



# Environmental Planning Commission

**Agenda Number: 2**  
**Project #:PR- 2024-010617**  
**Case #: RZ-2024-00037**  
**Hearing Date: August 15, 2024**

## Staff Report

<b>Applicant</b>	YES Housing Inc.
<b>Request</b>	Zoning Map Amendment (zone change) From MX-L to MX-M
<b>Legal Description</b>	All of or a portion of the southerly portion of Tract 162A, Airport Unit of Atrisco Grant, Tract 163, Excluding the Northeasterly portion & the southeasterly portion to the Right of way, Tract 164, 10N 2E SEC15, and Tract 165, excluding the southwesterly Portion to the Right of Way, the Airport Unit of Town of Atrisco Grant
<b>Location</b>	701 Coors Blvd. NW
<b>Size</b>	13.5+ acres
<b>Existing Zoning</b>	MX-L & MX-M
<b>Proposed Zoning</b>	MX-M

### Staff Recommendation

APPROVAL of Project Number: PR-2024-010617 / Case RZ-2024-00037 based on the Findings beginning on p.(xx)

Leslie Naji, Principal Planner  
Nasima Hadi, Planner

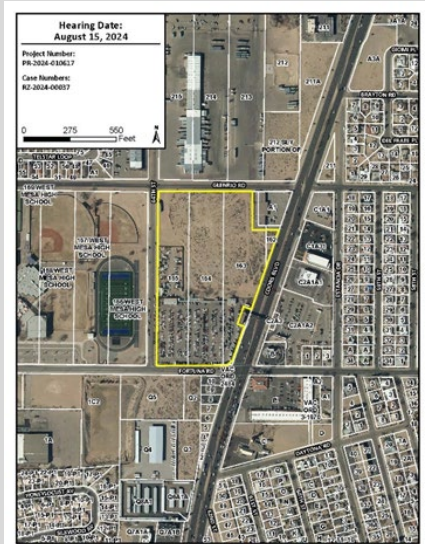
### Summary of Analysis

The request is for a Zoning Map Amendment (zone change) for 701 Coors Blvd. NW This site currently consists of four parcels zoned both MX-L and MX-M on the same parcel without legal lot lines separating the different zoning categories. The intent of the Zone Map amendment is to remove these floating zone lines and create one consistent zoning category for the site.

The applicant has adequately justified the request based upon the proposed zoning being more advantageous to the community than the current zoning because it would further a preponderance of applicable Goals and policies.

Letters of support for the request have been received from West Mesa NA, South West Alliance of Neighborhood (SWAN), and Los Volcanes NA.

### Map



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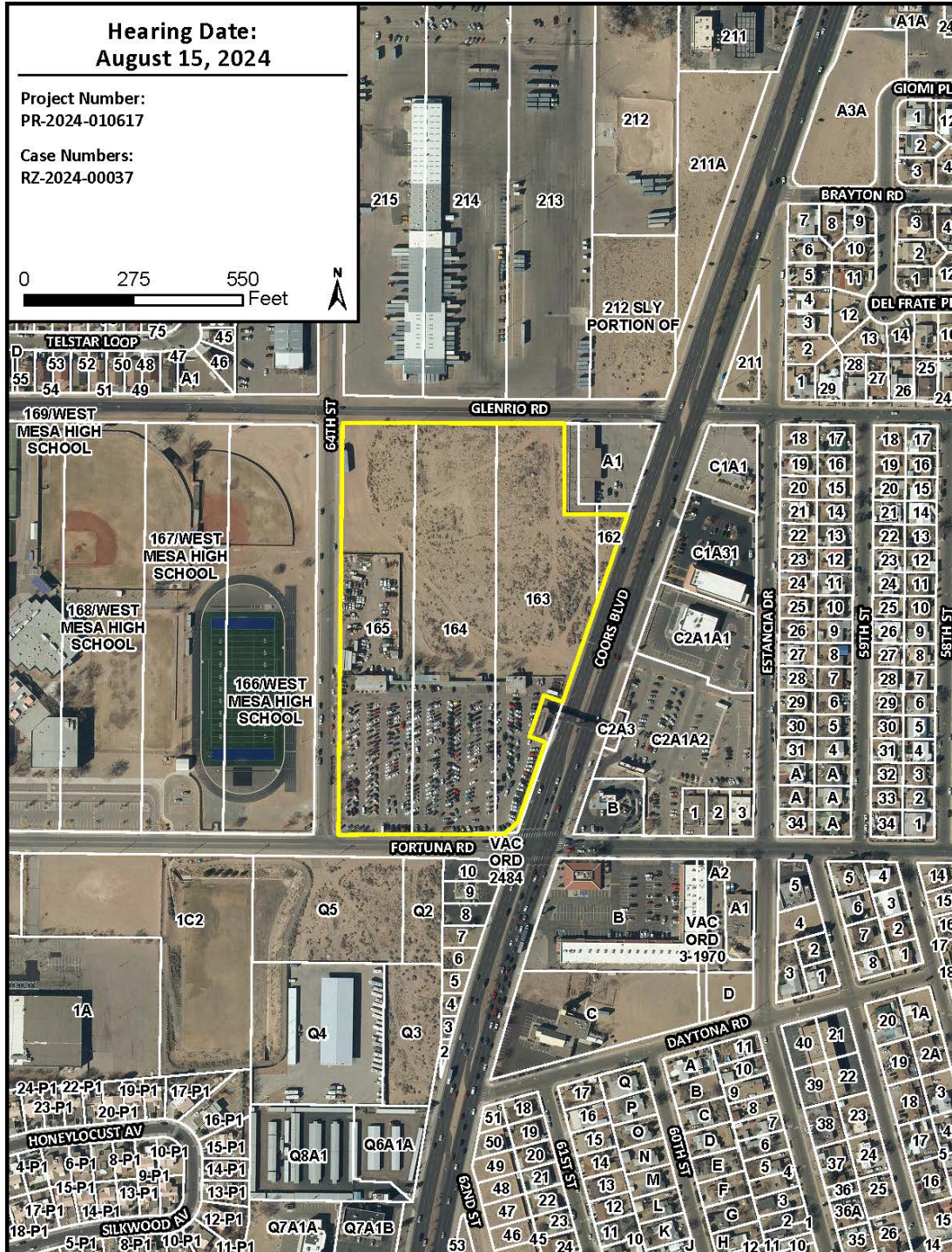
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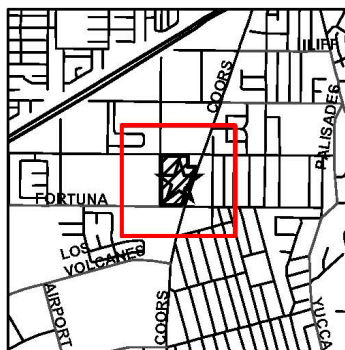
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# I. Maps

## Aerial Map



**IDO Zoning Map**



**IDO ZONING MAP**

Note: Gray shading indicates County.

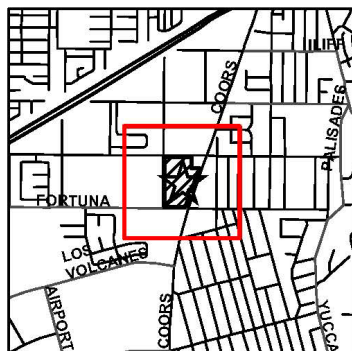


1 inch = 300 feet

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Zone Atlas Page:  
J-10 & J-11

*Land Use Map*



**LAND USE MAP**

Note: Gray shading indicates County.

<b>Key to Land Use Abbreviations</b>	APRT   Airport
LDRES   Low-density Residential	TRANS   Transportation
MULT   Multi-family	AGRI   Agriculture
COMM   Commercial Retail	PARK   Parks and Open Space
CMSV   Commercial Services	DRNG   Drainage
OFC   Office	VAC   Vacant
IND   Industrial	UTIL   Utilities
INSMED   Institutional / Medical	CMTY   Community
ED   Educational	KAFB   Kirtland Air Force Base



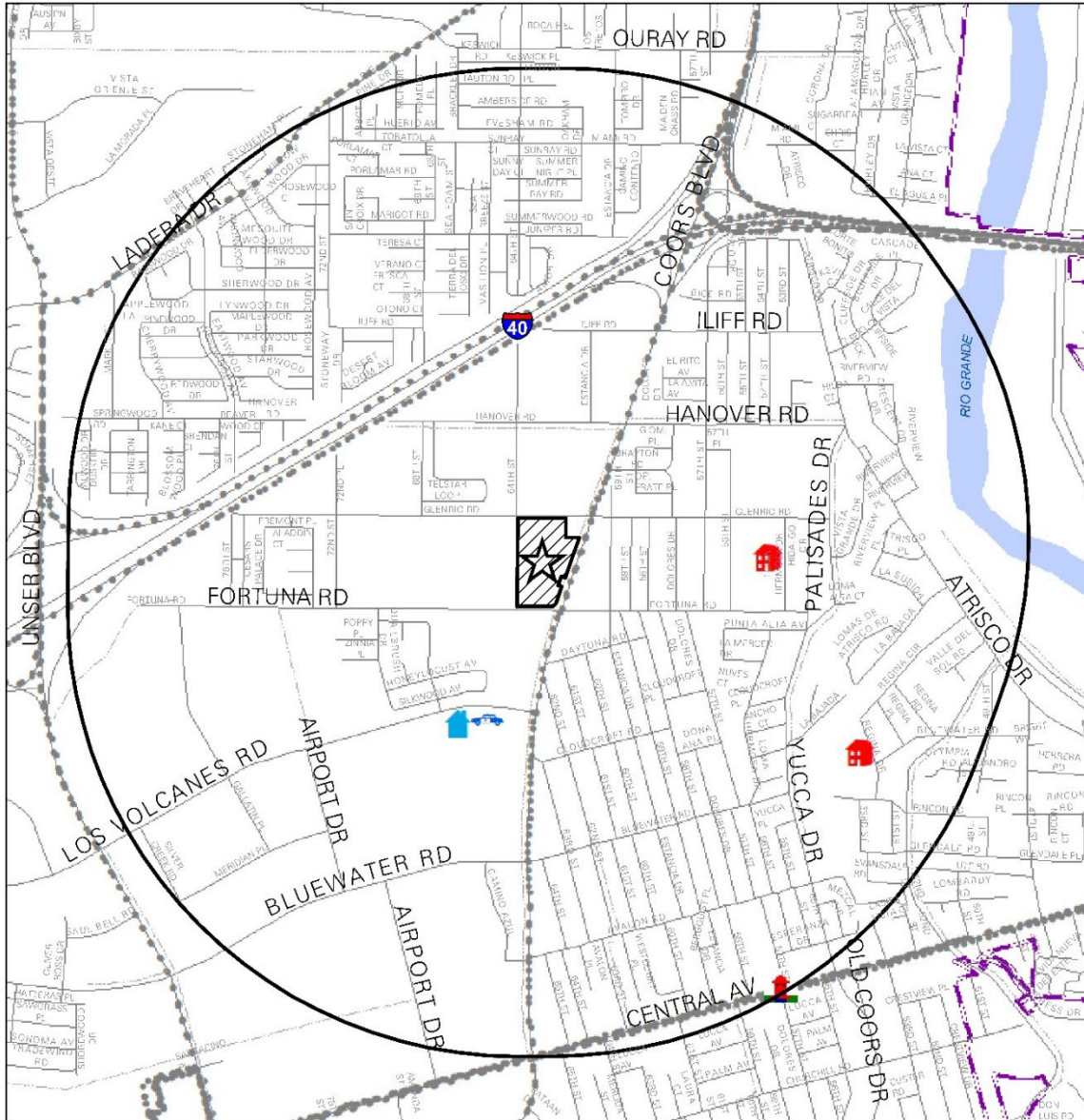
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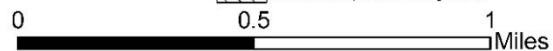


**Public Facilities / Community Services**



**Public Facilities Map with One-Mile Buffer**

- |                      |             |                          |                             |
|----------------------|-------------|--------------------------|-----------------------------|
| Community Center     | Fire        | Public School            | Landfill designated by EHD  |
| Multi-Service Center | Police      | Proposed Bike Facilities | Landfill Buffer (1000-feet) |
| Senior Center        | Sheriff     | ABQ Ride Route           | Developed City Park         |
| Library              | Solid Waste | Albuquerque City Limits  | Undeveloped City Park       |
| Museum               |             |                          | Developed County Park       |
|                      |             |                          | Undeveloped County Park     |





**II. Introduction**

	<i>IDO Zoning</i>	<i>Comprehensive Plan Development Area</i>	<i>Existing Land Use</i>
<i>Subject Site</i>	MX-L	Area of Change	Commercial
<i>North</i>	NR-LM	Area of Change	Industrial, Commercial Retail
<i>South</i>	MX-M	Area of Change	Commercial Retail and Vacant
<i>East</i>	MX-L	Area of Change	Commercial Retail and Services
<i>West</i>	R-1B	Area of Consistency	Education

***Request***

The request is for a Zoning Map Amendment (zone change) for an approximately 13.5-acre site legally described as Tract 165, Tract 164, Tract 163, Tract 162, Block 0000, Airport Unit of the Town of Atrisco Grant. The site is bordered by 64th Street to the West, Glenrio to the South, Coors Boulevard to the East, and Fortuna Rd to the South. This site currently consists of four parcels zoned both MX-L and MX-M on the same parcel without legal lot lines separating the different zoning categories. The intent of the Zone Map amendment is to remove these floating zone lines and create one consistent zoning category for the site, which would facilitate the development of a future affordable housing development.

For the purpose of the proposed future affordable housing development, either the MX-L or MX-M zone would allow for the intended use of the property. However, this request is an effort to simplify the development process as replating will be needed at a future phase to facilitate the proposed affordable housing project.

***EPC Role***

Pursuant to IDO section 14-16-6-7(G) the EPC is required to hear all zone change cases, regardless of site size, in the city. The EPC is the final decision-making body unless the EPC decision is appealed. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council. The City Council would make then make the final decision. The request is a quasi-judicial matter.

***History/Background***

On April 7, 2004, an application was made to the DRB Development Review Board) for a sketch plat to adjust lot lines to conform with zone lines. This process was never completed (Project # 1003355, DRB 0466).

No other history on the site is known.

### ***Context***

The subject site, consisting of four separate lots, are each partially vacant. The south end of each lot is currently used for commercial services, light vehicle sales and rental. Prior to the adoption of the IDO in 2018, the properties were zoned C-1 and C-2 across property lines.

The subject site is adjacent to a mix of commercial development (medical facilities, various retail centers, grocery stores, banks, worship centers, and restaurants), community facilities (West Mesa High School and the West Mesa Aquatic Center), industrial development, other multi family properties, and single-family home neighborhoods. The properties adjacent to the site include YRC Freight, a commercial/industrial trucking company, West Mesa High School, and a commercial strip center building at the corner of Coors and Glenrio.

Coors Blvd. is a six-lane major business thoroughfare, and the site design will orient the development away from Coors to enhance a sense of community and public safety and reduce traffic noise. One of the site's defining features is the large pedestrian overpass bridge, which connects the neighborhoods east of Coors with this site, the high school, the aquatic center, and the other businesses located on the west side of Coors.

### ***Roadway System***

The Long-Range Roadway System (2040) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role.

The LRRS map classifies Coors Blvd NW as an Existing Regional Principal Arterials and Major Transit Corridor. Fortuna Rd NW as an Existing Major Collector.

The MRCOG's 2040 Limited Access Facilities Map shows Coors Blvd NW as a Limited Access Arterial Roadway.

The ABC Comprehensive Plan shows Coors Blvd. as a 660 ft. Major Transit Corridor.

### ***Bikeways / Trails***

The Long-Range Bikeway System (LRBS) map, produced by MRCOG, identifies existing and proposed trails. The LRBS shows a Proposed Protected Bike Lane - Facility Upgrades on Coors Blvd NW and Existing Bike Lane on Central Ave NW.

### ***Transit***

Coors Blvd is adjacent to the subject site and located along ABQ Ride Transit Route 155. There are bus Stops on the east and west sides of Coors Blvd near the intersection of Glenrio Road and Coors Blvd and Fortuna and Coors Blvd.

### ***III. Analysis of City Plans and Ordinances***

#### ***Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)***

The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.

#### ***Comprehensive Plan Designations***

The Project site is along the Coors Blvd Major Transit corridor. Major Transit Corridors should prioritize transit users in street design and improvements, encouraging pedestrian amenities, such as bulb-outs, pedestrian-activated signals, and refuge medians at intersections and near transit stops and stations.

#### ***Applicable Goals & Policies***

##### **CHAPTER 4: COMMUNITY IDENTITY**

**POLICY 4.1.1 DISTINCT COMMUNITIES:** Encourage quality development that is consistent with the distinct character of a community.

The area of the proposed zoning map amendment does not have a distinct character; however, it furthers this goal by encouraging quality development in a community that has a desire for affordable housing opportunities and the development of vacant land located within the Coors Corridor. **The request generally furthers Policy 4.1.1 – Distinct Communities.**

**POLICY 4.1.2 IDENTITY AND DESIGN:** Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request furthers this policy because it will be consistent with mix of uses in the surrounding area. The request would facilitate development of the proposed future project along the Coors Corridor, which provides a transition from a major corridor to the educational uses located immediately west of the site and the single family detached residential neighborhoods southwest and northwest of the subject site. **The request furthers Policy 4.1.2 – Identity and Design.**

##### **CHAPTER 5: LAND USE**

**POLICY 5.1.1 DESIRED GROWTH:** Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

- c) Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

The subject site is within the Coors Corridor, which provides convenient day-to-day services to residents within walking distance or bike ride from the subject site. This request could facilitate an affordable housing development along this major transit corridor and has the potential to provide opportunities to local businesses for employees to live in close proximity to their work. The development of the subject property furthers sub policy C by encouraging the development of existing underutilized property, and infill of vacant property. **The request furthers Policy 5.1.1 – Desired Growth.**

**POLICY 5.1.2 DEVELOPMENT AREAS:** Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The request furthers this policy by allowing permissive uses that contribute to new affordable housing stock and promotes the development of housing on vacant and underutilized land within the Coors Corridor. The unified zoning will be required to allow for coordinated future development. **The request furthers Policy 5.1.2 – Development Areas.**

**POLICY 5.1.10 MAJOR TRANSIT CORRIDORS:** Foster corridors that prioritize high frequency transit service with pedestrian-oriented development.

The subject property is located along the Coors Transit Corridor which offers a variety of options for vehicular and non-vehicular transportation options. Transit stops are located at both intersections with Coors Blvd, at Fortuna Road. and at Glenrio Road. There is also a major pedestrian overpass which originates on the site along Coors which encourages use of mass transit from the site. **The request clearly facilitates Policy 5.1.10 – Major Transit Corridors.**

**POLICY 5.2.1 LAND USES:** Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

- g) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediate surrounding development.

The request furthers this policy by facilitating the future development of vacant land with employment uses in a Premium Transit Corridor. Within the realm of commercial and residential development, this property will be able to provide much needed multi-family housing providing transition from commercial development along Coors. The subject property will include both housing and community services such as day care and Head Start services for children as part of the overall development that would be facilitated through this floating zone line correction. **The request furthers Policy 5.2.1 – Land Uses.**

GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request furthers this goal by supporting development within an infill development area that is currently supported by existing infrastructure and public facilities and where the area is currently half vacant. **The request furthers Goal 5.3-Efficient Development Patterns.**

POLICY 5.3.2 LEAPFROG DEVELOPMENT: Discourage growth in areas without existing infrastructure and public facilities.

The request furthers this policy by allowing for future development where there is existing infrastructure and public facilities supporting any future development at this location. The subject property is not located at the urban fringe and is surrounded by existing development. **The request generally furthers Policy 5.3.2 Leapfrog Development**

POLICY 5.6.2 AREAS OF CHANGE: Direct growth and more intense development to the Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

g) Encourage development where adequate infrastructure and community services exist.

All necessary infrastructure to support new uses and development of this property exists adjacent to the site. Improvements required for development on site will be constructed by the applicant in conjunction and cooperation with the city of Albuquerque in order to meet the required standards. **The request clearly facilitates Policy 5.6.2 Areas of Change**

#### CHAPTER 9 HOUSING

GOAL 9.1 SUPPLY: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

This zone map amendment is requested to create a site of a single zoning category. Such rezoning is necessary to proceed with development. The proposed project to follow the rezoning will help to ensure a sufficient supply and range of quality affordable housing opportunities that meet current and future needs at a variety of price levels. This project will help to create more quality housing to meet the current demand projections. **The request furthers Goal 9.1 Supply.**

POLICY 9.2.2 HIGH QUALITY: Encourage quality and innovation in new housing design and construction, materials, and energy and water conservation.

The applicant plans to provide quality and innovated new affordable housing designs in which community services are intended to become part of the overall program of development. This request could create a more viable opportunity of affordable housing that supports the needs of residents of the area. **The request furthers Policy 9.2.2 High Quality.**

GOAL 9.3 DENSITY: Support increased housing density in appropriate places with adequate services and amenities.

The subject site is an infill parcel that is surrounded by services, amenities, existing infrastructure, and transit connectivity. This request will ready the site for new development that supports increased housing density in appropriate places. The subject site is highly connected to existing services and is within an Area of Change as well as the Coors Corridor both of which are desired locations for increased density and intensity of land uses. **The request clearly facilitates Policy 9.3 Density.**

### ***Integrated Development Ordinance (IDO)***

The application for this request was submitted subsequent to the effective date on May 17, 2018 of the Integrated Development Ordinance and is therefore subject to its regulations and processes.

#### ***IDO Zoning***

The subject site is currently zoned MX-L (Mixed-Use- Low Intensity and MX-M Mixed - Use- Medium Intensity). The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at intersections of collector streets. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors. The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors.

#### ***Proposed Zoning***

The request would remove the XMX-L zoning classification on the subject site, which does not follow any property line. The site is comprised of four individual lots. Three of the four lots are zoned both MX-M and MX-L and the smallest lot is zoned MX-L. The adoption of the IDO perpetuated the cross-lot line zoning, leaving part of each lot zoned MX-L and part MX-M. This request is to change the entire subject site's zoning to MX-M.

#### ***Overlay Zones***

The subject site is located within the Coors Blvd. Character Protection Overlay Zone (CPO-2) CPO-2 standards affect the physical development of sites and while such

standards do not come into play with a zone map amendment, they will be incorporated into the future site development. Setback requirements are pursuant to IDO Section 14-16-3-4(C), IDO Section 14-16-3-4(C)(3)(b) for CPO-2 and IDO Section 3-4(C)(5)(c) for landscaping setback requirements along Coors Blvd.

#### *Definitions*

Amendment: Any repeal, modification, or addition to a regulation; any new regulation; any change in the number, shape, boundary, or area of any zone district or Overlay zone; or any repeal or abolition of any map, part thereof, or addition thereto.

Area of Change: An area designated as an Area of Change in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where growth and development are encouraged, primarily in Centers other than Old Town, Corridors other than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Redevelopment Areas.

Overlay Zone: Regulations that prevail over other IDO regulations to ensure protection for designated areas. Overlay zones include Airport Protection Overlay (APO), Character Protection Overlay (CPO), Historic Protection Overlay (HPO), and View Protection Overlay (VPO). Character Protection and View Protection Overlay zones adopted after May 18, 2018 shall be no less than 10 acres, shall include no fewer than 50 lots, and shall include properties owned by no fewer than 25 property owners. There is no minimum size for Airport Protections Overlay or Historic Protection Overlay zones.

#### **IV. Zone Map Amendment (Zone Change)**

Pursuant to §14-16-6-7(G)(3) of the Integrated Development Ordinance, Review and Decision Criteria, "An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria."

There are several criteria that must be met, and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

**Note:** Applicant's Justification is in indented italics; Staff's Analysis indented regular text.

#### **Analysis**

6-7(G)(3)(a) The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

*Applicant's Response: The proposed zone change is consistent with the health, safety, and general welfare of the City by creating zoning that is*

*consistent with the goals and policies of the Comprehensive Plan and will allow for development on long standing vacant and underdeveloped 12-acre parcel (s) of land in the City and provide a significant number of affordable housing opportunities for the community. This request will further several of applicable goals and policies of the Comprehensive Plan.*

*The Goals and Policies supported range from and include desired growth along centers and corridors, support for local business and entrepreneurship, infill development, and improving affordable housing opportunities for the West Side Community by directing growth to areas of change, and improving affordable housing opportunities in the City.*

Staff response: Consistency with the City's health, safety, morals, and general welfare is shown by demonstrating that a request clearly facilitates applicable Comprehensive Plan Goals and Policies and does not significantly conflict with them.

Applicable citations: Policy 4.1.1 Distinct Communities, Policy 4.1.2 Identity and Design, Policy Goal 5.1 Centers & Corridors, Policy 5.1.1-Desired Growth, Policy 5.1.2-Development Areas, Policy 5.1.10-Major Transit Corridors, GOAL 5.2 -Complete Communities, Policy 5.2.1-Land Uses, GOAL 5.3-Efficient Development Patterns, Policy 5.3.2 Leapfrog Development, Goal 5.6-City Development Areas, Goal 9.1-Supply, Policy 9.2.2- High Quality, Goal 9.3- Density. **The response to Criterion A is sufficient.**

- 6-7(G)(3)(b) If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:
1. There was a typographical or clerical error when the existing zone district was applied to the property.
  2. There has been a significant change in neighborhood or community conditions affecting the site.
  3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).



*Applicant's Response: This criterion is not applicable to this zone change request as it is an area of Change*

Staff's Response: The subject site is located wholly in an area of Change; therefore, this criterion does not apply.

