

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



CERTIFICATE OF ZONING

August 19, 2025

CDR Holdings, LLC
c/o Penny Design, LLC
400 Gold Ave Unit, Suite 850
Albuquerque, NM 87120

Plan # ZMA-2025-00003
Zoning Map Amendment (Zone Change)

FINAL ACTION: May 15, 2025

LEGAL DESCRIPTION:

Tract 13-A, of Tracts 13-A, 13-B, & 13-C, Black Ranch
(being a Replat of Tract 13 Black Ranch), located at
10120 Coors Blvd. NW, between Old Airport Ave NW
and 7 Bar Loop NW, containing approximately 2.5 acres.
(B-14-Z)

Staff Planner: Catherine Heyne

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

FROM: MX-T and MX-L

TO: MX-L

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

Sincerely,

Digitally signed by
Michael Vos
Date: 2025.08.19
18:16:16 -06'00'

for Alan M. Varela
Planning Director

AV/MV/MJ

OFFICIAL NOTICE OF DECISION

Case # ZMA-2025-00003

August 19, 2025

Page 2 of 2

CC: Penny Designs LLC, penny@pennydesign.net
CDR Holdings, LLC, demi.nguyen70@gmail.com
Legal, acon@cabq.gov
Code Enforcement Division
Michelle Gricius, AGIS Division
EPC File