

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#
MINOR_PLT-2025-00043 PRELIMINARY/FINAL
PLAT

LEGAL DESCRIPTION:

For all or a portion of:

Lot/Tract 165, zoned MX-M, located at 701 COORS BLVD NW, WEST SIDE of COORS BLVD between FORTUNA and GLEN RIO ROAD and between 64TH STREET and COORS BLVD containing approximately 13.77 acre(s). (J-10)

On October 8, 2025, the Development Hearing Officer (DHO) held a public hearing concerning the above-referenced application and approved the request, with conditions of approval, based on the following Findings:

1. This is a request to consolidate four existing lots into three new tracts (Tract A at 6.3888-acres in size, Tract B at 6.4609-acres in size, and Tract C at 0.8229-acres in size) to establish a phased affordable housing project as well as a head start facility and community center for the residents.
2. On August 15, 2024, the subject property received approval on a Zone Map Amendment (RZ-2024-00037) to rezone the subject property from MX-L to MX-M. The property is currently under the MX-M zoning designation and is located within CPO-2 Coors Blvd. overlay zone as well as wholly located within an Area of Change.

3. Per 6-6(K)(3) Review and Decision Criteria, an application for a Subdivision of Land – Minor shall be approved if it complies with all applicable provisions of this Integrated Development Ordinance (IDO), the Development Process Manual (DPM), other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property. This request complies with this criterion.
4. Signatures from Hydrology, Albuquerque Bernalillo County Water Utility Authority (ABCWUA), and Transportation engineers and staff were obtained on Form PLT and submitted with this platting application.
5. All signatures from the surveyor, property owner(s), the City Surveyor, are provided on the Preliminary Plat.
6. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
7. Per 6-6(K)(2)(I), the applicant shall record the final plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the plat, or the subdivision shall be voided. The applicant shall provide the City a digital copy of the recorded plat.

CONDITIONS

Final sign-off of the Plat by DFT staff is conditioned as follows:

ABCWUA

- a. The Infrastructure List for the site must be approved.

Transportation

- b. Add the width of the sidewalk along 64th Street to the Infrastructure List tied to the associated Site Plan.

Planning

- c. The AGIS office must approve the DXF file and proof of approval must be provided.
- d. The date of the DHO approval shall be recorded on the Final Plat.
- e. The project and application numbers must be added to the Final Plat.

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- f. The signature block needs to be updated to include Parks and Recreation, Planning, Code Enforcement, and City Engineer signature lines.
- g. A recorded copy of the Final Plat must be sent to Planning staff.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **OCTOBER 24, 2025**. The date of the DHO'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).

Sincerely,

Brennon Williams

[Brennon Williams \(Oct 15, 2025 17:26:48 MDT\)](#)

Brennon Williams

Development Hearing Officer

BW/jb/jr

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

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Final Audit Report

2025-10-15

Created:	2025-10-14
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAvuO1FDXqs47qQKwTnj0Wmk6Rfzzqay5v

"PR-2024-010951 AKA PR-2024-010617 Notice of Decision - DHO" History

 Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2025-10-14 - 9:11:35 PM GMT

 Document emailed to brennonwilliams295@gmail.com for signature
2025-10-14 - 9:11:40 PM GMT

 Email viewed by brennonwilliams295@gmail.com
2025-10-15 - 11:24:16 PM GMT

 Signer brennonwilliams295@gmail.com entered name at signing as Brennon Williams
2025-10-15 - 11:26:46 PM GMT

 Document e-signed by Brennon Williams (brennonwilliams295@gmail.com)
Signature Date: 2025-10-15 - 11:26:48 PM GMT - Time Source: server

 Agreement completed.
2025-10-15 - 11:26:48 PM GMT