6-7(G)(3)(c) If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

*Applicant's Response: In general, legal parcels are not supposed to have two different zone classifications on the same legal lot of record. This request meets criteria three since the development of affordable housing and community services would clearly be more advantageous to the community as articulated by the ABC Comp Plan as well as the facilitating the clear mandates of the City Housing Forward Initiative by fulfilling a critical need for more housing units to accommodate the existing and future demand for housing at all income levels and assist in addressing a small part of the existing housing shortfall in the metro area.*

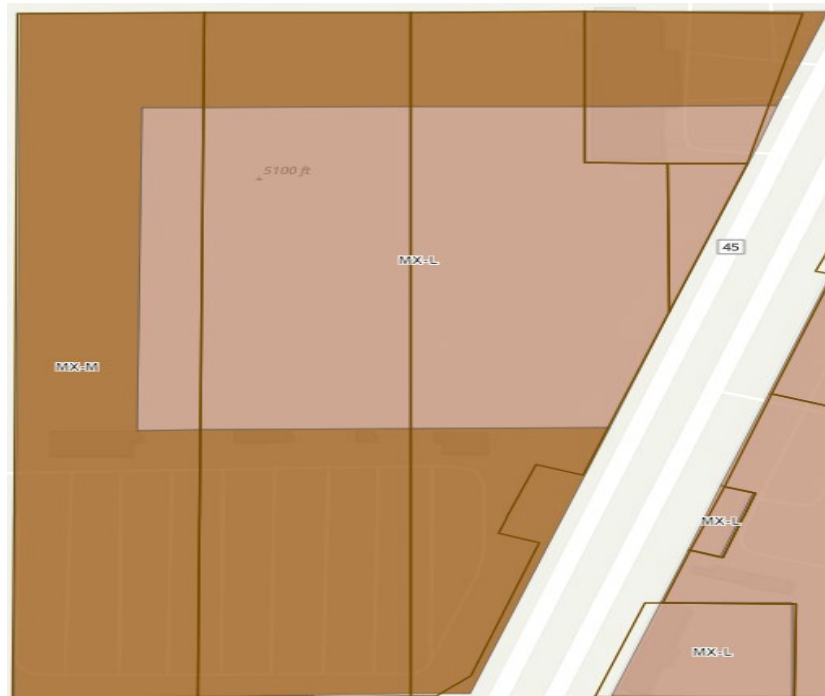
*In addition, the change to create one consistent zone for the entire site furthers several Comp Plan policies such as infill development, sustainable land uses, and housing policy described above. Additionally, the request MX-M zone will help to direct growth where it is desired as the subject property's location is in an Area of Change and a Major Transit Corridor. The zone change to MX-M will allow the development of a use that is needed to support development consistent with the existing land use patterns in the area, development intensity, and access to existing infrastructure.*

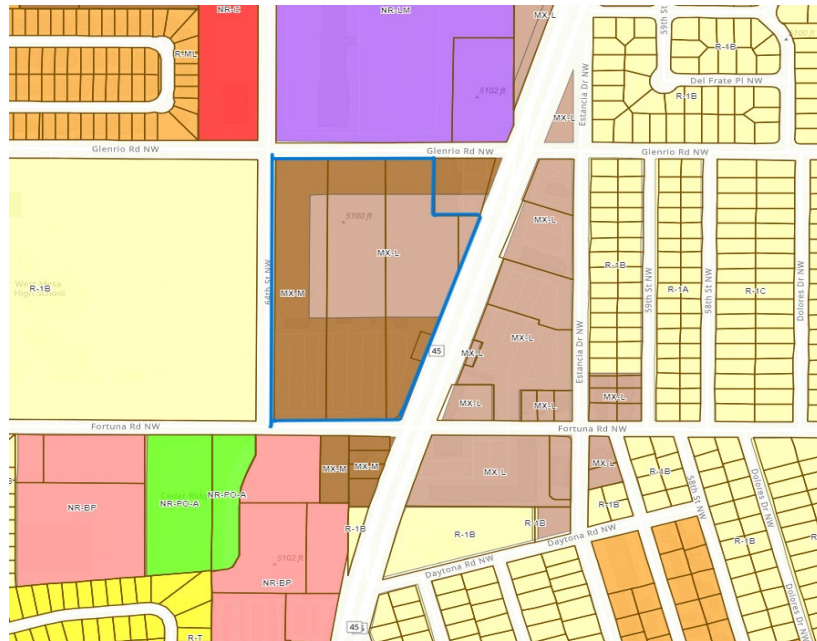
Staff's Response: Although the existing zoning is not in error, it nonetheless, does not make sense to have a single lot or property with two different zoning classifications. Change of zoning classification to be the same across the site is necessary for future development of the site;

therefore, satisfying Sub-Criterion 3. **The request strongly supports Criterion (3).**

- 6-7(G)(3)(d) The zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in IDO §14-16-4-3 associated with that use will adequately mitigate those harmful impacts.

*Applicant's Response: The requested zone of MX-M does not include permissive uses that would be harmful to adjacent properties. MX-M zoning is currently adjacent to the property on the same legal lot of record. In addition, MX-M zoning exists directly south of the subject site on the southwest corner of Coors Road and Fortuna Road. This request merely seeks to correct a zoning issue where several legal lots of record have split zoning.*





*The major difference in these zones with regard to multifamily housing development is that the MX-M zone allow higher densities and higher building heights. The proposed project is able to be developed in either zone category it just appears that that the MX-M zone is the dominant zone category for this site.*

Staff's Response: The majority of uses within the MX-L and MX-M zoning classifications are the same. As it is currently classified the more permissive uses of MX-M are already allowed. No new uses will be added to the site. The only potentially harmful use would be that a bar is permissive under MX-M but conditional under MX-L. The location of a West Mesa High School to the west of the site places a 300 foot separation between the school and any potential bar. Although not a part of this application, the intended use of the site is affordable housing and a child-care facility. **The application meets the requirements of Criterion (d).**

6-7(G)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:

1. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
2. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.

3. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a city- approved Development Agreement between the City and the applicant.

*Applicant's Response: The street, trail, and sidewalk systems are adequate to accommodate the development of the proposed project. The proposed zone change will not require major and unprogrammed capital expenditures by the City as all the infrastructure needed to facilitate this project exist adjacent to or near the property. Any infrastructure improvements that may be required to meet the capacity required for the development of the subject property will be provided by the applicant/developer subject to the approved Site Plan as required by the standard City process as previously stated, all required infrastructure needed to support the development will be provided by the applicant/developer. There is an agreement with the city with regards to development funding, however, infrastructure development will be discussed and decided through the platting and site plan process.*

Staff's Response: The request meets the requirement that the City's existing infrastructure and public improvements adequately serve the subject site and have adequate capacity to serve the development made possible by the change of zone. Any infrastructure improvements that may be required to meet the capacity required for the development will be provided by the applicant/developer.

**The application meets the requirements of Criterion (e).**

- 6-7(G)(3)(f) The applicant's request for the requested zone change is not completely based on the property's location on a major street.

*Applicant's Response: This request is not based on the property's location on a major street. The property development and the proposed zone change are supported by the ABC Plan as well as the well-established furtherance of City policies. This approval will allow us to move forward with the parcels being with a unified zoning covering the entire site making site development feasible.*

Staff's Response: The applicant's justification is not based on the subject site's location along a major street. The subject property is located along the Coors Corridors which is Ideal for residents to be able to utilize transit services. The requested zone change is a preponderance of applicable Goals and policies regarding complete communities, development patterns, redevelopment, Corridors, and economic development and is more advantageous to the community than the current zoning designation.

**The response to Criterion (f) is sufficient.**

- 6-7(G)(3)(g) The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

*Applicant's Response: The cost of land or economic considerations are not the determining factor for this zone change request. However, the opportunity to create affordable housing opportunities should be important factors to both the applicant and the City since it efficiently uses existing improvements on the property. This approval will allow us to move forward with the parcels being with a unified zoning covering the entire site making site development feasible.*

Staff's Response: The cost of land and economic considerations are not the factor for the requested zone change. The applicant's justification is based on the need for a unified zone classification across the site to develop along an established corridor, encourage development that broadens housing options to meet a range of life events, and support additional growth in areas with existing infrastructure and public facilities.

**The response to Criterion (g) is sufficient.**

- 6-7(G)(3)(h) The zone change does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e., create a "spot zone") or to a strip of land along a street (i.e., create a "strip zone") unless the change will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:

1. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.
2. The site is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
3. The nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district.

*Applicant's Response: This request appears to correct an existing spot zone because currently the MX-L zoning is surrounded by MX-M zoning. Criterion H must meet at least one of three scenarios, shown above, in this request for a Zone Change, Criterion H, number (1) applies. The area of the zone change contains several different zone categories. This corridor including the subject site is a healthy mix of adjacencies including MX-L, MX-M, and NR-LM, (Non-Residential Business Park) zoning, MX-M (Mixed-Use Medium Intensity) zoning and High Density Residential, adding additional MX-M is a good transition to further the goals of the Transit Corridor. All these zone*

*categories allow for a mix of uses and this zone change can help to facilitate the mix of uses and employment and housing goals.*

*The subject site is in an area of Change as identified in the Comp Plan; however, the surrounding areas are in areas of Consistency. Development should be focused on Areas of Change (subject site) with existing infrastructure and where mixed-use development can be served by transit. The Zone Map request will serve as a zoning transition between disparate uses or changes in development intensity between Areas of Change and Areas of Consistency.*

Staff's Response: The MX-M zone would not apply a zone different from the surrounding zone districts and therefore would not create a spot zone. Most portions of existing lots are zoned MX-M and the smallest portion of the lots are zoned MX-L which is surrounded by the existing MX-M zone. This request is to change the entire subject site's zoning to MX-M. Also, another MX-M zoning exists directly to the south of the site. Therefore, the zone change will facilitate new development.

**The response to Criterion (h) is sufficient.**

## ***V. Agency & Neighborhood Concerns***

### ***Reviewing Agencies***

Reviewing Agencies have had no comments.

### ***Neighborhood/Public***

Notification requirements are found in Table 6-1-1 (Summary of Development Review Procedures) of Part 14-16-6 Administration and Enforcement, and are further explained in Part 14-16-6-4(K) Public Notice section. The registered neighborhood associations (NA) that required notification include the West Mesa NA-Supportive, South West Alliance of Neighborhood (SWAN)- Supportive and Los Volcanos NA -Supportive. All were emailed as required. Property owners within 100 feet of the subject site were also notified by mail as required (see attachments).

A pre-application neighborhood meeting was requested and YES housing Developing Communities met with members of; West Mesa NA, South West Alliance of Neighborhoods (SWAN), and Los Volcanes NA. A public meeting was held by the applicant, YES Housing Inc. on April 19, 2023, from 6:00 pm to 7:30 pm. Meeting Los Volcanes Neighborhood Association was on April 25, 2023 from 6pm to 7:25 pm. The West Mesa Neighborhood Association meeting was on April 11, 2023 at 6 pm. The Alamosa Neighborhood Association meeting was on April 10, 2023 at 6 pm. Questions and comments from the neighborhood representative regarding the request were addressed during the meeting.

## ***VI. Conclusion***

The request is for a Zone Map Amendment (zone change) From MX-L to MX-M for Tract 165 containing 5.00 acres, Tract 164 containing, Tract 163 containing approximately 2.5 acres, Tract 162, Block 0000, Airport Unit of the Town of Atrisco Grant, located at 701 Coors Blvd. NW, between Fortuna Rd NW and Glenrio Rd NW. The subject site is in an Area of Change.

The subject site is zoned MX-L (Mixed-Use- Low Intensity) and MX-M (Mixed -Use- Medium Intensity) The applicant is requesting to change the entire subject site's zoning to MX-M. The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors.

The applicant has adequately justified the request based upon the proposed zoning being more advantageous to the community than the current zoning because it would further a preponderance of applicable Goals and policies.

The affected neighborhood organizations, West Mesa NA, South West Alliance of Neighborhood (SWAN, and Los Volcanes NA, were notified as required and all have issued support of the request. Property owners within 100 feet of the subject site were also notified as required. Staff is not aware of any opposition as of this writing.

**Staff recommends approval.**

***Findings, Zoning Map Amendment (Zone Change)***

***Project # PR- 2024-010617/ RZ- 2024-00037***

1. This is a request for a Zoning Map Amendment for an approximately 13.5-acre site legally described as the southerly portion of Tract 162A, Tract 163, excluding the northeasterly portion & the southeasterly portion to the Right of way, Tract 164, 10N 2E SEC15, and Tract 165, excluding the southwesterly Portion to the Right of Way, the Airport Unit of Town of Atrisco Grant, located at 701 Coors Blvd. NW, Albuquerque, NM 87121, between Fortuna Rd NW and Glenrio Rd NW Zone Map (J-10-Z & J-11-Z).
2. The applicant is requesting a zone change from MX-L (Mixed-Use Low Intensity) and MX-M (Mixed-Use Medium Intensity) to a unified zoning classification of MX-M, which would remove the existing floating zoen lines on the subject site. The request would facilitate development of a future affordable housing complex.
3. The subject site consists of four separate lots, each partly vacant. The south end of each lot is currently used for commercial services, light vehicle sales, and rental. Prior to the adoption of the IDO in 2018, the properties were zoned C-1 and C-2 across property lines.  

On April 7, 2004, Project Number 1003355, an application was made to DRB to request a sketch plat to adjust lot lines to conform with zone lines. This process was never completed. The adoption of the IDO perpetuated the cross-lot line zoning, leaving part of each lot zoned MX-L and part MX-M.
4. The subject site is in an area that the Comprehensive Plan designated an Area of Change and falls within the 660 ft. of the Coors Major Transit Corridor
5. The subject site is located within the Coors Blvd. Character Protection Overly Zone (CPO-2). CPO standards affect the physical development of sites and while such standards do not come into play with a zone map amendment, they will be incorporated into the future site development.
6. The City of Albuquerque Integrated Development Ordinance (IDO) and Albuquerque/ Bernalillo County Comprehensive Plan, are incorporated herein by reference and made part of the record for all purposes.
7. The request is wholly or generally consistent with the following ABC Comprehensive Plan Goal and Policies regarding Community Identity from Chapter 4.
  - a) POLICY 4.1.1 DISTINCT COMMUNITIES: Encourage quality development that is consistent with the distinct character of a community.

The area of the proposed zoning map amendment does not have a distinct character; however, it furthers this goal by encouraging quality development in a community that has a desire for affordable housing opportunities and the development of vacant land located within the Coors Corridor.



- b) **POLICY 4.1.2 IDENTITY AND DESIGN:** Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request furthers this policy because it will be consistent with mix of uses in the surrounding area. The request would facilitate development of the proposed future project along Xoors Corridor, which provides a transition from a major corridor to the educational uses located immediately west of the site and single - family detached residential neighborhoods southwest and northwest of the site.

8. The request clearly facilitates the following Comprehensive Plan Goals and Policies regarding land use, efficient development patterns, and infill development from Chapter 5: Land Use.

- a) **POLICY 5.1.1 DESIRED GROWTH:** Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The subject site is within the Coors Corridor, and will allow for much needed affordable housing along this major transit corridor and has the potential to provide opportunities to local businesses for employees to live in close proximity to their work. The development of the subject property furthers this sub policy C by encouraging the development of existing underutilized property, and infill of vacant property.

- b) **POLICY 5.1.2 DEVELOPMENT AREAS:** Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The request furthers this policy by allowing permissive uses that contribute to new affordable housing stock and promotes the development of housing on vacant and underutilized land within the Coors Corridor.

- c) **POLICY 5.1.10 MAJOR TRANSIT CORRIDORS:** Foster corridors that prioritize high frequency transit service with pedestrian-oriented development.

The subject property is located along the Coors Transit Corridor which offers a variety of options for vehicular and non-vehicular transportation options. Transit stops are located at both intersections with Coors Blvd, at Fortuna and at Glenrio and a major pedestrian overpass which originates on the site along Coors which encourages use of mass transit from the site.

- d) **POLICY 5.2.1 LAND USES:** Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request furthers this policy by facilitating the future development of vacant land with housing and employment uses in a Premium Transit Corridor. This

property will be able to provide much needed multi-family housing providing transition from commercial development along Coors.

- e) **GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS:** Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request furthers this goal by supporting development within an infill development area that is currently supported by existing infrastructure and public facilities and where the area is currently half vacant

- f) **POLICY 5.3.2 LEAPFROG DEVELOPMENT:** Discourage growth in areas without existing infrastructure and public facilities.

The request furthers this policy by allowing for future development where there is existing infrastructure and public facilities supporting any future development at this location.

- g) **POLICY 5.6.2 AREAS OF CHANGE:** Direct growth and more intense development to the Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

All necessary infrastructure to support new uses and development of this property exists adjacent to the site. Improvements required for development on site will be constructed by the applicant in conjunction and cooperation with the city of Albuquerque in order to meet the required standards.

- 9. The request clearly facilitates the following Comprehensive Plan Goals and Policies regarding quality housing and diversity of housing from Chapter 9: Housing.

- a) **GOAL 9.1 SUPPLY:** Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

This zone map amendment is requested to create a site of a single zoning category. Such rezoning is necessary to proceed with development. The proposed project to follow the rezoning will help to ensure a sufficient supply and range of quality affordable housing opportunities that meet current and future needs at a variety of price levels. This project will help to create more quality housing to meet the current demand projections.

- b) **POLICY 9.2.2 HIGH QUALITY:** Encourage quality and innovation in new housing design and construction, materials, and energy and water conservation.

The applicant plans to provide quality and innovated new affordable housing designs in which community services are intended to become part of the overall program of development. This request could create a more viable opportunity of affordable housing that supports the needs of residents of the area.

- c) **GOAL 9.3 DENSITY:** Support increased housing density in appropriate places with adequate services and amenities.

The subject site is an infill parcel that is surrounded by services, amenities, existing infrastructure, and transit connectivity. This request helps to support increased housing density in appropriate places because the subject site is highly connected to existing services and is within an Area of Change as well as the Coors Corridor both of which are desired locations for increased density and intensity of land uses.

10. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) §14-16-6-7(G)(3) Review and Decision Criteria for Zoning Map Amendments, as follows:

- 6-7(G)(3)(a) The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City. Consistency with the City's health, safety, morals, and general welfare is shown by demonstrating that a request clearly facilitates applicable Comprehensive Plan Goals and Policies and does not significantly conflict with them.

Applicable citations: Policy 4.1.1 Distinct Communities, Policy 4.1.2 Identity and Design, Policy Goal 5.1 Centers & Corridors, Policy 5.1.1-Desired Growth, Policy 5.1.2-Development Areas, Policy 5.1.10-Major Transit Corridors, GOAL 5.2 -Complete Communities, Policy 5.2.1-Land Uses, GOAL 5.3-Efficient Development Patterns, Policy 5.3.2 Leapfrog Development, Goal 5.6-City Development Areas, Goal 9.1-Supply, Policy 9.2.2- High Quality, Goal 9.3- Density.

- 6-7(G)(3)(b) If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character.

The subject site is located wholly in an area of Change; therefore, this criterion does not apply.

- 6-7(G)(3)(c) If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Although the existing zoning is not in error, it nonetheless, does not make sense to have a single lot or property with two different zoning classifications. Change of zoning classification to be the same across the site is necessary for future development of the site; therefore, satisfying Sub-Criterion 3.

- 6-7(G)(3)(d) The zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in IDO §14-16-4-3 associated with that use will adequately mitigate those harmful impacts.

The majority of uses within the MX-L and MX-M zoning classifications are the same. As it is currently classified the more permissive uses of MX-M are already allowed. No new uses will be added to the site. The only potentially harmful use would be that a bar is permissive under MX-M but conditional under MX-L. The location of a West Mesa High School to the west of the site places a 300 foot separation between the school and any potential bar. Although not a part of this application, the intended use of the site is affordable housing and a child-care facility.

- 6-7(G)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:
1. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
  2. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
  3. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a city- approved Development Agreement between the City and the applicant.

The request meets the requirement that the City's existing infrastructure and public improvements adequately serve the subject site and have adequate capacity to serve the development made possible by the change of zone. Any infrastructure improvements that may be required to meet the capacity required for the development will be provided by the applicant/developer.

- 6-7(G)(3)(f) The applicant's request for the requested zone change is not completely based on the property's location on a major street.

The applicant's justification is not based on the subject site's location along a major street. The subject property is located along the Coors Corridors which is ideal for residents to be able to utilize transit services. The requested zone change is a preponderance of applicable Goals and policies regarding complete communities, development patterns, redevelopment, Corridors, and economic development and is more advantageous to the community than the current zoning designation.

- 6-7(G)(3)(g) The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

The cost of land and economic considerations are not the factor for the requested zone change. The applicant's justification is based on the need for a unified zone classification across the site to develop along an established corridor, encourage development that broadens housing options to meet a range of life events, and support additional growth in areas with existing infrastructure and public facilities.

- 6-7(G)(3)(h) The zone change does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e., create a "spot zone") or to a strip of land along a street (i.e., create a "strip zone") unless the change will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:

1. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.
2. The site is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
3. The nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district.

The MX-M zone would not apply a zone different from the surrounding zone districts and therefore would not create a spot zone. Most portions of existing lots are zoned MX-M and the smallest portion of the lots are zoned MX-L which is surrounded by the existing MX-M zone. This request

is to change the entire subject site's zoning to MX-M. Also, another MX-M zoning exists directly to the south of the site. Therefore, the zone change will facilitate new development.

11. The affected neighborhood organizations West Mesa NA, South West Alliance of Neighborhoods (SWAN), and Los Volcanes NA were contacted, as well as property owners within 100 feet of the subject site, as required.
12. Pre-application facilitated neighborhood meetings were held on April 10, 2023, April 11, 2023, April 19, 2023, and April 25, 2023 with West Mesa NA, South West Alliance of Neighborhoods (SWAN), and Los Volcanes
13. There were no unresolved issues or concerns, and after the facilitated meeting, participants supported zone change from MX-L to MX-M . There was no opposition to the request.

### ***Recommendation***

**APPROVAL of Project #: PR- 2024-010617/ RZ: 2024-00037, a request for Zoning Map Amendment, from MX-L to MX-M for property described as, all or a portion of the southerly portion of Tract 162A, Airport Unit of Atrisco Grant, Tract 163, Excluding the Northeasterly portion & the southeasterly portion to the Right of way, Tract 164, 10N 2E SEC15, and Tract 165, excluding the southwesterly Portion to the Right of Way, the Airport Unit of Town of Atrisco Grant, and located at 701 Coors Blvd. NW based on the preceding findings.**

---

*Nasima Hadi*  
Nasima Hadi  
Staff Planner

*Leslie Naji*  
Leslie Naji  
Principal Planner

Notice of Decision cc list:

Applicant, [egradi@yeshousing.org](mailto:egradi@yeshousing.org)

West Mesa NA, [westmesa63@gmail.com](mailto:westmesa63@gmail.com)

West Mesa NA, [ddee4329@laol.com](mailto:ddee4329@laol.com)

Los Volcanes NA, [acr@q.com](mailto:acr@q.com)

Los Volcanes NA, [jennybsanchez1@q.com](mailto:jennybsanchez1@q.com)

South West Alliance of Neighborhoods, [luis@wccdg.org](mailto:luis@wccdg.org)

South West Alliance of Neighborhoods, [jgaUegoswccdg@gmail.com](mailto:jgaUegoswccdg@gmail.com)

Legal, [aconon@cabq.gov](mailto:aconon@cabq.gov)

Legal, [Dking@cabq.gov](mailto:Dking@cabq.gov)

EPC file

## ***Agency Comments***

### **PLANNING DEPARTMENT**

#### ***Long Range Planning***

This is a request for a Zoning Map Amendment from MX-L & MX-M to MX-M for an approximately 12.5-acre site located at 701 Coors Blvd NW. The subject site is located within a designated Area of Change. The purpose for the request is to create one consistent zoning category for the site. The purpose of the MX-M Zone District is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. The subject site is located in an Area of Change and within the boundary of the Coors Blvd. Major Transit Corridor, the Southwest Mesa CPA, and the Coors Blvd. CPO-2 Character Protection Overlay Zone. The request is consistent with the health, safety, and general welfare of the City as shown by a preponderance of applicable Comp Plan Goals and Policies from Chapter 4 – Community Identity, Chapter 5, Land Use, and Chapter 8 – Economic Development.

#### ***Solid Waste Department***

"A site plan approved by the Solid Waste Department will be required:

Ensure the site plan is properly scaled and includes all necessary details regarding waste management facilities, such as the location of dumpsters, recycling bins, and access routes for waste collection vehicles.

Include details about any specific waste disposal or recycling systems you plan to implement.

Attach the scaled site plan to an email and send it to [hgallegos@cabq.gov](mailto:hgallegos@cabq.gov).

In the email, include a brief description of the project, contact information, and any other relevant details that could assist in the review process." (text)

#### ***Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)***

AMAFCA has no adverse comments to the zone map change.

#### ***Bernalillo County***

No adverse comments

#### ***Mid-Region Metropolitan Planning Organization (MRMPO)***

MRMPO has no adverse comments.

## A) PHOTOGRAPHS





Figure 1: 64th Street NW – Looking east at south end of site



Figure 2: 64th Street NW - Looking east at the northern end of the site which is undeveloped.



Figure 3: Northwest corner of the site looking south from Glenrio Rd and 64th St.



Figure 4: Glenrio Rd NW looking south across the site.



Figure 5: Looking southwest of the site from Coors Blvd



Figure 6: Looking southwest of the site from Coors Blvd at pedestrian overpass.



Figure 7: Southeast corner of the site looking north from Fortuna Road.

