024-00944.
9. Pursuant to 6-5(G)(3) Review and Decision Criteria: An application for a Site Plan – Administrative shall be approved if it meets all of the following criteria:
 - a. **6-5(G)(3)(a) The Site Plan complies with all applicable standards in this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.**

Per IDO 5-1 Dimensional Standards, this request complies with the dimensional standards of the MX-M zone district with the approval of the Zoning Map Amendment to the MX-M zone district from MX-L by the EPC, and the approval of the replat by the DHO on October 8, 2025 per PR-2024-010951 AKA PR-2024-010617, MINOR_PLT-2025-00043.

Per IDO 5-2 Site Design and Sensitive Lands, the subject property sits on currently undeveloped land which was found to have no existing sensitive lands.

Per IDO 5-3 Access and Connectivity, a TIS and Conceptual TCL have been approved by Transportation, and an IL has been included featuring infrastructure that will ensure compliance with sidewalk width requirements.

Per IDO 5-4 Subdivision of Land, this request is in compliance with Section 5-4 of the IDO with the approval of the replat by the DHO on October 8, 2025 per PR-2024-010951 AKA PR-2024-010617, MINOR_PLT-2025-00043.

Per IDO 5-5 Parking and Loading, the proposed parking is in compliance with Section 5-5 of the IDO, with 256 parking spaces being provided while 197 parking spaces are required.

Per IDO 5-6 Landscaping, Buffering, and Screening, the subject property includes the required landscaping for this type of facility. Screening requirements are being met through the use of fencing around the perimeter of the property as well as landscaping.

Per IDO 5-7 Walls and Fences, the proposed wall meets the provisions outlined by the above-mentioned IDO section as it relates to Walls and Fences for wall height and design standards.

Per IDO 5-8 Outdoor and Site Lighting, these requirements will be met with the Lighting and Photometric Plan provided with adherence to Condition #1 (see below).

- b. 6-5(G)(3)(b) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.**

The City's existing infrastructure and public improvements, coupled with the infrastructure featured on the Infrastructure List approved with this request, will ensure adequate capacity to serve the proposed development.

- c. 6-5(G)(3)(c) If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any IDO standards applicable in the zone district the subject property is in.**

The subject property is not located within an approved Master Development Plan; therefore, this criterion does not apply.

- d. 6-5(G)(3)(d) If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development.**

The subject property is not located within an approved Framework Plan; therefore, this criterion does not apply.

10. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
11. The condition for new sanitary sewer service for Tract B, as stated in the Water Availability Statement #250205 issued by ABCWUA, will include the requirement for a new manhole and extension of a new collector covering the frontage of Tract B along Fortuna Road NW. These

required improvements must be included on an Infrastructure List, which must be approved with a Site Plan Administrative for future development on or within Tract B in accordance with the IDO and DPM.

12. An Infrastructure List is included with this request.

CONDITIONS

Code Enforcement

1. Clarify at what point the light is being measured as represented in the “Outside the Territory” Photometric Plan.

Planning

2. An Infrastructure List (IL) is included with the Site Plan. A recorded Infrastructure Improvements Agreement (IIA) based on the DFT and City Engineer-approved IL must be submitted prior to final sign-off of the Site Plan.
3. A recorded copy of the Plat for PR-2024-010951 AKA PR-2024-010617 / MINOR_PLT-2025-00043 must be submitted prior to final sign-off of the Site Plan.
4. Project and application numbers as well as date of approval are required on the Site Plan cover sheet prior to this being distributed for DFT signatures.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DFT’s approval or by **NOVEMBER 24, 2025**. The date of the DFT’s decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section § 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted electronically to [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose “open hyperlink”*). A Non-Refundable filing fee will be calculated by staff in the Development Review Services Division of the City of Albuquerque Planning Department and will be payable online at [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose “open hyperlink”*). The appeal fee must be paid in full no later than 48 hours after the appeal deadline, or the appeal will be rejected as untimely.

You will receive notification if any 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. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Official Notice of Decision

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Sincerely,

Robyn Rose

[Robyn Rose \(Nov 14, 2025 09:18:47 MST\)](#)

Robyn Rose,
Associate Director
Planning Department

JB/jr

Jeebs & Zuzu LLC, 5924 Anaheim Ave NE, Suite A, Albuquerque, NM 87113







PR-2024-010951_SP-2025-00061_November_5_2025_Notice_of_Decision_DFT RR 11.13.2025 (1)

Final Audit Report

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