### Sign Posting



Figure 8: 64<sup>th</sup> St. NW

Figure 9: Coors Blvd NW



Figure 10: Fortuna Road NW



Figure 11: Glenrio Road NW

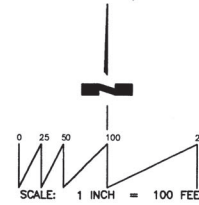
## B) HISTORY

SKETCH PLAT

PLAT OF  
TRACTS 162-A, 163-A, 164-A,  
165-A, AND PARCEL "A"  
TOWN OF ATRISCO GRANT  
AIRPORT UNIT  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF TRACTS 162, 163, 164, AND 165,  
TOWN OF ATRISCO GRANT AIRPORT UNIT  
WITHIN PROJECTED SECTIONS 14 AND 15, T. 10 N.,  
R. 2 E., N.M.P.M., TOWN OF ATRISCO GRANT

MARCH 2004



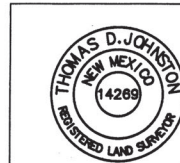
LEGEND:

- SET #4 REBAR AND CAP "PS 14269"
- FOUND MONUMENT AS NOTED
- A: #4 REBAR - NO CAP
- B: #5 REBAR - NO CAP
- C: #4 REBAR AND CAP "LS 11463"
- D: 2" STEEL PIPE AT BLOCK CORNER
- E: "+" IN CONCRETE

CURVE INFORMATION			
CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE
C1	25.00'	39.21'	89° 52' 13"
C2	25.00'	39.25'	89° 57' 19"
C3	25.00'	31.24'	71° 35' 45"

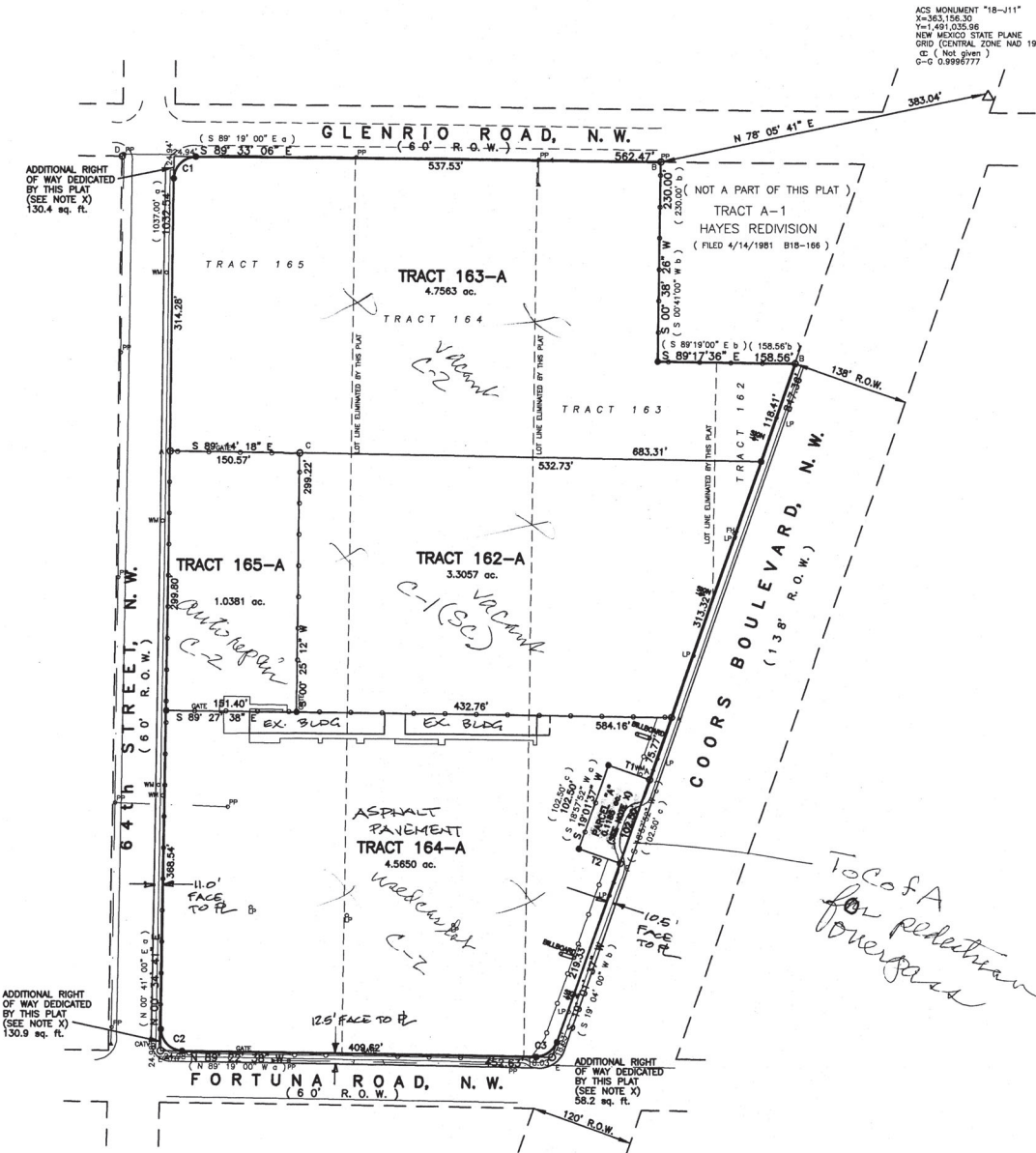
  

TANGENT INFORMATION			
TANGENT NO.	BEARING	DISTANCE	RECORD BEARING AND DISTANCE
T1	N 70° 58' 23" W	50.35'	N 71° 02' 08" W, 50.50'
T2	S 70° 58' 23" E	50.35'	S 71° 02' 08" E, 50.50'



**330 LOUISIANA BLVD., N.E.**  
**ALBUQUERQUE, N.M. 87108**  
PHONE: 255-2052 FAX: 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: GREVEY LOCATION: PROJ. SECS. 14 & 15, T. 10 N., R. 2 E., N.M.P.M., ALBUQUERQUE, N.M. SUBDIVISION: TRS. 162-A THRU 165-A TOWN OF ATRISCO GRANT AIRPORT UNIT	DRAWN: E W K CHECKED: T D J DRAWING NO.: SP3040A.DWG	SCALE: 1" = 100' 17 MAR 2004	FILE NO.: SP-3-04-2004 SHEET 2 OF 2
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1003355



# PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
4/7/04 No show to 4/14/04	1003355 Lots 162, 163, 164 & 165 Town of Atrium Grant	sketch	comments given



**City of Albuquerque**  
**CITY OF ALBUQUERQUE**  
 P.O. BOX 1203 ALBUQUERQUE, NEW MEXICO 87103  
**PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT SERVICE**  
**HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003355**

**AGENDA ITEM NO: 15**

**SUBJECT:**

- |                                |                                 |                                     |
|--------------------------------|---------------------------------|-------------------------------------|
| <b>(01)</b> Sketch Plat/Plan   | <b>(05)</b> Site Plan for Subd  | <b>(10)</b> Sector Dev Plan         |
| <b>(02)</b> Bulk Land Variance | <b>(06)</b> Site Plan for BP    | <b>(11)</b> Grading Plan            |
| <b>(03)</b> Sidewalk Variance  | <b>(07)</b> Vacation            | <b>(12)</b> SIA Extension           |
| <b>(03a)</b> Sidewalk Deferral | <b>(08)</b> Final Plat          | <b>(13)</b> Master Development Plan |
| <b>(04)</b> Preliminary Plat   | <b>(09)</b> Infrastructure List | <b>(14)</b> Other                   |

**ACTION REQUESTED:**

REV/CMT:(x) APP:() SIGN-OFF:() EXTN:() AMEND:()

**ENGINEERING COMMENTS:**

See DRB minutes/speed memo dated 4-7-04.

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED X; WITHDRAWN

*discussed*

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

**SIGNED:** Bradley L. Bingham  
 City Engineer/AMAFCA Designee

**DATE:** April 14, 2004

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
April 7, 2004  
Comments**

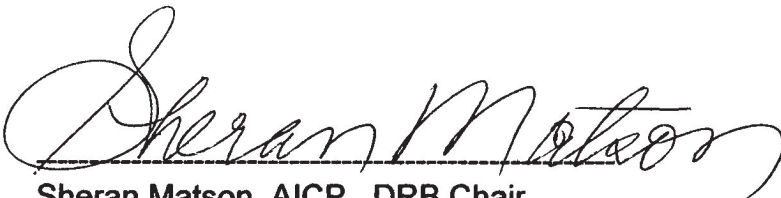
**ITEM # 27**

**PROJECT # 1003355      APPLICATION # 04-00466**

**RE: Lots 162 - 165, Town of Atrisco Grant/sketch plat**

No objection to the requested platting action.

When the Tract zoned C-1(SC) is proposed for development, it will be subject to special site development regulations as provided in Section 14-16-3-2 of the City Zone Code.

A handwritten signature in black ink, reading "Sheran Matson". The signature is written in a cursive style with a large initial "S".

Sheran Matson, AICP DRB Chair  
924-3880 Fax 924-3864 smatson@cabq.gov



**City of Albuquerque**  
**CITY OF ALBUQUERQUE**  
 P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103  
**PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT SERVICE**  
**HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003355**

**AGENDA ITEM NO: 27**

**SUBJECT:**

- |                                |                                 |                                     |
|--------------------------------|---------------------------------|-------------------------------------|
| <b>(01)</b> Sketch Plat/Plan   | <b>(05)</b> Site Plan for Subd  | <b>(10)</b> Sector Dev Plan         |
| <b>(02)</b> Bulk Land Variance | <b>(06)</b> Site Plan for BP    | <b>(11)</b> Grading Plan            |
| <b>(03)</b> Sidewalk Variance  | <b>(07)</b> Vacation            | <b>(12)</b> SIA Extension           |
| <b>(03a)</b> Sidewalk Deferral | <b>(08)</b> Final Plat          | <b>(13)</b> Master Development Plan |
| <b>(04)</b> Preliminary Plat   | <b>(09)</b> Infrastructure List | <b>(14)</b> Other                   |

**ACTION REQUESTED:**

REV/CMT:(x) APP:() SIGN-OFF:() EXTN:() AMEND:()

**ENGINEERING COMMENTS:**

Recommend a pre-design meeting with one of the Hydrology staff engineers to discuss the appropriate drainage requirements for the subject site.

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

**SIGNED:** Bradley L. Bingham  
 City Engineer/AMAFCA Designee

**DATE:** April 7, 2004

*not discussed  
(no show)*

**DEVELOPMENT REVIEW BOARD**  
**UTILITY DEVELOPMENT**  
**Standard Comment Sheet**

DRB-1003355

Item No. 27

Zone Atlas J-10

DATE ON AGENDA 4/07/04

INFRASTRUCTURE REQUIRED  YES  NO

CROSS REFERENCE:

TYPE OF APPROVAL REQUESTED:  ANNEXATION

SKETCH PLAT  PRELIMINARY PLAT  FINAL PLAT

SITE PLAN REVIEW AND COMMENT  SITE PLAN FOR SUBDIVISION

SITE PLAN FOR BUILDING PERMIT

No. \_\_\_\_\_ Comment

1. New Tract 165-A does not have access to sanitary sewer service. An easement must be provided to Coors across Tract 162-A, or a new sewer line must be constructed in 64<sup>th</sup>. The existing sewer line in 64<sup>th</sup> is a 48" dia. interceptor, and can not be used for service connections.

2. There is no water line in Glenrio, one may be required with the development of tract 163-A.

**If you have any questions or comments please call Roger Green at 924-3989.**



# City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

Supplemental form		Supplemental form	
<b>SUBDIVISION</b>	<b>S</b>	<b>ZONING</b>	<b>Z</b>
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input checked="" type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan	
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment	
<b>SITE DEVELOPMENT PLAN</b>		<b>APPEAL / PROTEST of...</b>	
<input type="checkbox"/> ...for Subdivision Purposes	<b>P</b>	<input type="checkbox"/> Decision by: DRB, EPC,	<b>A</b>
<input type="checkbox"/> ...for Building Permit		LUCC, Planning Director or Staff,	
<input type="checkbox"/> IP Master Development Plan		ZHE, Zoning Board of Appeals	
<input type="checkbox"/> Cert. of Appropriateness (LUCC) L			

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: JOSEPH GREVEY PHONE: 296-3825  
 ADDRESS: 2015 WYOMING BLVD NE FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER  
 AGENT (If any): WAYJOHN SURVEYING INC. PHONE: 266-2052  
 ADDRESS: 330 LOUISIANA BLVD NE FAX: 265-2887  
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJOHN SURVEYING.AOL.COM

DESCRIPTION OF REQUEST: SKETCH PLAT FOR LOT LINE ADJUSTMENT TO CONFORM TO ZONE LINES.

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

**SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. 162, 163, 164 & 165 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Adn. TOWN OF ATRISCO GRANT AIRPORT UNIT  
 Current Zoning: C1 (SC) & C2 Proposed zoning: SAME  
 Zone Atlas page(s): 510, 11 No. of existing lots: 4 No. of proposed lots: 4  
 Total area of site (acres): 13.7909 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO  
 UPC No. 101005849430610301, 101005851430610302 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: LOOKS BLVD NW  
 Between: GLENDI RD NW and FORTUNA RD NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): \_\_\_\_\_

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_  
 SIGNATURE: [Signature] DATE: 3.25.04  
 (Print) THOMAS D. JOHNSTON \_\_\_\_\_ Applicant  Agent

Form revised September 2001

**FOR OFFICIAL USE ONLY**

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #'s are assigned
- AGIS copy has been sent
- Case history #'s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>01DRB .00466</u>	<u>SK</u>	<u>CMF</u>	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>April 7, 2004</u>			Total <u>\$ 20.00</u>

[Signature] 3-29-04  
 Planner signature / date

Project # 1003355

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Any original and/or related file numbers are listed on the cover application

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the Official D.R.B. Notice of approval
- Any original and/or related file numbers are listed on the cover application

**Extensions are not reviewed through internal routing.**

Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**Your attendance is required.**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

THOMAS D. JOHNSON AGENT  
 Applicant name (print)  
[Signature] 3.25.04  
 Applicant signature / date



Form revised MARCH 2003

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
 04DRB - 00166

[Signature] 3-29-04  
 Planner signature / date

Project # 1003355



C) APPLICATION INFORMATION



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input checked="" type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		<b>Appeals</b>
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

**APPLICATION INFORMATION**

Applicant: YES Housing, Inc.		Phone: 505-280-6755
Address: 901 Pennsylvania St. NE		Email: Egradi@yeshousing.org
City: Albuquerque	State: NM	Zip: 87110
Professional/Agent (if any): YES Housing, Inc.		Phone: 505-280-6735
Address: 901 Pennsylvania St. NE		Email: Egradi@yeshousing.org
City: Albuquerque	State: NM	Zip: 87110
Proprietary Interest in Site: Partner	List all owners: Chelsea, YES, Grey Liberman	

**BRIEF DESCRIPTION OF REQUEST**

Zone change to correct split zoning / zone map error

**SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)**

Lot or Tract No.: Tracts 165, 164, 163 & 162A	Block: N/A	Unit: Airport Unit
Subdivision/Addition:	MRGCD Map No.: N/A	UPC: 101005849430610301, 101005851430610302, 10110580103072010, 1011058023320201021
Zone Atlas Page(s): J-10 & J-11	Existing Zoning: MX-L & MX-M	Proposed Zoning: MXM
# of Existing Lots: 4	# of Proposed Lots: 4	Total Area of Site (acres): 12.5+

**LOCATION OF PROPERTY BY STREETS** Coors Blvd. - between Fortuna & Glenrio

Site Address/Street: 701 Coors Blvd. NW	Between: Fortuna	and: Glenrio
---	------------------	--------------

**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

Signature:	Date: 7/3/2024
Printed Name: Enrico Gradi	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #

**Form Z: Policy Decisions**

**Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.**

A single PDF file of the complete application including all plans and documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

**INFORMATION REQUIRED FOR ALL POLICY DECISIONS (Except where noted)**

- Interpreter Needed for Hearing?  if yes, indicate language: \_\_\_\_\_
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- Letter of authorization from the property owner if application is submitted by an agent
- Traffic Impact Study (TIS) form (not required for Amendment to IDO Text)
- Zone Atlas map with the entire site/plan amendment area clearly outlined and labeled (not required for Amendment to IDO Text) NOTE: For Annexation of Land, the Zone Atlas must show that the site is contiguous to City limits.

**ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN**

**ADOPTION OR AMENDMENT OF FACILITY PLAN**

- Plan, or part of plan, to be amended with changes noted and marked
- Letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-7(A)(3) or 14-16-6-7(B)(3), as applicable
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - Proof of emailed notice to affected Neighborhood Association representatives
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

**AMENDMENT TO IDO TEXT**

- Section(s) of the Integrated Development Ordinance to be amended with changes noted and marked
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(D)(3)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

**ZONING MAP AMENDMENT – EPC**

**ZONING MAP AMENDMENT – COUNCIL**

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(F)(3) or Section 14-16-6-7(G)(3), as applicable
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - Proof of emailed notice to affected Neighborhood Association representatives
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement

**ANNEXATION OF LAND**

- Application for Zoning Map Amendment *Establishment of zoning must be applied for simultaneously with Annexation of Land.*
- Petition for Annexation Form and necessary attachments
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(E)(3)
- Board of County Commissioners (BCC) Notice of Decision

*I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.*

Signature: [Signature] Date: 6.27.2020  
 Printed Name: ENRICO GIARDI  Applicant or  Agent

**FOR OFFICIAL USE ONLY**

Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	





Finance  
Development  
Management

6339 Paseo Del Lago  
Carlsbad, CA 92011  
Tel (760) 456-6000  
Fax (760) 456-6001  
[www.chelseainvestco.com](http://www.chelseainvestco.com)

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June 26, 2024

New Mexico Mortgage Finance Authority  
344 4<sup>th</sup> Street SW  
Albuquerque, NM 87102

Re: West Mesa Ridge – UPCs: 101005849430610301, 101005851430610302, 101105801030720101,  
101105802332020102

To Whom It May Concern,

Chelsea Investment Corporation (CIC) is the Optionee to purchase and develop the above-referenced property, West Mesa Ridge. YES Housing (YES) and CIC have entered an MOU to create a partnership to construct and own West Mesa Ridge.

CIC authorizes YES Housing to correspond with and act on behalf of Chelsea Investment Corporation regarding the City of Albuquerque zoning process.

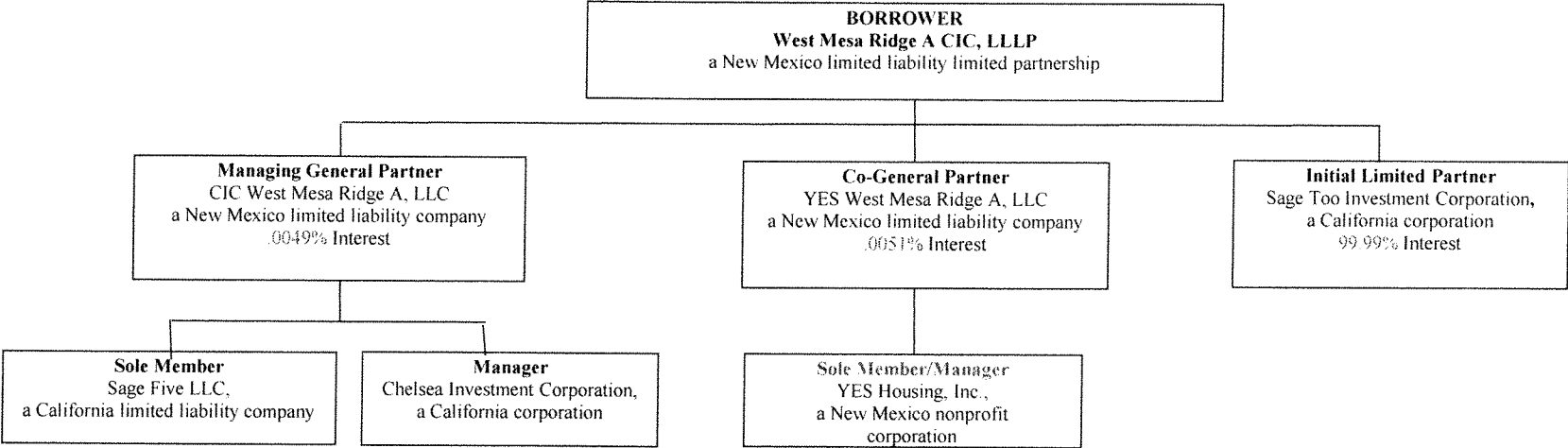
Sincerely,

A handwritten signature in blue ink that reads "Cheri Hoffman".

---

Cheri Hoffman  
President

**WEST MESA RIDGE A CIC, LLLP**



## PURCHASE OPTION AGREEMENT

This Purchase Option Agreement is entered into as of April 17, 2023, 2023 (the "Effective Date"), by and between Sage Won Investment Corporation, a California corporation (the "Optionee"), and Helen A. Grevey, Co-Trustee of the Marianne Grevey Fischer Revocable Trust u/t/a July 27, 2007 (6.236%), Helen A. Grevey, as Trustee under that certain Helen A. Grevey 2011 Trust, u/t/a dated December 14, 2011 (6.236%), AVS, LLC, a New Mexico limited liability company (65.988%), and J & J Grevey Family LLC, a New Mexico limited liability company (21.54%) (collectively the "Optionor"). The parties recite and agree as follows:

### Recitals

A. The Optionor holds the fee simple title to certain real estate hereinafter described which the Optionee desires to purchase.

B. The Optionor wishes to grant an option to Optionee to purchase the Property on the terms and conditions set forth herein for the purpose of developing the Project, and the Optionee wishes to accept an option to purchase the Property from the Optionor on the terms and conditions set forth herein to develop the Project.

Now, therefore, for and in consideration of the foregoing, and in consideration of the Option Price hereinafter described and the covenants from the Optionee and the Optionor and the other terms and conditions hereinafter set forth, the parties agree as follows:

### Agreement

1. **Definitions.** As used in this Agreement, the following capitalized terms shall have the following meanings:
  - a. **Agreement.** This Purchase Option Agreement.
  - b. **Closing.** The closing of the purchase and sale described herein. The Closing date shall be carried out through an escrow with Old Republic Title Company no later than Sixty (60) days following Optionor's receipt of Optionee's written notice of exercise of the Option, as set forth in Section 2.4 (the "Closing Date" or "Closing").
  - c. **Effective Date.** The date this Agreement is fully executed.
  - d. **Project.** Development of multifamily apartments on the Property for use as low-income housing.
  - e. **Property.** The real property located at NWC of Coors Blvd and Fortuna Rd, Albuquerque, NM 87121, more particularly described on the attached **Exhibit A**, including (1) any existing surveys, environmental reports and leases relating to such real property in Optionor's possession (the "Work Product"), together with all reserves

including replacement reserves and all accounts including taxes and insurance accounts held in connection with the Property ("Reserves/Accounts") as of the Closing Date. Optionor makes no representation or warranty regarding any existing surveys or environmental reports relating to the Property in Optionor's possession.

f. Optionee. Sage Won Investment Corporation, a California corporation, or its assignee.

g. Optionor. Helen A. Grevey, Co-Trustee of the Marianne Grevey Fischer Revocable Trust u/t/a July 27, 2007 (6.236%), Helen A. Grevey, as Trustee under that certain Helen A. Grevey 2011 Trust, u/t/a dated December 14, 2011 (6.236%), AVS, LLC, a New Mexico limited liability company (65.988%), and J & J Grevey Family LLC, a New Mexico limited liability company (21.54%).

h. Escrow and Title Company. Old Republic Title Company (Lisa Ortega – [LOrtega@oldrepublictitle.com](mailto:LOrtega@oldrepublictitle.com)) will act as both the title company (in such capacity, the "Title Company") and escrow holder (in such capacity, the "Escrow Holder") for the purchase agreement contemplated herein.

## 2. Option.

2.1 Optionor hereby grants to Optionee the exclusive option ("Option") to purchase the Property, on the terms and conditions set forth in this Agreement.

2.2 Within three (3) days of the Effective Date, Optionee shall pay to Optionor One Hundred Dollars (\$100.00) ("Option Price") in consideration of the Option, which amount shall be credited to the Purchase Price at the Close of Escrow (as defined below). The Option Price is earned when paid and is nonrefundable consideration for the Option.

2.3 The term of this Option (the "Option Term") shall commence on the Effective Date and shall expire at 11:59 p.m. on that date that is Twelve (12) months following the Effective Date. Optionee shall have the right to extend the Option Term an additional Two (2) periods, each for a duration of Six (6) months, at a cost of Fifty Thousand Dollars (\$50,000.00) per extension by giving written notice of such extension to Optionor prior to the expiration of the Option Term. The extension deposit(s) will be nonrefundable when made, subject only to the default of Optionor, held in escrow and shall be applied to the Purchase Price at Close of Escrow. However, if Optionee has failed to comply with the requirements of the New Mexico Mortgage Finance Authority in making application for tax credits, Optionee may only make a request for such extension with the consent of the Optionor.

2.4 Except as otherwise provided herein, upon satisfaction of the contingencies set forth in Section 8 below, the Option may be exercised by Optionee by delivering written notice to Optionor stating without condition or qualification, that the Option is exercised on or before the expiration of the Option Term.

2.5 If Optionee fails to satisfy any of the conditions set forth in Section 8 below on or before the expiration of the Option Term (or such sooner date set forth

therein), or if Optionee fails to deliver the written notice to Optionor described in Section 2.4 above on or before the expiration of the Option Term, the Option and this Agreement shall be terminated and cancelled, and the Earnest Money (defined below) shall be subject to the terms set forth in Section 3.2 below.

2.6 Memorandum of Option. Concurrent with the execution and delivery of this Option Agreement, Optionee and Optionor shall each deliver to Escrow Holder one (1) duly executed and acknowledged original of a Memorandum of Option (the "Memorandum of Option"), substantially in the form attached hereto as **Exhibit B**. Upon receipt of a fully executed Memorandum of Option, Escrow Holder shall record such Memorandum of Option against the Land in the Office of the County Recorder for Bernalillo County ("Recorder's Office"). Concurrent with delivery of the Memorandum of Option, Optionee shall execute and deliver to Escrow a "Termination of Memorandum of Option" substantially in the form attached hereto as **Exhibit C** and same shall be held for recording upon the termination or expiration of the Agreement. Upon termination or expiration of the Agreement, Title Company shall record the Termination of Memorandum of Option.

### 3. Purchase Price/Earnest Money.

3.1 The purchase price for the Property shall be Three Million Two Hundred Forty Six Thousand Dollars (\$3,246,000.00) if the Optionee delivers written notice of exercise of the option to the Optionor within twelve (12) months of the Effective Date. The purchase price for the Property shall be Three Million Two Hundred Ninety Six Thousand Dollars (\$3,296,000.00) if the Optionee delivers written notice of exercise of the option to the Optionor between thirteen (13) months and eighteen (18) months from the Effective Date. The purchase price for the Property shall be Three Million Three Hundred Forty Six Thousand Dollars (\$3,346,000.00) if the Optionee delivers written notice of exercise of the option to the Optionor between nineteen (19) months and twenty four (24) months from the Effective Date (the "Purchase Price"). The Purchase Price shall be payable by the Optionee in cash or cashier's check at Closing.

3.2 Upon the execution of this Agreement, the Optionee shall deliver the sum of Twenty-Five Thousand Dollars (\$25,000.00) (the "Earnest Money") in immediately available federal funds to the Title Company's escrow account. The Earnest Money shall be held by the Title Company in an interest-bearing account and be disbursed or applied by the Title Company in accordance with the provisions of this Agreement. All interest accrued on the Earnest Money shall be the property of the Optionee. If the sale of the Property is consummated, the Earnest Money and accrued interest shall be applied to the Purchase Price. The Earnest Money will be refundable to the Optionee unless and until the Optionee has delivered an Approval Notice (defined below) to Optionor and Escrow Holder. If Optionee delivers an Approval Notice to Optionor and Escrow Holder, the Earnest Money shall become non-refundable unless Optionor defaults under the Agreement, and shall be held in escrow until (i) Closing, if Optionee exercises the Option, at which time it shall be applied to the Purchase Price; or (ii) termination of the Agreement if Optionee does not exercise the Option or the transaction does not close for any reason other than Optionor's default, at which time it shall be released to Optionor. The total amount of the Earnest Money and the



payment(s) for the Option and any extension of the Option Term shall constitute liquidated damages which shall be the sole remedy of the Optionor in the event of Optionee's failure to exercise the Option after the expiration of the Feasibility Period for any reason or Optionee's default under the Agreement.

3.3 If the Optionee elects to terminate this Agreement during the Feasibility Period in accordance with any of the provisions contained in Sections 4 through 7 hereof, the Earnest Money shall be returned to the Optionee.

3.4 In order to reduce the administrative difficulties sometimes encountered by title companies in determining the correct disposition of Earnest Money, the Optionee and the Optionor hereby irrevocably instruct the Title Company as follows in connection with the Earnest Money: (i) if at any time prior to the expiration of the Feasibility Period, the Optionee delivers to the Title Company and the Optionor a written certification that the Optionee is entitled to a return of the Earnest Money in accordance with the provisions hereof, then in such event, the Title Company shall return to the Optionee the Earnest Money, or, (ii) at any time after the expiration of the Feasibility Period either party delivers to the Title Company and the other party a written certification that such party is entitled to the Earnest Money in accordance with the provisions hereof, and the other party does not deliver a written objection to the Title Company and the noticing party within five (5) days of receipt of such certification, then, in such event, the Title Company shall deliver the Earnest Money to the noticing party.

#### 4. Feasibility Period.

4.1 The Optionee shall have nine (9) months from mutual execution of this Agreement (the "Feasibility Period") to undertake all investigations necessary to determine, in the Optionee's sole discretion, the feasibility of utilizing the Property for the Optionee's intended use and to deliver to Optionor and Escrow Holder a written notice confirming its feasibility approval (an "Approval Notice"). In the event the Optionee determines, for any reason, that it is not feasible for the Optionee to utilize the Property for the Optionee's intended use, the Optionee may terminate this Agreement by notifying the Optionor and the Title Company in writing.

4.2 At all reasonable times during the Feasibility Period, the Optionee and Optionee's agents shall be entitled to access to the Property following reasonable notice to the Optionor in order to conduct various tests and inspections, including physical inspections (including without limitation, additional soil tests and environmental site assessments) and to undertake such other due diligence as the Optionee shall deem appropriate. Except as otherwise provided herein, any and all inspections, tests, audits and other investigations performed by the Optionee or its agents and representatives shall be at Optionee's sole cost and expense and without liability to the Optionor, and shall be conducted during normal business hours, and shall not disrupt or interfere with the tenants of the Property. The Optionee shall leave the Property in the same condition as it was before the Optionee's inspection of the Property and shall indemnify the Optionor against any claims that may be asserted against the Optionor as a result of the Optionee's

investigation of the Property. As a condition precedent to Optionee's or Optionee's agents first entry onto the Property, Optionee or its agents will deliver to Optionor a certificate of insurance (from an insurance company and in form reasonably acceptable to Optionor) evidencing that Optionee or its agents have insurance, commercially reasonably acceptable to Optionor, with no less than \$1 million liability limits. The obligations of the Optionee pursuant to this Section will survive the Closing or termination of this Agreement.

4.3 Within ten (10) days following the execution of this Agreement, the Optionor, at the Optionor's expense, shall deliver the Work Product to the Optionee, with the understanding that Optionor makes no representation or warranty regarding any existing surveys or environmental reports included with the Work Product, including without limitation the following documents:

(a) existing environmental reports and any follow-up hazardous substance condition reports;

(b) any information and/or soils reports relating to the geo-technical conditions of the Property; and

(c) existing surveys of the Property and copies of all covenants, conditions and restrictions applicable to the Property, and

(d) existing leases relating to the Property.

## 5. Title.

5.1 Merchantable and insurable title to the Property shall be conveyed by the Optionor to the Optionee by Special Warranty Deed, free of all liens and encumbrances, except for any exceptions shown in the title policy which are specifically approved or waived by the Optionee in writing pursuant to the provisions of Section 5.2 below.

5.2 Within ten (10) days following the execution of this Agreement, the Optionor, at the Optionor's expense, shall deliver to the Optionee a title commitment (with legible copies of all documents listed or described therein) to issue an ALTA owner's policy of title insurance in the amount of the Purchase Price with respect to the Property. The Optionee shall notify the Optionor of any objections the Optionee has to the title commitment in writing within one hundred eighty (180) days of the Effective Date. Any objections not timely made are deemed waived. The Optionor shall, within ten (10) days of receipt of the Optionee's objections, notify the Optionee in writing of the objections which the Optionor intends to cure. Failure of the Optionor to respond to the Optionee's objections within the ten (10) day period shall be deemed a refusal to cure such objections, if any. The Optionee shall then either proceed under the terms of this Agreement, waiving any of the uncured objections, or shall promptly terminate this Agreement. All objections that the Optionor consents to cure shall be cured as a condition precedent to Closing. Late delivery of the title commitment letter after prompt application by the Seller for the same shall not be deemed either a default or failure to comply with the delivery covenant specified for tender of the title commitment.

5.3 At the Closing, the Optionor shall cause to be issued to the Optionee a standard ALTA form of owner's title insurance policy with respect to the Property in the amount of the Purchase Price. The title insurance policy shall contain only those exceptions consented to by the Optionee pursuant to the provisions of this Agreement, plus any additional exceptions required by the Title Company after its review of the survey to be provided under Section 6 below and accepted by the Optionee pursuant to the provisions of this Agreement ("Permitted Exceptions"). The Optionor shall pay the cost of the owner's title insurance policy and the Optionee shall be responsible for the additional costs for extended title insurance coverage and title insurance endorsements required by the Optionee, including the cost to remove standard exceptions 1 through 7.

6. Survey.

6.1 At any time following the date of this Agreement, the Optionee may procure, at the Optionee's expense, an ALTA survey of the Property (the "Survey") acceptable to Optionee and sufficient for the Title Company to cause the deletion of the survey exception from the title policy. Optionee shall provide Optionor a full and complete copy of any survey obtained within ten (10) days of obtaining the same.

6.2 The Optionee shall notify the Optionor of any objections to the Survey of the Property or matters reflected therein in writing within one hundred eighty (180) days of the Effective Date. Any objections not timely made are deemed waived. The Optionor shall, within (10) days of receipt of the Optionee's objections notify the Optionee in writing of the objections which the Optionor intends to cure. Failure of the Optionor to respond to all or any of the Optionee's objections within the ten (10) day period shall be deemed a refusal to cure those objections. The Optionee shall then either choose to close without a reduction to the Purchase Price, waiving any of the uncured objections, or shall promptly terminate this Agreement. All objections that the Optionor consents to cure shall be cured as a condition precedent to Closing.

7. Phase I.

7.1 At any time following the date of this Agreement, the Optionee may procure, at the Optionee's expense, a Phase I Environmental Report (the "Phase I"), prepared by an environmental consultant acceptable to the Optionee, in a form acceptable to the Optionee. The Phase I Environmental Report shall include a test report of all suspected asbestos containing material. Should Optionee elect to procure a Phase I Environmental Report, Optionee shall also provide a copy of the same to Optionor.

7.2 The Optionee shall notify the Optionor of any objections to the Phase I or matters reflected therein in writing within one hundred eighty (180) days of the Effective Date. Any objections not timely made are deemed waived. The Optionor shall, within (10) days of receipt of the Optionee's objections notify the Optionee in writing of the objections which the Optionor intends to cure. Failure of the Optionor to respond to all or any of the

Optionee's objections within the ten (10) day period shall be deemed a refusal to cure those objections. The Optionee shall then either choose to close without a reduction to the Purchase Price, waiving any of the uncured objections, or to terminate this Agreement. All objections that the Optionor consents to cure shall be cured as a condition precedent to Closing.

8. Contingencies. The exercise of the Option by Optionee shall be and is contingent upon the satisfaction of all of the following contingencies prior to expiration of the Option Term or such sooner date set forth herein:

8.1 Optionee shall have obtained binding commitments for financing development and operation of the Project in amounts and upon terms satisfactory to the Optionee in the Optionee's sole discretion, including without limitation an allocation of low-income housing tax credits from New Mexico Mortgage Finance Authority ("NMMFA"), the binding obligation of a tax credit limited partner to provide tax credit equity, and binding commitments for construction and permanent financing.

8.2 Optionee shall have received a determination by the City of Albuquerque, New Mexico, and/or such other public agency as may be required to proceed with the Project based on the results of an environmental review of the Property, including without limitation any environmental review required in the event federal funds are used to finance the Project.

8.3 Optionee shall have received "Authority to Use Grant Funds" from NMMFA.

Optionee shall use its commercially reasonable and good faith efforts to satisfy the above contingencies by the expiration of the Option Term.

9. Optionee's Conditions Precedent. The following are conditions precedent to the Optionee's obligation to close the purchase of the Property (which conditions, unless otherwise stated herein, the Optionee may waive only in writing):

9.1 The Optionor shall have performed and complied with all of the obligations and conditions required by this Agreement to be performed or complied with prior to or at the Closing or waived in writing by the Optionee and all of Optionor's representations and warranties hereunder shall be true, accurate and complete.

9.2 No portion of the Property shall have been taken, condemned or damaged, and the Reserves shall not have been diminished unless and except as necessary to preserve the value of the Property.

9.3 The Optionee shall have investigated the Property as specified in Section 4 above. If the Optionee fails to notify the Optionor of any objection pursuant to such inspections prior to the end of the Feasibility Period as set forth in Section 4 above, this condition precedent shall be deemed to have been waived.

9.4 The Optionee's objections to the title insurance commitment shall have either been waived by the Optionee or satisfied by the Optionor, as specified in Section 5

above.

9.5 The Optionee's objections to the Survey and any matters shown thereon shall have either been waived by the Optionee or satisfied by the Optionor, as specified in Section 6 above.

9.6 The Optionee's objections to the Phase I and any matters shown therein shall have either been waived by the Optionee or satisfied by the Optionor, as specified in Section 7 above.

9.7 The Optionee shall have obtained satisfactory financing for the purchase of the Property as specified in Section 8 above.

10. Optionor's Conditions Precedent. The Optionee shall have performed and complied with all of the obligations and conditions required by this Agreement to be performed or complied with at or prior to the Closing or waived in writing by the Optionor.

11. Optionor's Obligations at Closing. At least one business day immediately prior to Closing, Optionor shall deliver to Title Company, as escrow agent, each of the following items:

(a) A duly executed special warranty deed (the "Deed") in recordable form, conveying the Real Property, subject to the Permitted Exceptions;

(b) an affidavit duly executed by Optionor stating that Optionor is not a "foreign person" as defined in the Federal Foreign Investment in Real Property Tax Act of 1980 and the 1984 Tax Reform Act;

(c) an assignment of the Work Product in a form mutually agreed upon between Optionee and Optionor; and

(d) such additional documents as shall be reasonably requested by the Title Company or required to consummate the transaction contemplated by this Agreement; provided, however, that in no event shall Optionor be required to indemnify the Title Company, Optionee, or any other party pursuant to any such documents, or undertake any other material liability not expressly contemplated in this Agreement, unless Optionor elects to do so in its sole discretion.

12. Optionee's Obligations at Closing. At Closing, the Optionee shall deliver to the Title Company, as escrow agent, each of the following items:

(a) cash in the amount of the Purchase Price, minus the Earnest Money and the Option Price, plus the amount of any prorations and closing costs payable by Optionee at Closing pursuant to Section 15 below which have not been previously paid or applied;

(b) an affidavit duly executed by the Optionee stating that the Optionee is not a foreign person as defined in the Federal Foreign Investment in Real Property Tax Act of

1980 and the 1984 Tax Reform Act; and

(c) such additional documents as shall be reasonably requested by the Title Company or required to consummate the transaction contemplated by this Agreement; provided, however, that in no event shall Optionee be required to indemnify the Title Company, Optionor, or any other party pursuant to any such documents, or undertake any other material liability not expressly contemplated in this Agreement, unless Optionee elects to do so in its sole discretion.

13. Environmental Matters. Except as set forth in any environmental assessment reports in Optionor's possession and disclosed to Optionee or as otherwise disclosed to Optionee in writing, Optionor has received no written notice from any governmental authority asserting, nor is Optionor aware of, any violation of Environmental Laws related to the Property and has no knowledge of the presence (except for the presence of Hazardous Materials used by Optionor or its agents, contractors or tenants in amounts necessary and appropriate for Optionor's use of the Property in the ordinary course of business and in compliance with Environmental Laws) or release (except for releases involving de minimis quantities of Hazardous Materials or releases authorized by and in compliance with Environmental Laws) of Hazardous Materials on or from the Property. The term "**Environmental Laws**" includes without limitation the Resource Conservation and Recovery Act and the Comprehensive Environmental Response, Compensation, and Liability Act and other federal laws governing the environment as in effect on the date of this Agreement together with their implementing regulations as of the date of this Agreement applicable to the Property, and all applicable state, regional, county, municipal and other local laws, regulations and ordinances that are equivalent or similar to the federal laws recited above or that purport to regulate Hazardous Materials. The term "Hazardous Materials" includes petroleum (including crude oil or any fraction thereof) and any substance, material, waste, pollutant or contaminant, or similar term which is regulated by local authorities, the State of New Mexico and/or the federal government to protect the environment, including, but not limited to, any material, substance, waste or similar term which is listed or defined as hazardous or toxic under any Environmental Law, in any case at levels or concentrations in the environment requiring remediation or removal in accordance with Environmental Laws.

14. Optionor's Representations. In addition to the representations and warranties of Optionor set forth in Section 13 of this Agreement, the Optionor represents and warrants that, (a) all information delivered to the Optionee by the Optionor pursuant to this Agreement is accurate and complete in all material respects, unless otherwise indicated to the Optionee in writing by the Optionor, and (b) to the best of Optionor's knowledge, the Optionor has not omitted to deliver or disclose material information known to the Optionor concerning the Property. Notwithstanding the foregoing, Optionor makes no representation or warranty regarding any existing surveys or environmental reports relating to the Property in Optionor's possession.

15. Prorations and Closing Costs. Real estate taxes, assessments and other similar items shall be prorated between the Optionee and the Optionor as of the date of

Closing. Each party shall pay its own attorney's fees in connection with the negotiation and drafting of this Agreement and the Closing of this sale. Each party shall pay one-half (1/2) of the escrow fees charged by the Title Company. Each party shall pay its own recording fees. The Optionee shall pay one-half (1/2) of the document preparation fees and one-half (1/2) of the Title Company's closing fees. Any and all other customary closing costs involved in this transaction shall be paid as is customary in Albuquerque, New Mexico.

16. AS-IS Acquisition: Optionee's Disclaimer.

EXCEPT FOR OPTIONOR'S EXPRESS REPRESENTATIONS, WARRANTIES, AND COVENANTS MADE IN THIS AGREEMENT, AND IN THE WARRANTIES OF TITLE CONTAINED IN THE SPECIAL WARRANTY DEEDS AND ANY RIGHTS, WARRANTIES, AND/OR COVENANTS ASSIGNED TO OPTIONEE AT CLOSING BY OPTIONOR (THE "EXPRESS REPRESENTATIONS"), AT CLOSING OPTIONEE SHALL ACCEPT THE PROPERTY BEING CLOSED IN ITS "AS IS" "WHERE IS" CONDITION AND "WITH ALL FAULTS". OPTIONEE AGREES THAT, EXCEPT FOR THE EXPRESS REPRESENTATIONS, NEITHER OPTIONOR NOR ANY OF OPTIONOR'S REPRESENTATIVES AND AGENTS (COLLECTIVELY THE "OPTIONOR RELATED PARTIES") HAVE MADE OR GIVEN ANY WARRANTIES, GUARANTEES, OR REPRESENTATIONS OF ANY KIND WHATSOEVER, REGARDING ANY MATTER RELATING TO THIS AGREEMENT OR THE PROPERTY, WHETHER ORAL OR WRITTEN, EXPRESS OR IMPLIED.

OPTIONEE SPECIFICALLY AGREES AND ACKNOWLEDGES THAT EXCEPT FOR THE EXPRESS REPRESENTATIONS, THERE ARE NO EXPRESS OR IMPLIED WARRANTIES OF HABITABILITY, MERCHANTABILITY, SUITABILITY, OR FITNESS FOR A PARTICULAR PURPOSE AND THAT EXCEPT FOR THE EXPRESS REPRESENTATIONS, (I) THERE ARE NO EXPRESS OR IMPLIED WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, WRITTEN OR ORAL, REGARDING THE PRESENT OR FUTURE VALUE, PROFITABILITY, PERFORMANCE OR PRODUCTIVITY OF THE PROPERTY, OR (II) REGARDING THE QUALITY, NATURE, ADEQUACY OR CONDITION OF THE PROPERTY FOR OPTIONEE'S INTENDED USE OR ANY OTHER USE, OR (III) REGARDING ANY OTHER MATTER OR THING WHATSOEVER WITH RESPECT TO THE PROPERTY OR THIS AGREEMENT. OPTIONEE ACKNOWLEDGES THAT IT HAS HAD OR WILL HAVE, PURSUANT TO THIS AGREEMENT, AN ADEQUATE OPPORTUNITY TO MAKE SUCH LEGAL, FACTUAL, AND OTHER INQUIRES AND INVESTIGATIONS AS IT DEEMS NECESSARY, DESIRABLE, OR APPROPRIATE WITH RESPECT TO THE PROPERTY.

WITHOUT LIMITING THE FORGOING, OPTIONEE HEREBY ACKNOWLEDGES AND AGREES THAT, EXCEPT WITH RESPECT TO (A) ANY MATTERS COVERED BY THE EXPRESS REPRESENTATIONS, AND (B) ANY FRAUD, MISREPRESENTATION OR BAD FAITH BY OPTIONOR AND/OR ITS EMPLOYEES, OPTIONEE WAIVES, RELEASES AND DISCHARGES ANY CLAIM IT HAS, MIGHT HAVE HAD, OR MAY HAVE AGAINST OPTIONOR OR ANY OPTIONOR RELATED PARTY WITH RESPECT TO THE CONDITION OF THE PROPERTY, EITHER PATENT OR LATENT, OR THE ABILITY TO USE THE PROPERTY FOR ANY PARTICULAR PURPOSE. NOTWITHSTANDING THE FOREGOING, EFFECTIVE AS

OF EACH CLOSING, OPTIONOR ASSIGNS TO OPTIONEE, FOR THE BENEFIT OF OPTIONEE AND OPTIONEE'S SUCCESSORS AND ASSIGNS, ALL OF OPTIONOR'S INTEREST (IF ANY) TO ALL WARRANTIES, CAUSES OF ACTION, AND CLAIMS OF ANY KIND RELATING TO OPTIONOR'S CONTRACTORS, SUBCONTRACTORS, ENGINEERS, CONSULTANTS, AND DESIGN PROFESSIONALS, AND ANY OTHER PERSON OR ENTITY INVOLVED IN THE CONSTRUCTION OF IMPROVEMENTS UPON OR THE DEVELOPMENT OF THE PROPERTY. THE PROVISIONS OF THIS PARAGRAPH SHALL SURVIVE SETTLEMENT FOREVER AND SHALL NOT MERGE WITH THE DEED.

OPTIONOR AND OPTIONEE ACKNOWLEDGE THAT IN THE NEGOTIATION FOR THIS AGREEMENT, THEY WERE EACH REPRESENTED BY COUNSEL AND THEY HAVE RELATIVELY EQUAL BARGAINING POWER, AND THE LIMITATIONS ON REPRESENTATIONS OR WARRANTIES AND THE WAIVER AND RELEASE PROVIDED BY OPTIONEE HEREIN ARE A RESULT OF SPECIFIC NEGOTIATIONS BETWEEN THE PARTIES AND ARE AN IMPORTANT BASIS TO THE CONSIDERATION AGREED UPON HEREIN. OPTIONEE IS GRANTING THE WAIVER AND RELEASE PROVIDED HEREIN AFTER CONSULTATION WITH OPTIONEE'S COUNSEL.

The preceding AS-IS statement and disclaimer and waiver shall survive the Closing or termination of this Agreement, as applicable.

17. Default: Remedies.

17.1 Optionor's Defaults; Optionee's Remedies. In the event that Optionor defaults on its obligations under this Agreement or breaches any of Optionor's representations or warranties hereunder, Optionee may either (i) terminate this Agreement by written notice to the Optionor and the Title Company, in which event the entire Earnest Money shall be immediately refunded to the Optionee; or (ii) enforce specific performance, which suit for specific performance must be filed and served within ninety (90) days of Optionor's default or breach.

17.2 Optionee's Default: Optionor's Remedies. In the event Optionee defaults on its obligations under this Agreement or materially breaches any of Optionee's representations or warranties hereunder, Optionor may, as Optionor's exclusive remedy for such default or breach terminate this Agreement by written notice delivered to Optionee, whereupon Optionor shall be entitled to immediately receive and retain the Earnest Money (and all interest earned thereon) and any Option extension deposit(s), it being agreed between Optionee and Optionor that the Earnest Money and any Option extension deposit(s) shall be liquidated damages (and not a penalty) for such default of Optionee hereunder because of the difficulty, inconvenience and uncertainty of ascertaining actual damages for such default.

18. Mediation. If any dispute arising out of the construction of the provisions of this Agreement or relating to the reasonableness of the conduct of the parties cannot be settled by direct discussions, the parties agree to endeavor first to settle any such dispute in an amicable manner by mediation. The cost of the mediation shall be shared equally by the parties to the mediation. Each party shall bear its own attorney's fees incurred in such



mediation.

Notices. Any notice, demand, request, approval, or other communication (a "notice") which, under the terms of this Agreement or under any statute, must or may be given by the parties, must be in writing and shall be hand-delivered, transmitted by facsimile or email, or sent by overnight courier or by United States Mail, certified, return receipt requested and postage prepaid, addressed to the respective parties at the following addresses:

If to the Optionee:  
Sage Won Investment Corporation  
6339 Paseo del Lago  
Carlsbad, California 92011  
Attn: Tim Baker  
Phone: 760-456-6000  
Fax: 760-456-6001  
Email: [tbaker@chelseainvestco.com](mailto:tbaker@chelseainvestco.com)

With copy to:  
Teel, Roeper & Haines, LLP  
1335 Camino Del Mar  
Del Mar, CA 92014  
Attn: Dean E. Roeper, Esq.  
Phone: (858) 794-2900  
Email: [dean@teelroeper.com](mailto:dean@teelroeper.com)

If to the Optionor:  
AVS, LLC, a New Mexico limited liability company  
Address: 2015 Wyoming Blvd., NE, Suite G Attn: Helen A. Grevey  
Albuquerque, New Mexico 87112  
Fax: (505) 292-1290  
Phone: (505) 239-6055  
Email: [helen.grevey@gmail.com](mailto:helen.grevey@gmail.com)

J & J Grevey Family LLC, a New Mexico limited liability company  
Address: 915 Camino Ranchitos NW, Albuquerque, New Mexico 87114  
Attention: Eileen Grevey Hillson  
Phone: (505) 238-0461  
Email: [ehillson49@comcast.net](mailto:ehillson49@comcast.net)

With copy to: Spann, Hollowwa & Artley  
Address: P.O. Box 1307, Albuquerque, New Mexico 87103  
Contact: J. Kerwin Hollowwa, Esq. / Sean K. Hollowwa, Esq.  
Phone: (505) 243-3525  
Email: [jkhollowwa@shha.net](mailto:jkhollowwa@shha.net) / [shollowwa@shha.net](mailto:shollowwa@shha.net)

Notices, demands, requests and exercises served in the above manner shall be considered sufficiently given or served for all purposes under this Agreement (i) upon actual

receipt, if hand delivered or sent by facsimile or email, (ii) the next day if sent by U.S. Express Mail or overnight courier service, or (iii) five (5) days after postmark if sent by U.S. Mail.

19. Time. Time is of the essence of this Agreement.

20. Severability. All of the provisions of this Agreement are hereby declared to be severable and a finding by any court of competent jurisdiction that any provision of this Agreement is void, unlawful or unenforceable shall not affect the validity or enforceability of any other provision of this Agreement.

21. Cooperation. The Optionee and the Optionor covenant and agree that they will execute and deliver, whether on or after Closing, all documents which may be reasonably required to carry out the terms of this Agreement and transaction anticipated hereby.

22. Attorney's Fees. In the event of any arbitration, action, suit or proceeding arising from or based on this Agreement brought by either party against the other party to this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party its reasonable attorney's fees, any gross receipts tax thereon, and legal expenses and costs incurred in connection therewith.

23. Counterparts. This Agreement may be executed simultaneously in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

24. Assignment. The Optionee shall be entitled to assign its rights and obligations under this Agreement to an affiliated entity or a limited partnership whose general partner is an affiliated entity or any other applicant, organization or sponsor as deemed fit by Optionee without the consent of the Optionor.

25. Modification. This Agreement may not be amended or modified except by an agreement in writing executed by each of the parties hereto.

26. Governing Law. This Agreement and the various instruments executed and delivered pursuant hereto shall be governed by the laws of the State of New Mexico.

27. Headings. The heading of the sections and subsections hereof are for purposes of convenience only and shall in no way affect the construction of any of the terms, covenants or conditions hereof.

28. Final Agreement. This Agreement represents the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous or subsequent oral agreement of the parties. There is no unwritten agreement between the parties. This Agreement shall supersede any provision in any proposal which was made prior to the date hereof.

29. Facsimile Documents. Facsimile or scanned documents which are transmitted by telecommunications and reproduced by electronic means ("Faxed" or emailed), with electronically reproduced signatures, shall be legally effective and binding until such time as replaced by documents containing original signatures, which shall be provided within a

**IN WITNESS WHEREOF**, Optionor and Optionee have executed this Option Agreement as of the date first above written.

OPTIONOR

AVS, LLC, a New Mexico limited liability company

By: *Helen A. Grevey*  
Helen A. Grevey Authorized Member

Helen A. Grevey, Co-Trustee of the Marianne Grevey Fischer Revocable Trust u/t/a July 27, 2007

By: *Helen A. Grevey*  
Helen A. Grevey, Co-Trustee,

Helen A. Grevey, as Trustee under that certain Helen A. Grevey 2011 Trust, u/t/a dated December 14, 2011.

By: *Helen A. Grevey*  
Helen A. Grevey, Trustee

J & J Grevey Family, LLC, a New Mexico limited liability company

By: *Eileen Grevey Hillson*  
Eileen Grevey Hillson, Manager

Date Signed: 04/17/23

OPTIONEE:

Sage Won Investment Corporation

By: *Cheri Hoffman*  
Cheri Hoffman, Authorized Agent

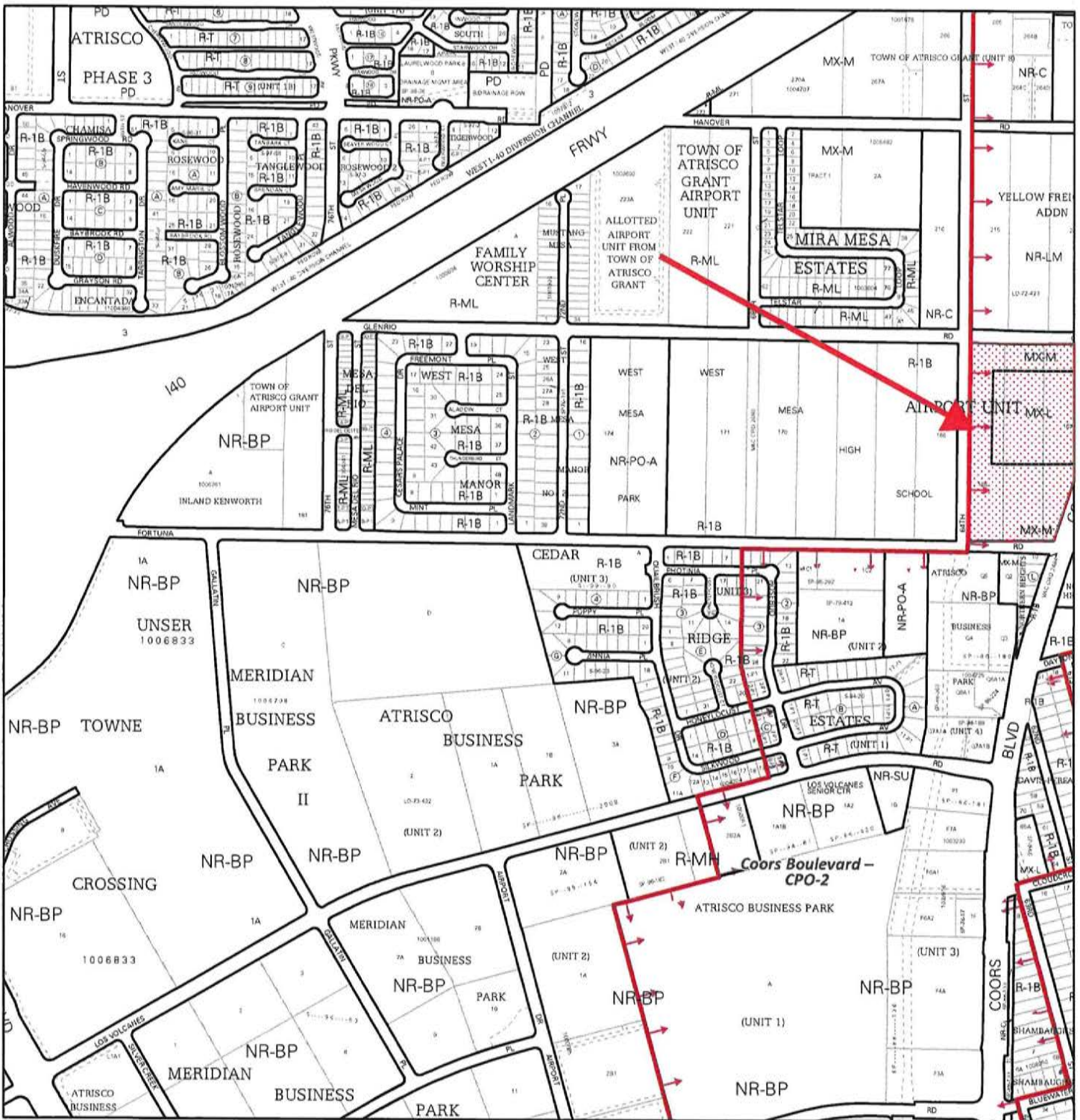
Date signed: 04/14/2023

**Exhibit A**  
**Legal Description of Real Property**

Northerly portion of Tract 162A, Tract 163, 164, & 165 (excluding 2,542 sq. ft ROW on Tract 163 Town of Atrisco Grant Airport Unit) containing approximately 12.42 +/- acres outlined on the attached Ariel diagram together with all of the improvements thereon and appurtenances thereunto belonging to (the "Property").

(to be confirmed with Title Company and Buyer's Survey)






For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas


### May 2018



Albuquerque Geographic Information System

**IDO Zoning information as of May 17, 2018**

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

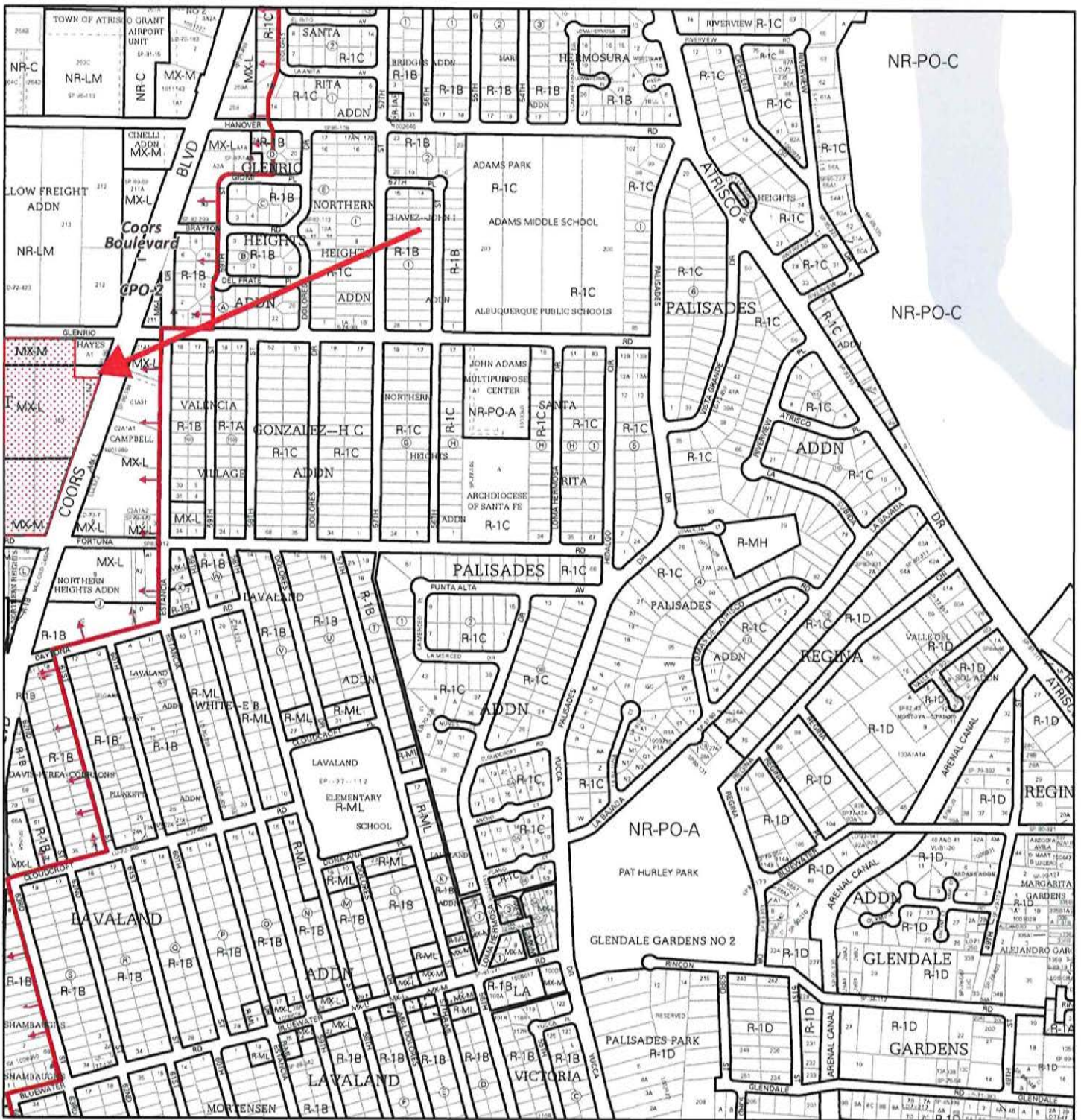


Gray Shading  
Represents Area Outside  
of the City Limits

Zone Atlas Page:  
**J-10-Z**

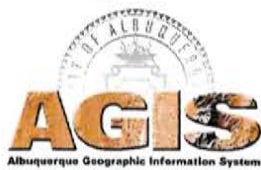
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000  
Feet

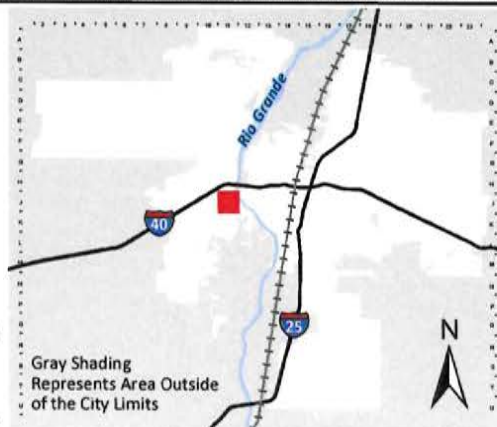


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# IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

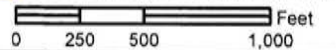


Zone Atlas Page:

## J-11-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading Represents Area Outside of the City Limits





RCO has obtained from Bernalillo County GIS the

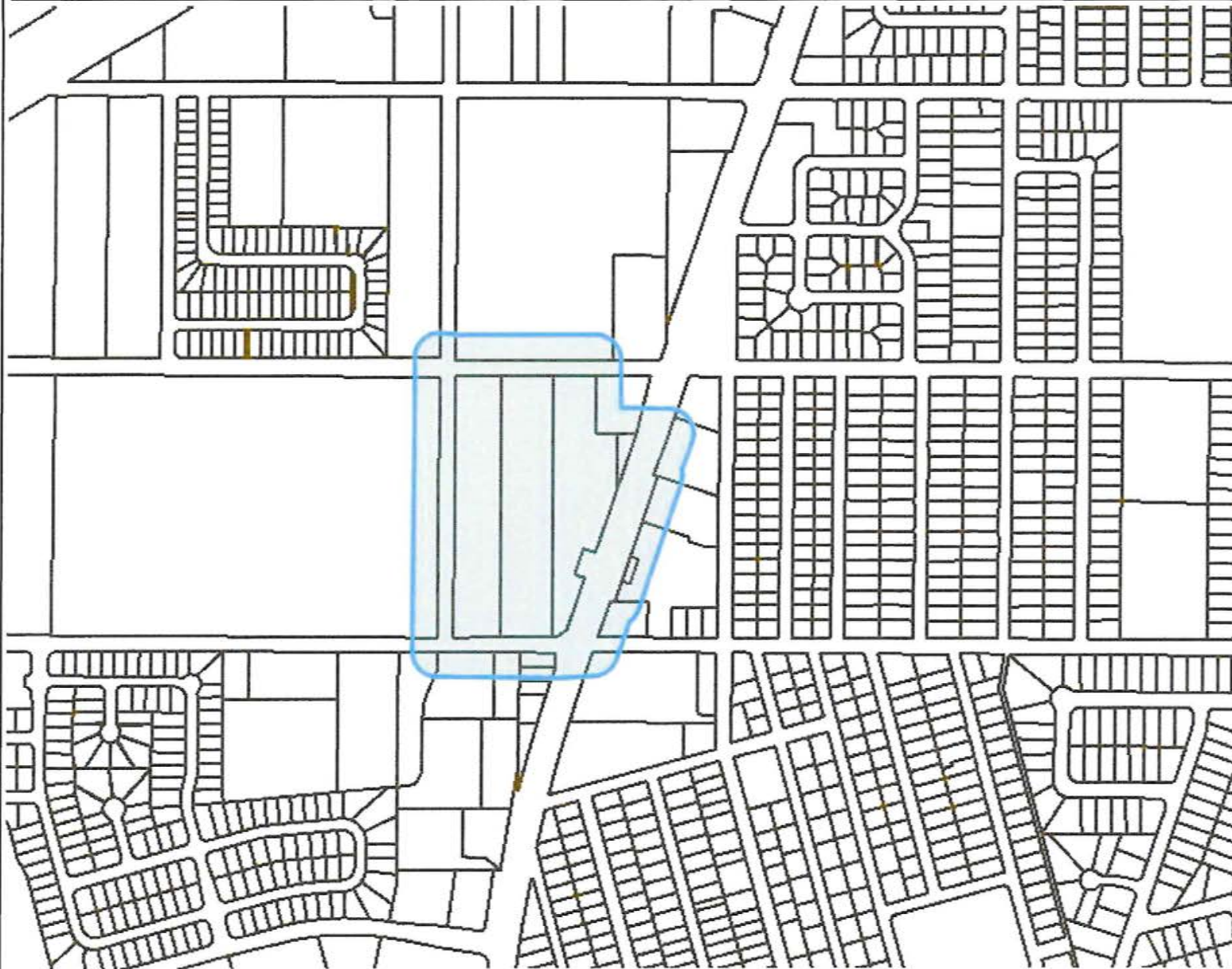


# 701 Coors Blvd NW



## Legend

□ Bernalillo County Parcels



## Notes

Buffer: 100 Ft.  
ROW: Coors Blvd NW; Fortuna Rd NW;  
Glenrio Rd NW

1,165 0 583 1,165 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
6/28/2024 © City of Albuquerque

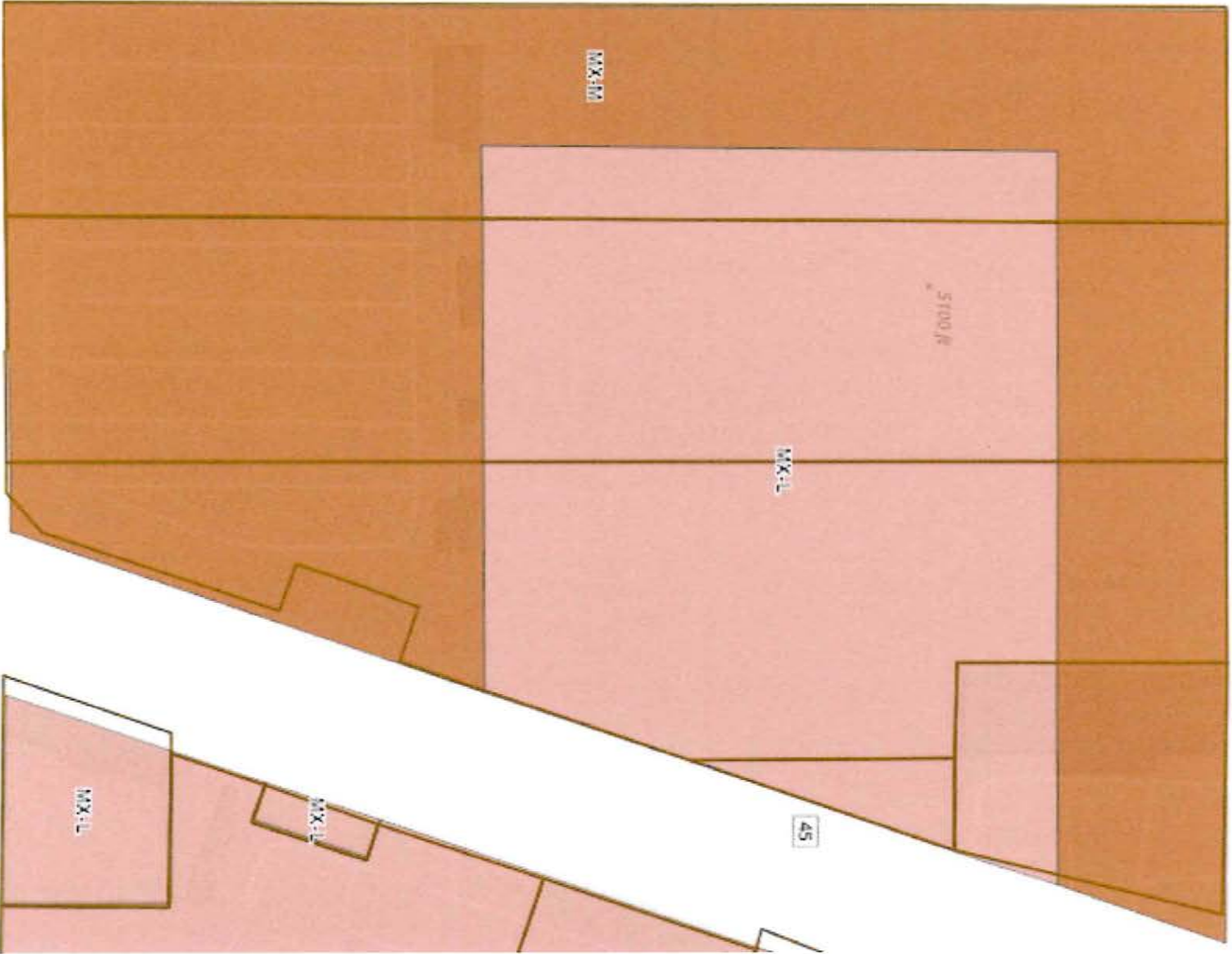
1: 6,991

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**







# Traffic Impact Study Form

We are currently seeking a TCL for DFT approval. An approved infrastructure list will be provided prior to Final Plat.

**Elaine Wynne**

---

**From:** Jones, Megan D. <mdjones@cabq.gov>  
**Sent:** Wednesday, July 3, 2024 11:22 AM  
**To:** Enrico Gradi  
**Cc:** Elaine Wynne; Aranda, James M.; 'Edgar Mata'  
**Subject:** Re: Required Traffic Scoping Form for EPC Zone Change

Abba Technologies

Warning: Sender mdjones@cabq.gov is not yet trusted by your organization.  
Please be careful before replying or clicking on the links.

[Report as Phishing](#) [Block as Spam](#) [Mark as Safe](#)

generated by Proofpoint

Mr. Gradi,

This email and the attached documentation will suffice for a complete application for the zone change since Mr. Chern is out the remainder of the week. The TCL that has been approved will suffice, but please work with Mr. Chern next week when he returns and get this to us ASAP. The staff planner assigned to the case will discuss with you.

Megan Jones, MCRP | MPA  
Principal Planner  
Current Planning/EPC | UD&D  
o 505.924.3352  
e [mdjones@cabq.gov](mailto:mdjones@cabq.gov)  
[cabq.gov/planning](http://cabq.gov/planning)

---

**From:** Enrico Gradi <Enrico.Gradi@yeshousing.org>  
**Sent:** Wednesday, July 3, 2024 10:58 AM  
**To:** Cherne, Curtis <CCherne@cabq.gov>  
**Cc:** Elaine Wynne <EWynne@yeshousing.org>; Aranda, James M. <jmaranda@cabq.gov>; Jones, Megan D. <mdjones@cabq.gov>; 'Edgar Mata' <edgar@jeebsandzuzu.com>  
**Subject:** Required Traffic Scoping Form for EPC Zone Change

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Good morning Mr. Cherne,

YES Housing Inc as partner and agent in the West Mesa Ridge Affordable Housing Development (City RFP Number 2023-413-FCS-RG) is submitting an application for a zone change from split zoned property MX-L and MX-M to MX-M and we are targeting the August 15<sup>th</sup> public hearing, as well as the zone application deadline of July 5<sup>th</sup>. **In order to satisfy the submittal requirements by July 5<sup>th</sup>, we seek your assistance in supporting the Traffic Scoping Form.** This is a multi-phased development, in the master-planning process. Since this is a multi-phased development, some of the information requested on this

form will come as we finalize the ultimate design and as we approach final plat formation. Neither of which we can do until the split zoning matter is resolved.

However, our team has been in communication with the City of Albuquerque and as such, we have a letter from Development Review Services (June 28, 2024) approving a conceptual TCL submittal for DHO and DFT submittal. I have attached that document to this email as well. Our team will continue to work through the traffic scoping elements as this development proceeds.

Thank you so much for your consideration.

Enrico



**Enrico Gradi**

Senior Vice President of Planning and Economic Development

**YES Housing, Inc.**

901 Pennsylvania St. NE

Albuquerque, NM 87110



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 05/2024)

J11D048

**Project Title:** \_\_\_\_\_

Zone Atlas Page: \_\_\_\_\_ DFT/DHO #: \_\_\_\_\_ BP #: \_\_\_\_\_

Development Street Address: 701 Coors Blvd NW

(If no City Address include a Vicinity Map with site highlighted and legible street names)

**Applicant:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### Development Information

Build out/Implementation Year: \_\_\_\_\_

Existing Use: \_\_\_\_\_

Describe Proposed Development and Uses:

\_\_\_\_\_  
\_\_\_\_\_

Days and Hours of Operation (if known): \_\_\_\_\_

### Facility

Building Size (sq. ft.): \_\_\_\_\_

Number of Residential Units: \_\_\_\_\_

Number of Commercial Units: \_\_\_\_\_

### Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):\* \_\_\_\_\_

Expected Number of Employees (if known):\* \_\_\_\_\_

Expected Number of Delivery Trucks/Buses per Day (if known):\* \_\_\_\_\_

Trip Generations during PM/AM Peak Hour and ITE # (if known):\* \_\_\_\_\_

Driveway(s) Located on: Street Name \_\_\_\_\_

Adjacent Roadway(s) Posted Speed: Street Name \_\_\_\_\_ Speed \_\_\_\_\_

Street Name \_\_\_\_\_ Speed \_\_\_\_\_

*\* If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.*

**Roadway Information (adjacent to site)**

Comprehensive Plan Corridor Designation (e.g. Main Street, Major Transit, N/A): \_\_\_\_\_  
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Comprehensive Plan Center Designation (e.g. urban center, Downtown, N/A): \_\_\_\_\_  
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Street Functional Classification (e.g. Principal Arterial, Collector) : \_\_\_\_\_  
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Jurisdiction of roadway (NMDOT, City, County): \_\_\_\_\_

Adjacent Roadway(s):

Name: \_\_\_\_\_ Traffic Volume: \_\_\_\_\_ Volume-to-Capacity Ratio (v/c): \_\_\_\_\_

Name: \_\_\_\_\_ Traffic Volume: \_\_\_\_\_ Volume-to-Capacity Ratio (v/c): \_\_\_\_\_

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/623/Traffic-Flow-Maps-and-Busiest-Intersecti> and <https://mrcog-nm.gov/574/Transportation-Analysis-and-Querying-App>

Adjacent Transit Service(s) : \_\_\_\_\_ Nearest Transit Stop(s): \_\_\_\_\_  
<https://www.cabq.gov/gis/advanced-map-viewer>

Is site within 660 feet of Premium Transit?: \_\_\_\_\_  
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Current/Proposed Bicycle Infrastructure : \_\_\_\_\_

Bikeways: <https://mrcog-nm.gov/544/Long-Range-System-maps>

Current/Proposed Sidewalk and buffer Infrastructure: \_\_\_\_\_

Sidewalk and buffer width : DPM Table 7.2.29

Submit by email to Traffic Engineer Curtis Cherne: [ccherne@cabq.gov](mailto:ccherne@cabq.gov). Email or call 505-924-3986 for information.

**For City Personnel Use:**

**TIS Determination**

**Note:** Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

**Traffic Impact Study (TIS) Required: Yes [ ] No [X]**

Thresholds Met? Yes [ ] No [X]

Mitigating Reasons for Not Requiring TIS and/or Notes:

ITE 220 Multifamily Housing  
(Low-Rise)  
Trips:  
AM 64  
PM 77

*Curtis Cherne*

\_\_\_\_\_  
TRAFFIC ENGINEER

\_\_\_\_\_  
DATE



**Your transaction is complete – Thank you!**

Your request for payment has been received.

An additional confirmation will be sent to your email account if it was provided with the payment.

Your Reference Number: **2024179001-20**

06/27/2024 12:09:30 PM

Total Amount: \$78.60

**Building Permits, Business Registrations,  
Code Enforcement Permits and Planning  
Applications 2024179001-20-1** \$76.50  
NAME: JEEBS & ZUZU LLC JEEBS & ZUZU LLC - CU160357345  
CUSTOMER NUMBER: CU160357345

**Permit Information** \$1.50  
PERMIT NUMBER: SI-2024-00944  
PERMIT DESCRIPTION: TF001: Planning: Technology Fee Application (Site Improvement Plan)  
NAME: JEEBS & ZUZU LLC JEEBS & ZUZU LLC - CU160357345

**Permit Information** \$75.00  
PERMIT NUMBER: SI-2024-00944  
PERMIT DESCRIPTION: DRS012: Planning: Transportation Review (Site Improvement Plan)  
NAME: JEEBS & ZUZU LLC JEEBS & ZUZU LLC - CU160357345

**Visa Service Fee 2024179001-20-4** \$2.10

**Visa Credit Sale M** \$76.50  
CARD NUMBER: \*\*\*\*\*2177  
FIRST NAME: Ubaldo  
LAST NAME: Munoz  
AUTH CODE: 317201

**Visa Service Fee Credit Sale M** \$2.10  
CARD NUMBER: \*\*\*\*\*2177  
FIRST NAME: Ubaldo  
LAST NAME: Munoz  
PAYMENT TYPE: credit  
AUTH CODE: 317201

**Total Amount:** \$78.60





June 25, 2024

Zafar Muhammad  
Engineering Assistant, Planning Dept.  
Development Review Services

RE: West Mesa Ridge Apartments  
701 Coors Blvd NW  
Albuquerque NM, 87121

Traffic Circulation Layout – Corrections Delta 1

Dear Zafar,

Below is a list of comments you sent me on Tuesday, June 18, 2024. I've also referenced how those comments were addressed in the attached TCL plan:

1. Provide an approved infrastructure list.  
**We are currently seeking a TCL for DFT approval. An approved infrastructure list will be provided prior to Final Plat.**
2. Show the location / details of main entrance to the facility.  
**A new keynote was added (39) to identify main entry into residential buildings. Keynote 15 was edited to show main entry into community building.**
3. Provide the agreement from the adjacent property owner since you will be using the highlighted area for construction work.  
**The adjacent property owner is the same as the one for this project site. We will provide a cross-access agreement if necessary, prior to the approval of Final Plat.**
4. Provide the sidewalk easement for this corner: Also, ADA curb ramps must be constructed as per current standards and have truncated domes installed.  
**Any easements necessary will be obtained prior to the approval of Final Plat. As a clarification, truncated domes are only required on public curb ramps per General note 1 of DWG 2446 of the City of Albuquerque Standard Specification Volume 2 Section 2400.**
5. Provide the hatch legends  
**A hatch legend showing concrete and clear sight triangle has been added to the updated TCL.**
6. Show the number of spots for motorcycle parking and bike racks required by IDO in the plan.  
**I updated the parking count to include motorcycle and bicycle parking spaces. Please see keynote 13 and 35.**
7. Please identify all existing buildings, doors, structures, sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site.  
**All existing elements on the site that influences the parking circulation has already been identified.**



8. Identify all existing access easements and rights of way width dimensions.  
*The attached TCL has been updated to show right of way width dimensions.*
9. Identify the right of way width, medians, curb cuts, and street widths on streets name.  
*Those elements along Coors Blvd, Glenrio Rd, and 64<sup>th</sup> St. have been identified on the updated TCL.*
10. Provide the width of the site access / entrance. Maximum access width for arterial, collector, and local streets are as follows.  
*The attached TCL has been updated to show the width of the site access / entrance.*
11. Show existing driveways on the adjacent properties and properties across the street from the site. Indicate distancing from these existing driveways to nearby.  
*There are no existing driveways on the properties across from Glenrio and 64<sup>th</sup> Street. There are no existing driveways on the adjacent properties.*
12. Show all drive aisle widths and radii. Some dimensions are not shown.  
*The updated TCL now shows aisle widths, sidewalk widths, and radii throughout.*
13. The minimum drive aisle dimensions are shown below.  
*The attached TCL has been updated to show right of way width dimensions. That width dimension exceeds those required per table that was shared on original TCL Comment Document.*
14. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, ect. Is 25 ft or larger.  
*The attached TCL has been updated to show radii for curves throughout the site. The roundabout radius exceeds the minimum requirements per the table that was shared on the original TCL Comment Document.*
15. Provide dimensions.  
*Please see comment response 14.*
- 16.
17. Please specify the City Standard Drawing Number when applicable.  
*City Standard Drawing Number has been provided when applicable.*
18. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and existing in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (Contact Curtis Cherne: [ccherne@cabq.gov](mailto:ccherne@cabq.gov))  
*We are currently seeking a TCL for DFT approval. An approved Traffic Impact Study (TIS) will be provided prior to and during Final Plat.*



Please see the attached and corrected TCL plan. Please feel free to email me at [edgar@jeebsandzuzu.com](mailto:edgar@jeebsandzuzu.com) or contact me at 505-797-1318 if you have any questions in regard to this application.

Sincerely,



Edgar Mata  
Project Manager



# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

June 28, 2024

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

**Re: West Mesa Ridge Apartments**  
**701 Coors Blvd NW, Albuquerque NM 87121**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp 05-29-24 (J11D048)

Dear Mr. Edgar,

The conceptual TCL submittal received 06-12-2024 is approved for DHO and/or DFT submittal. When submitting this project through the building permit process, a full Traffic Circulation Layout will need to be submitted and approved prior to building permit. **When submitting a TCL for Building Permit Approval, provide the following:**

1. **An approved infrastructure list.**
2. **Agreement from the adjacent property owner (self).**
3. **Sidewalk easement as mentioned in the comment letter.**
4. **An approved Traffic Impact Study (TIS)**

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

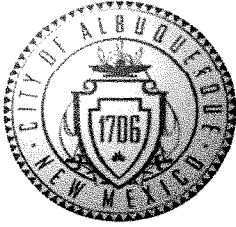
Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: West Mesa Ridge Apartments Hydrology File # \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address, UPC, OR Parcel: 701 Coors Blvd NW, Albuquerque NM 87121

Applicant/Agent: Jeebs & Zuzu LLC Contact: Edgar Mata

Address: 5924 Anaheim Ave NE, Suite A Phone: 505-797-1318

Email: edgar@jeebsandzuzu.com

Applicant/Owner: Sage WON Investment Corporation Contact: Cheri Hoffman

Address: 6339 Paseo Del Lago, Carlsbad CA 92011 Phone: 760-456-6000

Email: cherihoffman@chelseainvestco.com

TYPE OF DEVELOPMENT:  Plat (# of lots) \_\_\_\_\_  Single Family Home  
 All other Developments

RE-SUBMITTAL:  YES  NO

DEPARTMENT:  TRANSPORTATION  HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

### TYPE OF SUBMITTAL:

- Engineering / Architect Certification
- Conceptual Grading & Drainage Plan
- Grading & Drainage Plan, and/or Drainage Report
- Drainage Report (Work Order)
- Drainage Master Plan
- Conditional Letter of Map Revision (CLOMR)
- Letter of Map Revision (LOMR)
- Floodplain Development Permit
- Traffic Circulation Layout (TCL) – Administrative
- Traffic Circulation Layout (TCL) – DFT Approval
- Traffic Impact Study (TIS)
- Street Light Layout
- OTHER (SPECIFY) \_\_\_\_\_

### TYPE OF APPROVAL SOUGHT:

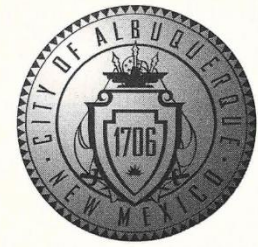
- Pad Certification
- Building Permit
- Grading Permit
- Paving Permit
- SO-19 Permit
- Foundation Permit
- Certificate of Occupancy -  Temp  Perm
- Preliminary / Final Plat
- Site Plan for Building Permit - DFT
- Work Order (DRC)
- Release of Financial Guarantee (ROFG)
- CLOMR / LOMR
- Conceptual TCL - DFT
- OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: 6-26-24

**City of Albuquerque Award Letter  
Current Project RFP-2023-413-FCS-RG**

**(Development Agreement with City is in  
Process)**

# CITY OF ALBUQUERQUE



*Department of Family and Community Services*

Carol M. Pierce, Director

Timothy M. Keller, Mayor

August 24, 2023

Chris Baca, President/CEO  
YES Housing, Inc.  
901 Pennsylvania Street NE. Suite 918  
Albuquerque, NM 87110

RE: Application for Funding in Response to RFP-2023-413-FCS-RG

Dear Mr. Baca:

The City has completed the review process for the applications submitted in response to the 2023 Affordable Rental Housing Development Project Gross Receipts Tax (GRT) Request for Proposals (RFP-2023-413-FCS-RG), for the new construction and/or rehabilitation of multifamily, affordable rental housing in Albuquerque.

PO Box 1293

We thank you for your submission. Congratulations, the ad hoc review committee recommended the **West Mesa Ridge** project application for funding. The amount listed below is the amount the ad hoc review committee recommended that your agency receive.

Albuquerque

Project	Budget Amount Requested	Budget Amount Recommended
<b>West Mesa Ridge</b>	<b>\$8,000,000</b>	<b>\$8,000,000 (GRT)</b>

NM 87103

www.cabq.gov

Please be advised that the final budget amount of your contract is contingent upon approval of the award by the Mayor and the City Council. Department staff will contact you within the next several days to discuss your application and begin contract development.

Sincerely,

DocuSigned by:  
  
 Carol M. Pierce  
 72E4E134004641B



# City of Albuquerque


## Department of Family and Community Services

Timothy M. Keller, Mayor

### Interoffice Memorandum

August 22, 2023

**To:** Carol M. Pierce, Director

**From:** Rick Giron II, Community Services Project Manager 

**Subject:** Recommendation of Award for Affordable Workforce Housing Rental Development Project Request for Proposals (RFP-2023-413-FCS-RG)

As you are aware, our department released the **Affordable Workforce Housing Rental Development Project Request for Proposals (RFP)**, RFP-2023-413-FCS-RG, to provide up to **\$8,000,000** of local Gross Receipts Tax (GRT) Funds, towards the new construction and/or rehabilitation of a multi-family, affordable rental housing development within the Albuquerque city limits.

DFCS utilized the City's eProcurement system for this RFP and received four (4) proposals, which were distributed to the Ad Hoc Committee. Each committee member reviewed the proposals individually. On August 21, 2023, the Ad Hoc committee reviewed the final scores for each project. There was a consensus of the committee of the final scoring averages with the highest score prevailing. The results of the project scoring averages provided by the eProcurement system are as follows:

SCORE	PROJECT	DEVELOPER	AFFORDABLE UNITS PROPOSED	AMOUNT REQUESTED
145.75	West Mesa Ridge	YES Housing	128	\$8,000,000
136.25	La Curva on Central	Level Field CDC	315	\$8,000,000
130.75	Casitas del Camino	Albuquerque Housing Authority	88	\$1,000,000
113.00	La Serena Apartments	Supportive Housing Coalition of NM	102	\$2,000,000

The project application submitted by the YES Housing titled, **West Mesa Ridge**, scored the highest of the four proposals, with an average final score of 145.75 out of a possible 160 points. The proposed project is a New Construction project that includes a total of 128 affordable housing units and is the first of three phases of a large, mixed-use development (Phase 2 will add 72 housing units and a 12,000 sq./ft. commercial development & Phase 3 will add another 72 housing units (for a total of 272 housing units)). All units in Phase 1 will be restricted at 60% of



the Area Median Income (AMI) or below, including 19 Units restricted at 50% AMI or below and 13 units restricted at or below 30% AMI. The units will include 1, 2, and 3 bedrooms to serve families with larger households, including (32) 1-bedroom, (64) 2-bedroom, and (32) 3-bedroom units. The West Mesa Ridge project requested \$8,000,000 as the *local contribution* to apply for 4% Low Income Housing Tax Credits (LIHTC) from the MFA in 2023.

The project application submitted by Level Field Community Development Corporation (in partnership with Palindrome Properties) titled, **La Curva on Central**, scored the second highest of the three proposals, with an average final score of 136.25 points out of a possible 160 points. The proposed mixed-use project is the New Construction of 315 housing units to serve households at or below 60% AMI and an 18,000 sq./ft. food hall. The Project proposes 100 studio, 124 1-bedroom, 49 2-bedroom, and 42 3-bedroom housing units. The La Curva project requested \$8,000,000 as the local contribution to apply for 4% Low Income Housing Tax Credits (LIHTC) from the MFA in 2023.

The project application submitted by the Albuquerque Housing Authority titled, **Casitas del Camino**, obtained an average final score of 130.75 out of a possible 160 points. The proposed project is a combined Rehabilitation and New Construction project that includes a total of 88 affordable housing units. All units will be restricted at 60% of the Area median Income (AMI) or below, including 44 Units will be restricted at 50% AMI or below with 27 units restricted at or below 30% AMI. The units will include 2, 3, and 4 bedrooms to serve larger households, including 48 3-bedroom and 10 4-bedroom units at or below 60% AMI. The Casitas del Camino project requested an additional \$1,000,000 under this RFP (was awarded \$3,500,000 under last year's WHTF RFP), as the local contribution to apply for 9% Low Income Housing Tax Credits (LIHTC) from the MFA in 2023.

The project application submitted by Supportive Housing Coalition of New Mexico (in partnership with Thomas Development Company) titled, **La Serena Apartments**, obtained an average final score of 113 points out of a possible 160 points. The proposed senior housing project is the New Construction of 102-unit development to serve households at or below 60% AMI and would include an on-site beauty salon. The Project proposes 62 1-bedroom and 40 2-bedroom housing units. The La Serena project requested \$2,000,000 as the local contribution to apply for 4% Low Income Housing Tax Credits (LIHTC) from the MFA in 2023.

(RECOMMENDATION ON FOLLOWING PAGE)

**RECOMMENDATION:** The RFP states that, “The project with the highest overall score will receive a recommendation of funding award. Depending on the funding levels requested, multiple projects may be selected.” Based on its evaluation of all proposals, the Ad Hoc Committee recommends that the **West Mesa Ridge** project be awarded the **\$8,000,000** of Gross Receipts Tax funding to Yes Housing, Inc., as it obtained the highest overall score. After awarding funding to the West Mesa Ridge project, there is no funding remaining under this RFP.

The Ad Hoc Committee is confident that both the West Mesa Ridge project addresses the intent of the RFP and the overall housing needs of the community.

If the recommendation of award is approved, DFCS staff will notify all respondents of the results of the RFP and will begin the 10-day Appeal Period.

**RECOMMENDED BY AD HOC COMMITTEE:**



Anna Marie Lujan, Fiscal Manager



Yolanda Krantz, Management Analyst II



Tammy Jo Archuleta, Planner



Rick Giron, Community Services Project Manager

**APPROVED:**

DocuSigned by:



72F4E134004641B...

8/24/2023 | 8:30 AM MDT



Carol M. Pierce, Director

Date

July 25, 2024

Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

RE: ZONE MAP AMENDMENT – from MX-L to MX-M  
COORS BLVD & Between FORTUNA RD and Glen Rio Road ALBUQUERQUE, NEW  
MEXICO 87121

**LEGAL DESCRIPTION:**

Tract 165 containing 5.00 acres, Tract 164 containing approximately 5.00 acres, Tract 163 containing approximately 2.87 acres, Tract 162 containing approximately .28 acres, Block 0000, Airport Unit of the Town of Atrisco Grant. Bordered by 64<sup>th</sup> Street to the West, Glenrio Rd to the South, Coors Boulevard to the East and Fortuna Rd to the South.

Dear Mr. Chairman,

YES Housing Inc, is requesting approval of a Zone Map Amendment for the parcels legally described above. The intent of the Zone Map amendment is to create one consistent zoning category for the site. This site currently consists of four parcels zoned both MX-L and MX-M on the same parcel without legal lot lines separating the different zoning categories (Attachment 1).

The intent of this request is to create one consistent zoning category for the four abutting parcels using the MX-M zone as the unifying zoning category. Although, it appears that for the purpose of the proposed affordable housing development both the MX-L and the MX-M zone allow for the intended use of the property. However, this is an effort to simplify the development process as replating will be needed at a future phase to facilitate the proposed affordable housing project.

**SUBJECT SITE BACKGROUND**

This site is in an Area of Change and the entire site is within the boundary of the Coors Blvd Major Transit Corridor and within the Southwest Mesa Community Planning Area. The entire subject site is along an Urban Principal Arterial (Coors Blvd NE) and within the Coors Boulevard CPO-2. There are no prior approvals or controlling site plans. Future development will be in line with IDO, DPM and other city regulations.

The Southwest portion of the site currently contains a car sales lot and ancillary facilities. If the proposed zone change is approved and this project is allowed to move forward, the auto sales and related uses will vacate the site. The property owners and the current operator are aware of this pending development and have been informed and are prepared for a possible change of location.

## **ZONING**

The entire site is comprised of four individual lots. Three of the four lots are zoned both MX-M and MX-L and the smallest lot is zoned MX-L.

This request is to change the entire subject site's zoning to MX-M. Pursuant to IDO Subsection 14-16-2-4(C)(1), the MX-M zone district is intended to "provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors." The MX-M zone district is more in line with developing current development along this section of Coors Blvd and is more advantageous to the community as articulated by the ABC Comp Plan goals and policies and are furthered by the proposed zone change.

## **DESCRIPTION OF PROJECT**

### **PROJECT BACKGROUND & SITE SUITABILITY**

The proposed development is a multi-phase, mixed-use, multi-family, new construction development in Albuquerque, NM. The development site is approximately 12.4 acres bounded by Coors Blvd to the east, Fortuna Rd to the south, Glen Rio Rd to the north, and West Mesa High School with 64th St to the west. This master-planned development will be completed in multiple phases and includes acquiring 12.4 acres of mostly vacant land, with the southeastern half of the site containing a used car sales lot, car repair businesses, and a salvage storage lot.

The project will consist of 128 affordable multi-family units located in the northwest quadrant of the site on 7.12 acres. The proposed development represents a unique opportunity to add much-needed affordable housing to Albuquerque. The project will have 128 income and rent-restricted units. There will be 34 1bd/1bth units at 608 square feet, 46 2bd/1bth units at 733 square feet, 24 2bd/2bth units at 868 square feet, and 24 3bd/2bth units at 1,059 square feet.

The project will target 70% AMI rents and below, providing housing stability to individuals and families with children and giving preference to active and retired military households. To enhance affordability, 12.50% of the units will be available at 30% of AMI, and 12.50% of the units will be available at 50% of AMI. We applied for City of Albuquerque Housing Authority project-based Section 8 vouchers in July 2024 to assure that those residents will only pay 30% of their income towards rent payments and further enhance their affordability. Depending on the household size, West Mesa Ridge A will serve families earning from \$16,800 for one person to \$55,950 for a family of four (*numbers based on 2023 HUD Median Incomes*).

The community's construction will meet MFA Design Requirements, achieve a LEED-H Silver green- building standard, meet NM Smoke-Free at Home standards, and incorporate Universal Design features.

New construction is needed in Albuquerque and the immediate neighborhood. The project will provide newly constructed housing for those residents who want to move from substandard housing. The City of Albuquerque supports LIHTC developments, is highly committed to developing and preserving affordable rental housing and has adopted a housing-forward initiative. The city aims to assist in or create 5,000 new affordable units by 2025. The Albuquerque affordable market is significantly underserved and could absorb an additional 3,000-4,000 affordable units. The current pipeline is smaller (< 1,000 units). The current delivery rate of affordable units is 200-250 per year.

The units will have the following in-unit amenities: Refrigerator, Stove/Oven, Dishwasher, and Garbage Disposal, and the two-bedroom/two-bath and three-bedroom units will have washer/dryer hookups. This project will prioritize access to open spaces, healthy food options, and social connections to create a supportive community environment that promotes better health outcomes for its residents.

The residential units will be grouped around a large interior courtyard to create an ample open gathering space for residents. A central gathering space will have shaded seating areas, picnic tables, and BBQ grills for families to relax, chat, and enjoy the outdoors. There will be an age-appropriate playground and a tot-lot with seating for parents and caregivers to supervise. The landscape plan will include native, drought-tolerant plants from the City of Albuquerque's approved plant list.

The ground floor in one building will serve as the community center, including a large community room for resident activities. The common area space will include the community room with a TV lounge area, mail and package storage area, kitchen, computer center, and laundry center for residents to use. Each of the six buildings will have a small laundry room as well. Offices and a storage/maintenance room will also be housed here. Access to the laundry, mailboxes, computer room, community room, and other onsite common areas will all be ADA-compliant.

## **PROPOSED USES**

The MX-M zone will allow for the facilitation of the aforementioned land use as a mixed use affordable multifamily master planned development.

## **LAND USE CONTEXT**

The adjacent neighborhood is a mix of commercial development (medical facilities, various retail centers, grocery stores, banks, worship centers, and restaurants), community facilities (West Mesa High School and the West Mesa Aquatic Center), industrial development, other multifamily properties, and single-family home neighborhoods. The properties adjacent to the site include YRC Freight, a commercial/industrial trucking company, West Mesa High School, and a commercial strip center building at the corner of Coors and Glen Rio.

Coors Blvd. is a six-lane major business thoroughfare, and the site design will orient the development away from Coors to enhance a sense of community and public safety and reduce traffic noise. One of the site's defining features is the large pedestrian overpass bridge, which

connects the neighborhoods east of Coors with this site, the high school, the aquatic center, and the other businesses' locations on the west side of Coors. A primary design concept of this master-planned development will be to continue and strengthen the pedestrian connections made by the bridge. For this reason, the eastern portion of the site has been identified for commercial development and will create a pedestrian connection into the multi-family residential portions of the property.

## **ZONING MAP AMENDMENT**

An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria:

The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

### **Applicants Response:**

*The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comprehensive Plan, as amended, and other applicable plans adopted by the City.*

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

## CHAPTER 4: CHARACTER

Character: Enhance, protect, and preserve distinct communities.

### **Applicants Response:**

The request will enhance, protect, and preserve distinct communities because currently, this community has nodes of residential, non-residential and mixed-use zoning destinations. The subject site is in mixed-use and residential zoning. For that reason, residential uses and affordable housing opportunities that are consistent with city of Albuquerque goals is a desired addition to this area of the city.,

## LAND USE

Major Transit Corridor: Foster corridors that prioritize high frequency transit service with pedestrian-oriented development.

### **Applicant Response:**

This request is consistent with Policy 5.1.10 because the subject site is within Coors Blvd Major Transit Corridor fostering high frequency transit service with pedestrian-oriented development minimizing negative impacts on nearby neighborhoods by providing transitions between development along a Transit Corridor and single-family residential areas.

Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods. [ABC]

**Applicant Response:**

This request will allow for a mixture of uses that will help create a healthy, sustainable and distinct community while still being in line with the existing conditions. The requested zoning will have newly permissive uses that will be comparable to the immediate surrounding developments. The uses that will become permissive on site will be conveniently accessible from the surrounding neighborhood as there is a main street (Coors Blvd) that abuts the subject site. The main road allows for the site to be accessible to the surrounding neighborhoods. This request furthers Policy 5.2.1.

Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promote good access for all residents.

**Applicant Response:**

This request will encourage development that will bring future services and housing opportunities to existing residential that can use existing amenities within walking and biking distance of neighborhoods to the north, east and west of the subject site and promotes good access for all residents. Any new services, and amenities would be within walking and biking distance of this neighborhood. This request furthers 5.2.1(a).

Goals and Polity Chapter 4 Community Identity

**Policy 4.1.1 Distinct Communities:** Encourage quality development that is consistent with the distinct character of communities.

**Applicant Response:** This request helps to encourage quality development that is consistent with the distinct character of community because the existing neighborhood is largely a mix of single-family homes, some apartments and commercial and retail services as well as West Mesa High School to the west of the site.

The addition of affordable housing opportunities is consistent with neighborhood character and allows for existing services and institutions to serve new residents in the area. Additionally, the developer has worked closely with the community and neighborhoods outside of the required city processes to ensure the development will be consistent with the existing character of the surrounding communities.

Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

**Applicant Response:**

This request furthers Policy 5.2.1 (n) because the subject site is currently half vacant and underutilized. The approval of this request will allow for future development to emerge in a clear and precise manner. This request will help promote future development of this site under the MXM zone district. This request furthers Policy 5.2.1 (n).

Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

**Applicant Response:**

This request furthers Goal 5.3 because it will promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good. This request furthers Goal 5.3.

Leapfrog Development: Discourage growth in areas without existing infrastructure and public facilities. [ABC]

**Applicant Response:**

This request furthers Policy 5.3.2 by allowing for development in an area where there is existing infrastructure and public facilities (streets, sidewalks, drainage systems, etc.) that will fully support the development.

City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development is and near Areas of Consistency reinforces the character and intensity of the surrounding area.

**Applicant Response:**

This request furthers Goal 5.6 because the lot is located within an Area of Change. It will direct growth and will ensure that development near Areas of Consistency have synergy with the proposed placement of housing near services and amenities.

The proposed zone change and newly permissive uses will encourage growth and future development in an area with adequate infrastructure. The development of this site will provide employment and additional development opportunities in the area. The characteristic of the community is a mixture of uses.

Encourage development where adequate infrastructure and community services exist.

**Applicant Response:**

This request will encourage development where adequate infrastructure and community services exist because there are current streets, sidewalks, drainage systems, etc. The development of this vacant site will be a new development project that has all the necessary infrastructure to support the new uses.

Goals and Polity Chapter 5 Land Use

**Policy 5.2.1 Land Uses:** Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

**Sub policy c:** Maintain the characteristics of distinct communities through zoning and design standards that are consistent with long-established residential development patterns.



**Sub policy d:** Encourage development that broadens housing options to meet a range of income and lifestyles.

**Sub policy f:** Encourage higher density housing as an appropriate use in the following situations:  
i. Within designated Centers and Corridors

**Applicant Response:** This request helps to create healthy, sustainable, and distinct communities because the proposed multifamily project will enhance the existing character of the community by increasing the diversity of housing options and opportunities.

This request helps to maintain the distinct characteristics of the community through zoning and design standards required by the IDO. Specifically, the requirement for nonresidential uses to be contained on those ground floor areas facing Coors Blvd. These spaces are slated to be used for community space including daycare and other aspects of community amenities. This will help to ensure diversity in housing options and community services for the area.

**Policy 5.3.1 Infill Development:** Support additional growth in areas with existing infrastructure and public facilities.

**Applicant Response:** This request helps to support growth in areas with existing infrastructure and public facilities because the subject site is an infill parcel that is connected to existing infrastructure and public utilities.

**Goal 5.6 City Development Areas:** Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

**Applicant Response:** This request helps to further Goal 5.6 City Development Areas because the subject site is located entirely within an Area of Change while abutting an Area of Consistency and the proposed project has been conceptualized in conjunction with the requests of the impacted neighborhoods to help reinforce the character and intensity of the surrounding community.

**POLICY 5.1.10 Major Transit Corridors:**

Foster corridors that prioritize high frequency transit service with pedestrian-oriented development.

**Applicant Response:** The subject property is located along the Coors Corridors which is Ideal for residents to be able to utilize transit services.

**Goal 5.2 Complete Communities:** Foster communities where residents can live, work, learn, shop, and play together.

**Policy 5.2.1 Land Uses:** Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediate surrounding development.

**Applicant Response:** The zone change request furthers this policy by allowing the future development of vacant land area with employment uses in a Transit Corridor and is compatible in form and scale to the immediate surrounding development. It will allow the development of the subject property to include commercial services and job opportunities which are in-demand in this area.

**Goal 5.3 Efficient Development Patterns:** Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

**Policy 5.3.1 Infill Development:** Support additional growth in areas with existing infrastructure and public facilities.

**Applicant Response:** The request furthers this goal and policy by supporting development within an infill development area that is currently supported by existing infrastructure and public facilities.

**Policy 5.3.2 Leapfrog Development:** Discourage growth in areas without existing infrastructure and public facilities.

**Applicant Response:** The request furthers this policy by allowing for future development where there is existing infrastructure and public facilities supporting any future development at this location. The subject property is not located at the urban fringe.

**Goal 5.6 City Development Areas:** Encourage and direct growth to Areas of Chance where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

**Policy 5.6.2 Areas of Change:** Direct growth and more intense development to the Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged. b) Encourage development that expands employment opportunities

**Applicant Response:** This zone map amendment and associated future project directly further this policy by allowing for the future development of an existing vacant and/or underutilized 12-acre parcel(s) and adding opportunities for new affordable housing opportunities.

## ECONOMIC DEVELOPMENT

Placemaking: Create places where business and talent will stay and thrive.

### **Applicant Response:**

This request will help to create places where business and talent will stay and thrive because the MX-M zone will help to facilitate the potential development of a currently semi vacant lot. The

development of the subject site will result in investing into the community that can attract more potential businesses to the area that is undeveloped.

**Goal 8.1 Placemaking:** Create places where business and talent will stay and thrive.

**Applicant Response:**

This request will help to create places where community will stay and thrive as this request is intended to facilitate the potential development of a currently vacant lot. The development of the subject site will result in a large investment into the area that can attract more potential businesses to the area.

**Policy 8.1.1 Diverse Places:** Foster a range of interesting places and contexts with different development, intensities, densities, uses, and building scales to encourage economic development opportunities.

**Sub policy a)** Invest in Centers and Corridors to concentrate on a variety of employment opportunities for a range of occupational skills and salary levels.

**Applicant Response:** This request fosters a range of different development intensities and uses to encourage economic development opportunities by expanding commercial, retail, and warehousing uses to create more jobs. This request meets sub criteria a) by investing in the West Central MRA and allowing for the creation of employment opportunities through the zone change to NR-C which will allow warehouse and distribution center and the creation of new jobs at a range of salary levels.

**Policy 8.1.2 Resilient Economy:** Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

**Applicant Response:** The subject site is currently and has historically remained vacant which does not contribute economically to the city. This request helps to encourage economic development efforts that improve quality of life and foster a robust, resilient, and diverse economy.

**Policy 8.1.5 Available Land:** Maintain sufficient land that is appropriately zoned to accommodate projected employment growth in targeted areas.

**Applicant Response:** This request seeks to rezone approximately 12 acres of land from MX-L and MX-M to MXM which will allow for the creation of new housing opportunities and promote the opportunities to increase the demand for existing community serving commercial and retail establishments. The site is located on the West Side in addition to being in an Area of Change as well as a Major Transit Corridor, all of which are targeted areas for new employment growth as outlined in the ABC Comprehensive Plan.

**Diverse Places:** Foster a range of interesting places and contexts with different development, intensities, densities, uses, and building scales to encourage economic development opportunities.

**Applicant Response:**

This request fosters a range of different development intensities and uses to encourage economic development opportunities by expanding housing opportunities in an area of mixed use.

If the subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
3. A different zone district is more advantageous to the community as articulated by the ABC Com Plan, as amended (including Implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

**Applicant Response:**

The intent of this request is to create one consistent zoning category for the four abutting parcels using the MX-M zone as the unifying zoning category. Although, it appears that for the purpose of the proposed affordable housing development both the MX-L and the MX-M zone allow for the intended use of the property. However, this is an effort to simplify the development process as replating will be needed at a future phase to facilitate the proposed affordable housing project.

This proposed zone change will allow for the implementation of development and implementation of patterns of land use that are consistent with the ABC Comp Plan conditions, development density/intensity and connectivity as a designation for employment and services.

The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet any of the following requirements:

1. Have adequate capacity to serve the development made possible by the change of zone.
2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements
4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City-approved Development Agreement between the City and the applicant.

**Applicant Response:**

The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meets requirement (1) because the City's existing infrastructure and public improvements currently have adequate capacity to serve the development made possible by the zone change. The existing infrastructure includes but it not limited to water, sewer, roadways, sidewalks, and storm facilities. As a result, the development does not require major or new city service expansion. It is fully understood that development of this property may require upgraded infrastructure, both public and/or private to adequately service the needs of future development. Although specific improvements are unknown at this time, the applicant has sufficient resources to guarantee any work needed via the Infrastructure Improvements Agreement process with the City of Albuquerque.

The applicant's justification for the Zoning Map Amendment is not completely based on the property's location on a major street.

**Applicant Response:**

The justification provided herein is not based on the property's location along a major street but rather on the preponderance of applicable Goals and Policies of the Comp Plan as outlined in our policy narrative.

The current zoning request is to allow all parcels to be zoned MX-M rather than the split floating zone scenario that currently exists. The MX-M zone designation will further multiple goals and policies of the Comprehensive Plan such as Character, Land Use and Economic Development. It will also serve as an excellent development opportunity and will be in line with the surrounding community. This request will encourage development of the vacant subject site and will add to the housing opportunities in the community. This location would be a viable place for the future permissive uses to stay, expand, and thrive. The city's existing infrastructure and public improvements currently have adequate capacity to serve the development made possible by the zone change.

The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

**Applicant Response:**

This justification is not based completely or predominantly on the cost of land or other economic considerations and are not the determining factors for this zone change request. The justification is based on an in-depth analysis of the applicable Goals and Policies of the ABC Comp Plan demonstrated above.

The subject site under MX-M will allow for growth within established corridor, encourage development that broadens housing options to meet a range of life events, and support additional growth in areas with existing infrastructure and public facilities. However, the economics associated with the development of the vacant site are not important factors to both the applicant and the City.

The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a “spot zone”) or to a strip of land along a street (i.e. create a “strip zone”) unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least 1 of the following applies:

1. The subject property is different from surrounding land because it can function as a transition between adjacent zone districts.
2. The subject property is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
3. The nature of structures already on the subject property makes it unsuitable for the uses allowed in any adjacent zone district.

**Applicant Response:**

The zone change does not apply to a zone different from surrounding zone districts because to the north of both subject sites are existing MX-M and MX-L zoning designations. The request is consistent with what already exists on the lots.

Goals and Polity Chapter 9 Housing

**Goal 9.1 Supply:**

Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

**Applicant Response:**

This request helps to ensure a sufficient supply and range quality affordable housing opportunities that meet current and future needs at a variety of price levels. This project will be following applicable standards in both the IDO and DPM which are the city adopted regulatory documents that help to ensure high-quality development.

The combination of applicable ABC Comprehensive Plan goals and policies, IDO standards, and DPM standards, in addition to the experience level of the architect, ensures this project will be of high quality and meet the needs of future residents and the surrounding neighborhoods. This project will help to create more quality housing to meet the current demand projections. Additionally, this request helps to contribute to the variety of housing types available in the area.

**Policy 9.2.2 High Quality:**

Encourage quality and innovation in new housing design and construction, materials, and energy and water conservation.

**Applicant Response:** This request helps to encourage quality and innovation in new affordable housing designs in that community services are intended to become part of the overall program of development. This effort is designed to create a more viable opportunity of affordable housing that supports the needs of residents of the area.

**Goal 9.3 Density:** Support increased housing density in appropriate places with adequate services and amenities.

**Applicant Response:** The subject site is an infill parcel that is surrounded by services, amenities, existing infrastructure, and transit connectivity. This request helps to support increased housing density in appropriate places because the subject site is highly connected to existing services and is within an Area of Change as well as the Coors Corridor both of which are desired locations for increased density and intensity of land uses.

### **Area of Change**

The Area of Change designation aids in the suitability of the location for the proposed residential multifamily. The ABC Comprehensive Plan describes Areas of Change as mixed-use areas intended to accommodate growth that can be supported by multi-modal transportation. The subject site is located within walking distance of several bus stops as well as being easily accessible by personal vehicles. The proposed development will be well served by multi-modal transportation and will help to enhance the community through additional residential growth.

### **CONCLUSION**

This request is for a Zone Map Amendment (Zone Change) for approximately 12-acre property located in the Southwest Mesa Community Planning Area, in an Area of Change within a Major Transit Corridor (Coors Blvd), and within the Coors Blvd Character Protection Overlay Zone.

The current request, if approved, will facilitate future development affordable housing opportunities which is a stated goal of the City of Albuquerque administration and the ABC Comprehensive Plan.

All relevant Neighborhoods and Alliances were notified of this request and the meetings and evidence of communication and support are contained in this submittal application. There is no known opposition to this request as of this submittal. The approval of this request for a Zone Map Amendment to the MX-M zone district for the subject property will ensure that this site is viable for the development of much needed affordable housing for this community.

This zone change will facilitate a project which will provide newly constructed housing for those residents who want to move from substandard housing. The City of Albuquerque supports LIHTC developments, is highly committed to developing and preserving affordable rental housing and has adopted a housing-forward initiative. The city aims to assist in or create 5,000 new affordable units by 2025.

Sincerely,

Enrico Gradi  
YES Housing Inc.

Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

RE: ZONE MAP AMENDMENT – from MX-L to MX-M  
COORS BLVD & Between FORTUNA RD and Glen Rio Road ALBUQUERQUE, NEW MEXICO 87121

**LEGAL DESCRIPTION:**

Tract 165 containing 5.00 acres, Tract 164 containing approximately 5.00 acres, Tract 163 containing approximately 2.87 acres, Tract 162 containing approximately .28 acres, Block 0000, Airport Unit of the Town of Atrisco Grant. Bordered by 64<sup>th</sup> Street to the West, Glenrio Rd to the South, Coors Boulevard to the East and Fortuna Rd to the South.

Dear Mr. Chairman,

YES Housing Inc, is requesting approval of a Zone Map Amendment for the parcels legally described above. The intent of the Zone Map amendment is to create one consistent zoning category for the site. This site currently consists of four parcels zoned both MX-L and MX-M on the same parcel without legal lot lines separating the different zoning categories (Attachment 1).

The intent of this request is to create one consistent zoning category for the four abutting parcels using the MX-M zone as the unifying zoning category. Although, it appears that for the purpose of the proposed affordable housing development both the MX-L and the MX-M zone allow for the intended use of the property. However, this is an effort to simplify the development process as replating will be needed at a future phase to facilitate the proposed affordable housing project.

**SUBJECT SITE BACKGROUND**

This site is in an Area of Change and the entire site is within the boundary of the Coors Blvd Major Transit Corridor and within the Southwest Mesa Community Planning Area. The entire subject site is along an Urban Principal Arterial (Coors Blvd NE) and within the Coors Boulevard CPO-2. There are no prior approvals or controlling site plans. Future development will be in line with IDO, DPM and other city regulations.

**ZONING**

The entire site is comprised of four individual lots. Three of the four lots are zoned both MX-M and MX-L and the smallest lot is zoned MX-L.

This request is to change the entire subject site’s zoning to MX-M. Pursuant to IDO Subsection 14-16-2-4(C)(1), the MX-M zone district is intended to “provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors.” The MX-M zone district is more in line with developing current development along this section of Coors Blvd and is more advantageous to the community as articulated by the ABC Comp Plan goals and policies and are furthered by the proposed zone change.



## NARRATIVE DESCRIPTION OF PROJECT

### PROJECT BACKGROUND & SITE SUITABILITY

The proposed development is a multi-phase, mixed-use, multi-family, new construction development in Albuquerque, NM. The development site is approximately 12.4 acres bounded by Coors Blvd to the east, Fortuna Rd to the south, Glen Rio Rd to the north, and West Mesa High School with 64th St to the west. This master-planned development will be completed in multiple phases and includes acquiring 12.4 acres of mostly vacant land, with the southeastern half of the site containing a used car sales lot, car repair businesses, and a salvage storage lot. The project will consist of 128 affordable multi-family units located in the northwest quadrant of the site on 7.12 acres. The proposed development represents a unique opportunity to add much-needed affordable housing to Albuquerque. The project will have 128 income and rent-restricted units. There will be 34 1bd/1bth units at 608 square feet, 46 2bd/1bth units at 733 square feet, 24 2bd/2bth units at 868 square feet, and 24 3bd/2bth units at 1,059 square feet.

The project will target 70% AMI rents and below, providing housing stability to individuals and families with children and giving preference to active and retired military households. To enhance affordability, 12.50% of the units will be available at 30% of AMI, and 12.50% of the units will be available at 50% of AMI. We intend to apply for City of Albuquerque Housing Authority project-based Section 8 vouchers in July 2024 to assure that those residents will only pay 30% of their income towards rent payments and further enhance their affordability. Depending on the household size, West Mesa Ridge A will serve families earning from \$16,800 for one person to \$55,950 for a family of four (*numbers based on 2023 HUD Median Incomes*).

The community's construction will meet MFA Design Requirements, achieve a LEED-H Silver green-building standard, meet NM Smoke-Free at Home standards, and incorporate Universal Design features.

New construction is needed in Albuquerque and the immediate neighborhood. The project will provide newly constructed housing for those residents who want to move from substandard housing. The City of Albuquerque supports LIHTC developments, is highly committed to developing and preserving affordable rental housing and has adopted a housing-forward initiative. The city aims to assist in or create 5,000 new affordable units by 2025. The Albuquerque affordable market is significantly underserved and could absorb an additional 3,000-4,000 affordable units. The current pipeline is smaller (< 1,000 units). The current delivery rate of affordable units is 200-250 per year.

The units will have the following in-unit amenities: Refrigerator, Stove/Oven, Dishwasher, and Garbage Disposal, and the two-bedroom/two-bath and three-bedroom units will have washer and dryer hookups. This project will prioritize access to open spaces, healthy food options, and social connections to create a supportive community environment that promotes better health outcomes for its residents.

The residential units will be grouped around a large interior courtyard to create an ample open gathering space for residents. A central gathering space will have shaded seating areas, picnic tables, and BBQ grills for families to relax, chat, and enjoy the outdoors. There will be an age-appropriate playground and a tot-lot with seating for parents and caregivers to supervise. The landscape plan will include native, drought-tolerant plants from the City of Albuquerque's approved plant list.

The ground floor in one building will serve as the community center, including a large community room for resident activities. The common area space will include the community room with a TV lounge area, mail and package storage area, kitchen, computer center, and laundry center for residents to use. Each of the six buildings will have a small laundry room as well. Offices and a storage/maintenance room will also be housed here. Access to the laundry, mailboxes, computer room, community room, and other onsite common areas will all be ADA-compliant.

### **PROPOSED USES**

The MX-M zone will allow for the facilitation of the aforementioned land use as a mixed use affordable multifamily master planned development.

### **LAND USE CONTEXT**

The adjacent neighborhood is a mix of commercial development (medical facilities, various retail centers, grocery stores, banks, worship centers, and restaurants), community facilities (West Mesa High School and the West Mesa Aquatic Center), industrial development, other multi-family properties, and single-family home neighborhoods. The properties adjacent to the site include YRC Freight, a commercial/industrial trucking company, West Mesa High School, and a commercial strip center building at the corner of Coors and Glen Rio.

Coors Blvd. is a six-lane major business thoroughfare, and the site design will orient the development away from Coors to enhance a sense of community and public safety and reduce traffic noise. One of the site's defining features is the large pedestrian overpass bridge, which connects the neighborhoods east of Coors with this site, the high school, the aquatic center, and the other businesses' locations on the west side of Coors. A primary design concept of this master-planned development will be to continue and strengthen the pedestrian connections made by the bridge. For this reason, the eastern portion of the site has been identified for commercial development and will create a pedestrian connection into the multi-family residential portions of the property.

### **ZONING MAP AMENDMENT**

An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria:

The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

**Response:**

*The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comprehensive Plan, as amended, and other applicable plans adopted by the City.*

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

## CHAPTER 4: CHARACTER

Character: Enhance, protect, and preserve distinct communities.

### **Response:**

*The request will enhance, protect, and preserve distinct communities because currently, this community has nodes of residential, non-residential and mixed-use zoning destinations. The subject site is in mixed-use and residential zoning. For that reason, residential uses and affordable housing opportunities that are consistent with city of Albuquerque goals is a desired addition to this area of the city.,*

## LAND USE

Major Transit Corridor: Foster corridors that prioritize high frequency transit service with pedestrian-oriented development.

### **Response:**

*This request is consistent with Policy 5.1.10 because the subject site is within Coors Blvd Major Transit Corridor fostering high frequency transit service with pedestrian-oriented development minimizing negative impacts on nearby neighborhoods by providing transitions between development along a Transit Corridor and single-family residential areas.*

Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods. [ABC]

### **Response:**

*This request will allow for a mixture of uses that will help create a healthy, sustainable and distinct community while still being in line with the existing conditions. The requested zoning will have newly permissive uses that will be comparable to the immediate surrounding developments. The uses that will become permissive on site will be conveniently accessible from the surrounding neighborhood as there is a main street (Coors Blvd) that abuts the subject site. The main road allows for the site to be accessible to the surrounding neighborhoods.*

*This request furthers Policy 5.2.1.*

Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promote good access for all residents.

### **Response:**

*This request will encourage development that will bring future services and housing opportunities to existing residential that can use existing amenities within walking and biking distance of neighborhoods to the north, east and west of the subject site and*

*promotes good access for all residents. Any new services, and amenities would be within walking and biking distance of this neighborhood. This request furthers 5.2.1(a).*

Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

**Response:**

*This request furthers Policy 5.2.1 (n) because the subject site is currently half vacant and underutilized. The approval of this request will allow for future development to emerge in a clear and precise manner. This request will help promote future development of this site under the MXM zone district. This request furthers Policy 5.2.1 (n).*

Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good

**Response:**

*This request furthers Goal 5.3 because it will promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good. This request furthers Goal 5.3.*

Leapfrog Development: Discourage growth in areas without existing infrastructure and public facilities. [ABC]

**Response:**

*This request furthers Policy 5.3.2 by allowing for development in an area where there is existing infrastructure and public facilities (streets, sidewalks, drainage systems, etc.) that will fully support the development.*

City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development is and near Areas of Consistency reinforces the character and intensity of the surrounding area.

**Response:**

*This request furthers Goal 5.6 because the lot is located within an Area of Change. It will direct growth and will ensure that development near Areas of Consistency have synergy with the proposed placement of housing near services and amenities.*

*The proposed zone change and newly permissive uses will encourage growth and future development in an area with adequate infrastructure. The development of this site will provide employment and additional development opportunities in the area. The characteristic of the community is a mixture of uses.*

Encourage development where adequate infrastructure and community services exist.

**Response:**

*This request will encourage development where adequate infrastructure and community services exist because there are current streets, sidewalks, drainage systems, etc. The development of this vacant site will be a new development project that has all the necessary infrastructure to support the new uses.*

ECONOMIC DEVELOPMENT

Placemaking: Create places where business and talent will stay and thrive.

**Response:**

*This request will help to create places where business and talent will stay and thrive because the MX-M zone will help to facilitate the potential development of a currently semi vacant lot. The development of the subject site will result in investing into the community that can attract more potential businesses to the area that is undeveloped.*

Diverse Places: Foster a range of interesting places and contexts with different development, intensities, densities, uses, and building scales to encourage economic development opportunities.

**Response:**

*This request fosters a range of different development intensities and uses to encourage economic development opportunities by expanding housing opportunities in an area of mixed use.*

If the subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
3. A different zone district is more advantageous to the community as articulated by the ABC Com Plan, as amended (including Implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

**Response:**

*The intent of this request is to create one consistent zoning category for the four abutting parcels using the MX-M zone as the unifying zoning category. Although, it appears that for the purpose of the proposed affordable housing development both the MX-L and the MX-M zone allow for the intended use of the property. However, this is an effort to simplify the development process as replating will be needed at a future phase to facilitate the proposed affordable housing project.*

*This proposed zone change will allow for the implementation of development and implementation of patterns of land use that are consistent with the ABC Comp Plan conditions, development density/intensity and connectivity as a designation for employment and services.*

The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet any of the following requirements:

1. Have adequate capacity to serve the development made possible by the change of zone.
2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements
4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City-approved Development Agreement between the City and the applicant.

**Response:**

*The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meets requirement (1) because the City's existing infrastructure and public improvements currently have adequate capacity to serve the development made possible by the zone change. The existing infrastructure includes but it not limited to water, sewer, roadways, sidewalks, and storm facilities. As a result, the development does not require major or new city service expansion.*

*However, it is fully understood that development of this property may require upgraded infrastructure, both public and/or private to adequately service the needs of future development. Although specific improvements are unknown at this time, the applicant has sufficient resources to guarantee any work needed via the Infrastructure Improvements Agreement process with the City of Albuquerque.*

The applicant's justification for the Zoning Map Amendment is not completely based on the property's location on a major street.

**Response:**

*The justification provided herein is not based on the property's location along a major street but rather on the preponderance of applicable Goals and Policies of the Comp Plan as outlined in our policy narrative.*

*The current zoning request is to allow all parcels to be zoned MX-M rather than the split floating zone scenario that currently exists. The MX-M zone designation will further multiple goals and policies of the Comprehensive Plan such as Character, Land Use and Economic Development. It will also serve as an excellent development opportunity and will be in line with the surrounding community. This request will encourage development of the vacant subject site and will add to the housing opportunities in the community. This location would be a viable place for the future permissive uses to stay, expand, and thrive. The city's existing infrastructure and public improvements currently have adequate capacity to serve the development made possible by the zone change.*

The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

**Response:**

*This justification is not based completely or predominantly on the cost of land or other economic considerations and are not the determining factors for this zone change request. The justification is based on an in-depth analysis of the applicable Goals and Policies of the ABC Comp Plan demonstrated above.*

*The subject site under MX-M will allow for growth within established corridor, encourage development that broadens housing options to meet a range of life events, and support additional growth in areas with existing infrastructure and public facilities. However, the economics associated with the development of the vacant site are not important factors to both the applicant and the City.*

The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least 1 of the following applies:

1. The subject property is different from surrounding land because it can function as a transition between adjacent zone districts.
2. The subject property is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.



3. The nature of structures already on the subject property makes it unsuitable for the uses allowed in any adjacent zone district.

**Response:**

*The zone change does not apply to a zone different from surrounding zone districts because to the north of both subject site are existing MX-M and MX-L zoning designations. The request is consistent with what already exists on the lots.*

**CONCLUSION**

This request is for a Zone Map Amendment (Zone Change) for approximately 12-acre property located in the Southwest Mesa Community Planning Area, in an Area of Change within a Major Transit Corridor (Coors Blvd), and within the Coors Blvd Character Protection Overlay Zone.

The current request, if approved, will facilitate future development affordable housing opportunities which is a stated goal of the city of Albuquerque.

All relevant Neighborhoods and Alliances were notified of this request and the meetings and evidence of communication and support are contained in this submittal application. required. There is no known opposition to this request as of this submittal. The approval of this request for a Zone Map Amendment to the MX-M zone district for the subject property will ensure that this site is viable for the development of much needed affordable housing for this community.

This zone change will facilitate a project which will provide newly constructed housing for those residents who want to move from substandard housing. The City of Albuquerque supports LIHTC developments, is highly committed to developing and preserving affordable rental housing and has adopted a housing-forward initiative. The city aims to assist in or create 5,000 new affordable units by 2025.

Sincerely,

Enrico Gradi

YES Housing Inc.

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

#### 1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

#### 2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

#### 3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

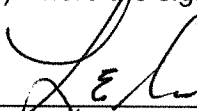
#### 4. TIME

Signs must be posted from 7.31.24 To 8.30.24

#### 5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

ENRICO GRADI  6.28.2024

## D) STAFF INFORMATION

July 19, 2024

TO: Enrico Gradi  
YES Housing. INC.

FROM: Nasima Hadi

City of Albuquerque Planning Department

RE: PROJECT #PR-2024-010617/RZ-2024-00037  
701 Coors Blvd. NW  
Zone map Amendment from MX-L to MX-M

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I have completed the initial review of the application, including the justification letter for the proposed Zone Map Amendment (zone change) for the subject properties located at 701 Coors Blvd. NW. The zone changes from MX-L to MX-M to create one consistent zoning category for the four abutting parcels using the MX-M zone as the unifying zoning category this is an effort to simplify the development process as replating will be needed at a future phase to facilitate the proposed affordable housing project.

Although I have done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately. After reviewing the application material, including the justification letter, the following comments are provided, and changes or additions are requested.

Please submit a revised zoning change justification letter pursuant to the zone change criteria (one copy) by the end of the day on July 26, 2024. If you have difficulty with this deadline, please let me know.

1. Introduction

- A. The legal description for the properties will be posted as Tract 165 containing 5.00 acres, Tract 164 containing approximately 5.00 acres, Tract 163 containing approximately 2.87 acres, Tract 162 containing approximately .28 acres, Block 0000, Airport Unit of the Town of Atrisco Grant. Bordered by 64th Street to the West, Glenrio to the South, Coors Boulevard to the East, and Fortuna Rd to the South
- B. The owners for the four Tracts include:

Please verify ownership as our records show the property owners as Helen A Grevey & Marianne Grevey Fischer & AVS LLC. If Yes Housing does not yet own the property, then we will require a letter of authorization for you to act on their behalf.

### Topics & Questions

- C. Currently the of tenants include the southeastern half of the site containing a used car sales lot, car repair businesses, and a salvage storage lot. Are these tenants planning on continuing their leases if the zone map amendment is approved? If not, have arrangements been made for the tenants to relocate?
- D. Your application provides illustrations of proposed housing to be constructed. Please provide information on elevation dimensions. Is the up zoning required for the proposed buildings? Why the zone requests from MX-L up to MX-M rather than a reduction from MX-M to MX-L?

### 2. Process

regarding the EPC process, including the calendar and current Staff reports, can be found at:

<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

- A. Timelines and EPC calendar: EPC Public Hearing is scheduled for Thursday, August 8, 202. Final Staff Reports will be available on, Thursday August, 15, 2024.
- B. Once Agency comments are distributed I will email you a copy and forward any late comments to you.
- C. Note that, if a zone change request is denied, you cannot reapply again for one year.

### 3. Notification & Neighborhood Issues

*Notification requirements for a zone change are explained in Section 14-16-6-4(K), Public Notice (IDO, p. 403). The required notification consists of: 1) an emailed letter to neighborhood representatives indicated by the ONC, and ii) a mailed letter (first-class) to property owners within 100 feet of the subject site.*

Neighborhood meeting and notifications are provided on your application.

### 4. Posted Sign

A. The posted sign requirements for the zone change are explained in Section 6- 4(K)(4), Posted Sign, (IDO, pg. 412). The applicant shall post Table 6-1-1 requires posted sign notice, the applicant shall post at least 1 sign on each street abutting the property that is the subject of the application, at a point clearly visible from that street, for at least 15 calendar days before the public hearing and for the required appeal period following any final decision, required pursuant to Subsection 14-1 6-6-4(U). By my calculation the signs should be posted from July 31, 2024 through August 30, 2024 Please make sure that you send me photographs of the posted

sign in case they should disappear prior to the hearing.

5. Zone Map Amendment (Zone Change) – Justification and Policy Analysis

Please see the notes listed below for your consideration when revising the justification letter. Most of the policies listed are generally appropriate to the request. Please list Goals, Policies, and Subpolicies separately as well as your response to each. Please follow the format below.

Criterion A - Please see comments listed under each Goal or policy, as the arguments/responses need to be strengthened in order to justify the request. Explain specifically how this request addresses each.

Goals and Policies in Chapter 4 – Community Identity

Policy 4.1.1 Distinct Communities Encourage quality development that is consistent with the distinct character of communities.

Please expand your response, tying the specifics of this request to the specifics of the policy

Goals and Policies in Chapter 5 – Land Use

Policy 5.1.10 – Please address this policy specifically.

Policy 5.2.1 – Please address this policy specifically.

Policy 5.2.1(a) – This response is adequate, but use the requested format.

Policy 5.2.1(n) – See Community Identity Goal 4.1 for policies to preserve distinct communities. Please expand your response with a specific policy.

Policy 5.3 – Please expand your response with a specific policy.

Policy 5.3.2 – Please address this policy specifically.

Policy 5.6 – Please expand your response with a specific policy.

Goals and Policies in Chapter 8 – Economic Development

Please give details of how this is to be accomplished with this project.

Goals and Policies in Chapter 9 – Housing

You are requesting a zone map amendment for a housing project but have not included any Housing policy analysis. Please provide this.

Criterion B- Please provide information if the property is located partially or completely in an area of Consistency.

Criterion C- Please provide a clear statement that the property is located in an Area of change.

Criterion D- Please show and discuss and difference in uses between MX-M and MX-L.

Criterion E- OK

Criterion F- OK

Criterion G- OK

Criterion H- OK

Thank you,

# **City Planning Pre-Application Review Notes**



**PRE-APPLICATION REVIEW NOTES**

PA#: 24-034

Notes Provided: 5/17/24

Site Address and/or Location: 701 Coors Blvd NW

Pre-application notes are for informational purposes only and are non-binding and do not constitute any type of approval and are not certificates of zoning. Additional research may be necessary to determine the exact type of process and/or application required. Factors unknown and/or thought of as minor at this time could become significant as a case progresses.

**Request.** Mixed-use development comprising residential units and community day care center and rezone to MX-M.

**Basic Site Information**

Current Use(s): Car Lot

Size (acreage): 13.6 acres

Zoning: MX-L/MX-M

Overlay Zone(s): Coors Boulevard – CPO-2

**Comprehensive Plan Designations**

Corridor(s): Major Transit Corridors 660ft

Development Area: Change

Near Major Public Open Space (MPOS)? No

Center: None

**Integrated Development Ordinance (IDO)**

Please refer to the IDO for requirements regarding dimensional standards, parking, landscaping, walls, signage, etc. <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

Proposed Use(s): Mixed-use development comprising residential units and community day care center

Use Specific Standards: IDO14-16-4-3(B)(8)-Multi-family Dwelling; 14-16-4-3(B)(6) Dwelling, Townhouse

**Applicable Definition(s):**

Dwelling, Multi-family - A building, multiple buildings, or a portion of a building located on a single lot, containing 3 or more dwelling units, each of which is designed for or occupied by one family only, with separate housekeeping and cooking facilities for each, and that does not meet the definition of a townhouse dwelling. Within mixed-use development, a building containing 2 or more dwelling units is considered multi-family.

Multi-family Residential Development - Residential development of multi-family dwellings or uses from the Group Living category (except small community residential facilities) in zone districts as allowed per Table 4-2-1. Properties that include both multi-family dwellings and low-density residential development are considered multi-family residential development for the purposes of this IDO. Properties with other uses accessory to residential primary uses allowed per Table 4-2-1 are still considered multi-family residential development for the purposes of this IDO.

**Notice**

Neighborhood Meeting Offer Required? (see IDO Table 6-1-1). If yes, please refer to:

<https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

**Process**

Decision Type(s) (see IDO Table 6-1-1): Zoning Map Amendment – EPC, Subdivision of Land – Minor

Specific Procedure(s)\*: IDO 14-16-6-7(G); IDO 14-16-6-6(K)

*\*Please refer to specific procedures for relevant decision criteria required to be addressed.*

Decision Making Body/ies: EPC, DHO

Is this a PRT requirement? No

## Handouts Provided

- |  |  |  |  |
|--|--|--|--|
| <input checked="" type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Site Plan Amendments      | <input checked="" type="checkbox"/> Site Plan- EPC | <input type="checkbox"/> Site Plan- DHO                |
| <input type="checkbox"/> Site Plan- Administrative       | <input type="checkbox"/> Variance-ZHE              | <input type="checkbox"/> Conditional Use           | <input checked="" type="checkbox"/> Replat/Subdivision |
| <input type="checkbox"/> Site History/Research           | <input checked="" type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Hydrology      | <input type="checkbox"/> Fire                          |

*If you have additional questions after reviewing these notes, or would like to schedule a follow up call or meeting, please contact Staff at [planningprt@cabq.gov](mailto:planningprt@cabq.gov). Please include the PA# with your inquiry.*

### Additional Notes:

- A zone change to eliminate the floating zone lines would be required to create one zone district prior to going through the replat to consolidate the lots.
- Townhouse, live work and multi-family dwellings are permitted residential uses in the in the MX-M zoning district.
- A sketch plat sent to the Development Facilitation Team staff for a replat would be required. See also: <https://www.cabq.gov/planning/boards-commissions/development-review-board/sketch-plat> for information on a sketch plat, which is the first step in the process of a replat. During a sketch plat, the Development Facilitation Team can give information and feedback about the feasibility of a specific request or any considerations that applicants should keep in mind as they prepare their applications.
- Please see IDO 14-16-3-4(C) Coors Boulevard – CPO-2 for Site Standards and Other Development Standards for future site plans.
- See the City of Albuquerque Planning Department EPC webpage for a link to the Fee Schedule and Forms Required for the EPC, under Resources. <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

### Applicant Questions:

**1. We have questions relative to the entitlement process and would like to understand better each step:**

A Zone Map Amendment – EPC will be necessary to eliminate the floating zone lines on the parcel. The EPC process usually takes 6 weeks or more from application deadline to the hearing. Next, a subdivision of land (replat) through the Development Hearing Officer will be required and then a Site Plan - Administrative Development Facilitation Team (DFT) review will be necessary for final sign-off.

**2. We would like to understand how phased development impacts these processes and timelines for expiration:**

The timetable to enact Phases of Development is dependent on the developer and when they want to develop a specific site. The discussions and feedback from the sketch plat/plan process will provide specific guidelines and timelines based on the stage of development.

**3. We are assuming a minor replat for lot consolidation. Is this correct?**

Because the lot consolidation would create fewer than 10 lots it appears a Minor Subdivision of Land would be required but if major public infrastructure is necessary a Subdivision of Land – Major will be required. In order to determine which process will be required please apply for a sketch plat/plan.

**4. What should we expect as for zoning and zone changes based on existing floating zone lines?**

To resolve a floating zone line requires an application to the EPC and justification. To see the Zoning Map Amendment procedure and requirements please visit the Integrated Development Ordinance (IDO) section 14-16-6-7(G) (pages 554-557). See attached handout.

All zone changes are required to go through the Environmental Planning Commission (EPC) process, which is a public hearing. Information is available here: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>.

A zone change must be justified in writing, essay format, and respond to the zone change criteria in IDO 14-16-6-7(G)(3), a through h. Examples are available online. However, the assistance of a planning agent is highly recommended.

**5. Given that the neighborhoods have already been made aware of and support the project and the City's funds are being applied to the project, what timeframes and expeditions of timeframes can we expect:**

See the EPC calendar for deadlines. <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission> The sketch plat could help determine the process for the replat. The EPC process usually takes 6 weeks or more from application deadline to the hearing.

Application deadlines for a Zone Map Amendment for review by the EPC are as follows in the next 4 months:

- June 6<sup>th</sup> for July 18<sup>th</sup> hearing.
- July 5<sup>th</sup> for August 15<sup>th</sup> hearing.
- August 8<sup>th</sup> for September 19<sup>th</sup> hearing.
- September 5<sup>th</sup> for October 17<sup>th</sup> hearing.

Notice of Decisions (NODs) are posted a few days after the hearing. However, the possibility of appeal of any decision for the EPC has a window of 15 days thereafter the hearing.

## **HOW TO REQUEST A ZONE CHANGE (ZONE MAP AMENDMENT)**

Zoning is a designation applied to a property that indicates types of land uses allowed. Every property in the City, with the exception of the public rights-of-way, is zoned.

As of May 17, 2018, the Integrated Development Ordinance (IDO) became effective and superseded the former Zoning Code. Table 4-2: Allowable Uses shows which land uses are allowed in which zones. Generally, uses may be permissive (P) or conditional (C). If the box is empty, the use is not allowed in that zone. To find out what a property is zoned, check the City's Interactive Map Viewer (GIS) site: [http://coagisintra.coa.cabq.lcl/Html5ViewerGeo491/index.html?viewer=Zoning\\_View\\_Zoning\\_Advanced\\_Map\\_View\\_v20](http://coagisintra.coa.cabq.lcl/Html5ViewerGeo491/index.html?viewer=Zoning_View_Zoning_Advanced_Map_View_v20)

If a use not allowed is desired, it may be possible to change the property's zoning. However, zoning is generally intended to remain stable and changing it must be justified. Since 1980, the City has had criteria for a zone change (sometimes called a Zone Map Amendment because it would change the City's official zoning map) that are required to be answered.

IDO Subsection 14-16-6-7(G)(3) contains the Review and Decision Criteria for zone changes. Each criterion (8 total) must be adequately addressed; if one is not, the zone change would not be recommended for approval. A detailed policy analysis using Comprehensive Plan Goals and policies is one requirement (Criterion A). A full discussion of potential harm to adjacent property, the neighborhood, or the community is another requirement (Criterion D).

Each zone change request is required to be heard by the Environmental Planning Commission (EPC), which is usually the final approval body. The EPC is a recommending body to the City Council for zone changes for properties 10 acres or larger in an Area of Consistency or 20 acres or larger in an Area of Change. Zone changes to the MX-FB, NR-SU, or PD zone districts require an associated Site Plan-EPC to be reviewed and decided simultaneously.

For more information about the EPC, please visit: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission> A calendar of submittal deadlines, general information, and agendas and staff reports from past meetings are available.

The EPC process is about six weeks, provided the application is complete and the criteria and adequately responded to. If not, delays could result. The EPC hearing occurs on the third Thursday of the following month.

Notification of neighborhood organization representatives and property owners is required. IDO Subsection 14-16-6-4(K) explains public notice requirements. Notification forms are available here: <https://www.cabq.gov/planning/urban-design-development/public-notice>

An offer of pre-submittal neighborhood meeting is also required [Subsection 14-16-6-4(B)] prior to application submittal deadlines. The form is located here: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

## **TRANSPORTATION DEVELOPMENT**

For additional information, please contact Ernest Armijo at 505.924.3991 or Matthew Grush at (505) 924-3362.

### **Curb Cuts**

1. Follow DPM guidelines for residential and commercial curb cuts.
2. Residential curb cut requirements – (12 feet to 22 feet wide for residential, 30 feet only if there is a 3-car garage or parking for RV)
3. Location of drive with respect to intersection depends on classification of the street. (See attached table.) Classification of street is according to the Long Range Master Plan developed by MRCOG.

### **Clear Sight Triangle at Access Points and Intersections**

4. Clear sight triangle (See attached hand-outs.) Nothing opaque should be in the triangle.

### **Private Site and Parking Lot Design**

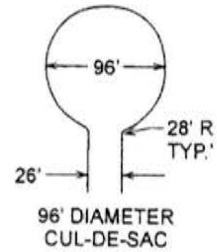
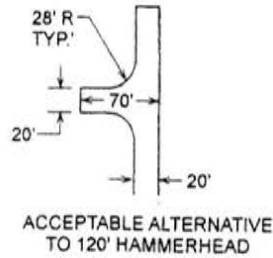
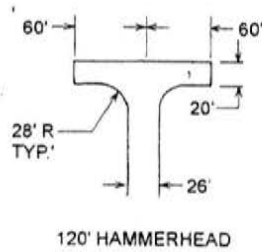
5. Follow DPM and IDO Guidelines for Site and Parking Lot Design. Current ADA standards must be followed including required number of handicapped parking spaces and drive aisles, ADA access to public right-of-way, and ADA access to on-site buildings.
6. See the Traffic Circulation Layout (TCL) Checklist. A TCL is required for any change or addition to a building > 500 sq. ft. or if the parking or circulation is changed. (This includes a repaving of parking lot.) Drawing must be stamped by a registered engineer or architect.
7. When developing a parking lot layout, include all dimensioning for construction purposes. Also include all curb, curb ramp and signage details.
8. Parking Calculations must be provided and per the requirements in the IDO. Number of vehicular spaces, motorcycle spaces, and bicycle spaces shall be specified and follow IDO requirements.
9. Demonstrate queuing capacity when needed in situations such as for drive-thru facilities. It is imperative to demonstrate that the queuing will not block accessways to the site or cause vehicles to back into the main roadway. Also, provide necessary one-way signage and pavement markings.
10. Shared access/parking agreement is required if access/parking is shared with parking lot adjacent to site. (This can be established on a plat if submittal of a plat is required or by an agreement.)
11. Existing driveways that are not being used are required to be removed and replaced with standard curb and sidewalk to match existing.

### **Traffic Studies and Traffic Signals**

1. See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.
2. A proposed new traffic signal needs to A) follow guidelines for traffic signal spacing, B) meet the requirements for a traffic signal warrant study to be in operation and C) be approved by both Planning and by Traffic Operations.

### **Platting and Public Infrastructure Requirements for Roadways**

1. When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.
2. All public roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.
3. Curb and sidewalk is required along entire frontage of property. Follow IDO/DPM for specific width requirements.
4. There is a Bikeway Master Plan that is prepared MRCOG which lays out proposed bicycle facilities including bicycle trails, bike lanes, and bike routes. The site would be required to provide such facilities along the site frontage if they have not been constructed yet. Right-of-way dedication would likely be required.
5. Depending on site's use of an adjacent alleyway and on type of use for proposed site, alleyway improvements are required. This would include paving and/or proper right-of-way dedication to meet current width standards.
6. Follow DPM and MRCOG's Long Range Master Plan for roadway width requirements. Provide roadway cross-section. (New roadway requirements and roadway widening is also coordinated with Department of Municipal Development, depending on what plans or projects they may have on a specific roadway.)
7. If private road is over 150' long, the turnaround shall be per fire code dimensions. Fire Marshall Approval and Solid Waste Approval is required on all site layouts. For dead-ends, see options below for space dedicated to turn-arounds:



8. For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.
9. Due to sight distance concerns and to construct sufficient curb ramps, right-of-way dedication is required to add curves to corners of properties at intersections if they are not already developed. See Table 23.3 of the DPM.
10. Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment.

## SITE PLAN – EPC

The Integrated Development Ordinance (IDO) establishes review and approval processes for various types of development requests in Part 6: Administration and Enforcement.

The IDO is available for review online:

- Interactive IDO: <https://ido.abc-zone.com/>
- IDO PDF for download: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

DISCLAIMER: This handout provides a general summary of answers to frequently asked questions. Please refer to the IDO for complete and up-to-date information.

### **How do I know whether I need a Site Plan – EPC?**

A proposed site plan is required to be reviewed by the Environmental Planning Commission (EPC) if the request meets any of the criteria for applicability in Subsection 14-16-6-6(I). Generally, Site Plan-EPC is required for development:

1. in an NR-PO zone district that does not qualify for review under Site Plan-Admin.
2. in a zone district that requires a site plan simultaneously, including but not limited to MX-FB, MR-SU, and PD.
3. on a lot 5 acres or greater adjacent to Major Public Open Space (MPOS)
4. that has not avoided sensitive lands identified in Subsection 14-16-5-2(C)
5. is in a Railroad and Spur Small area requiring cumulative impact analysis
6. if the applicant requests EPC review and the Planning Director agrees
7. of an electric utility for which the Facility Plan for Electric Transmission and Generation requires EPC review
8. of a major utility as a primary use of the site unless specified otherwise in an adopted Facility Plan.

Please refer to Subsection 14-16-6-6-(I) for additional details.

### **Who do I have to notify *before* I apply?**

The applicant must offer to meet with representatives of affected Neighborhood Associations before submitting an application. This process can take up to 45 days, so please plan your timeline accordingly. IDO Subsection 14-16-6-4(C) describes the process and requirements for this Pre-submittal Neighborhood Meeting. More information, including required forms and content, is online here:

<https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>



The applicant must send notice to neighborhood organization representatives and property owners. IDO Subsection 14-16-6-4(K) explains public notice requirements. More information, including required forms and content, is online here: <https://www.cabq.gov/planning/urban-design-development/public-notice>

**What is required in the application?**

The Site Plan Checklist includes the requirements for the submittal:

<https://www.cabq.gov/planning/online-forms>

The application requires a written/detailed response to the criteria (a – g) in IDO Subsection 14-16-6-6(I)(3), which contains the Review and Decision Criteria that the EPC will use.

**What are the deadlines, and how soon can I expect a decision?**

For more information about the EPC, please visit: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

A calendar of submittal deadlines, general information, and agendas and staff reports from past meetings are available.

The EPC process is about six weeks from submittal of the application, provided the application is complete and that the response to the decision criteria is adequate. If not, delays could result. The EPC hearing occurs on the third Thursday of the month following the submittal date.

## **SUBDIVISION MAJOR SITE PLAN-DHO**

The Integrated Development Ordinance (IDO) establishes review and approval processes for various types of development requests in Part 6: Administration and Enforcement.

A proposed Subdivision is required to be reviewed as Major if the request meets any of the criteria for applicability in Subsection 14-16-6-6(L)(1). Generally, Subdivision -Major is required for:

1. Creates more than 10 lots on any single lot that has been recorded as a single lot for at least years previously.
2. Requires any new streets.
3. Requires major public infrastructure.
4. Creates any lots that do not front on a public or private street previously approved by the City.
5. Applies to any application for a subdivision of land or combination of previously subdivided lots that is not eligible to be processed as a Subdivision of Land – Minor pursuant to Subsection 14-16-6-6(K) and that is not a Subdivision of Land – Bulk Land pursuant to Subsection 14-16-6-6(J).

Please refer to Subsection 14-16-6-6(L)(1) for additional details.

For information regarding what is expected and required on a Subdivision -Major, please refer to the Checklist at: [Form S1 \(cabq.gov\)](#)

Subsection 14-16-6-6(L)(3) contains the Review and Decision Criteria for a Subdivision Major. A letter explaining the project is required.

For more information about the DHO, please visit: <https://www.cabq.gov/planning/boards-commissions/development-hearing-officer> A calendar of submittal deadlines, general information, and agendas from past meetings are available.

The Subdivision-Major process require a Preliminary Sketch Plat approved by the DHO to be followed by a Final Plat within one year. All infrastructure must be financially guaranteed.

The DHO Subdivision Major process is about 4 weeks from application to meeting, provided the application is complete and the criteria are adequately responded to. If not, delays could result. The DHO meeting occurs every Wednesday, unless noted on the calendar.

Notification of neighborhood organization representatives and property owners is required. IDO Subsection 14-16-6-4(K) explains public notice requirements. Notification forms are available here: <https://www.cabq.gov/planning/urban-design-development/public-notice>

## SUBDIVISION MINOR

The Integrated Development Ordinance (IDO) establishes review and approval processes for various types of development requests in Part 6: Administration and Enforcement.

A Subdivision - Minor is required to be reviewed by the Development Hearing Officer (DHO) if the request meets any of the applicability criteria in Subsection 14-16-6-6(K). Generally, Subdivision Minor meets at least one of the criteria below:

1. Creates 10 or fewer lots on any single lot that has been recorded as a single lot for at least 3 years previously.
2. Does not require any new streets.
3. Does not require major public infrastructure.
4. Does not create any lots that do not front on a public or private street previously approved by the City.
5. Is on land 5 acres or greater adjacent to Major Public Open Space with a Site Plan – EPC.
6. Is on land zoned NR-SU or PD with a Site Plan – EPC.
7. Is on land zoned NR-BP with a Master Development Plan.
8. Is on land zoned PC with a Framework Plan.

Please refer to Subsection 14-16-6-6-(K)(1) for additional details.

In addition, if a request exceeds the thresholds for approval for (Subdivision -Minor) in IDO Subsection 14-16-6-6(K) the request must be reviewed as a Subdivision –Major.

For information regarding what is expected and required for a Subdivision -Minor, please refer to the Site Plan Checklist at: [Form S2 \(cabq.gov\)](#)

Subsection 14-16-6-6(K)(3) contains the Review and Decision Criteria for a Subdivision-Minor.

For more information about the DHO, please visit: [Development Hearing Officer — City of Albuquerque \(cabq.gov\)](#) A calendar of submittal deadlines, general information, and agendas and staff reports from past meetings is available.

The DHO process for Subdivision -Minor is approximately one week from submittal to meeting, provided the application is complete and the criteria and adequately addressed. If not, delays could result. The **DHO** meets every Wednesday, unless indicated otherwise on the DRB calendar.

Notification of neighborhood organization representatives is required. IDO Subsection 14-16-6-4(K) explains public notice requirements. Notification forms are available here: <https://www.cabq.gov/planning/urban-design-development/public-notice>

E) PUBLIC NOTICE

**From:** Baca, Vanessa <[vanessabaca@cabq.gov](mailto:vanessabaca@cabq.gov)>  
**Sent:** Monday, May 6, 2024 3:19 PM  
**To:** Enrico Gradi <[Enrico.Gradi@yeshousing.org](mailto:Enrico.Gradi@yeshousing.org)>  
**Subject:** RE: Neighborhood Meeting Notice

Mr. Gradi:

Thank you for your e-mail. For those four parcels, you will need to notify the following recognized neighborhood associations:

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
South West Alliance of Neighborhoods (SWAN Coalition)	Lorenzo	Otero	<a href="mailto:housealbchrome@gmail.com">housealbchrome@gmail.com</a>	1413 Hilda Ct NW	Albuquerque	NM	87105		5053851251
South West Alliance of Neighborhoods (SWAN Coalition)	Geraldine	Ulibarri	<a href="mailto:gerulibbarri1@gmail.com">gerulibbarri1@gmail.com</a>	9009 Starboard NW	Albuquerque	NM	87121	5059076851	
West Mesa NA	Lorenzo	Otero	<a href="mailto:housealbchrome@gmail.com">housealbchrome@gmail.com</a>	1413 Hilda Ct NW	Albuquerque	NM	87105		5053851251
West Mesa NA	Michael	Quintana	<a href="mailto:westmesa63@gmail.com">westmesa63@gmail.com</a>	301 63rd Street NW	Albuquerque	NM	87105	5059330277	
Los Volcanes NA	Doug	Cooper	<a href="mailto:douglascooper@hotmail.com">douglascooper@hotmail.com</a>	6800 Silkwood Avenue NW	Albuquerque	NM	87121	5054171560	
Los Volcanes NA	Ted	Trujillo	<a href="mailto:nedcarla@live.com">nedcarla@live.com</a>	6601 Honeylocust Avenue NW	Albuquerque	NM	87121	5058508375	

You will want to include a copy of this e-mail thread with your EPC permit paperwork when you submit it to the Planning Department, as well as copies of your e-mails to the neighborhood association contacts.

Please let my office know if any of the neighborhood associations request a facilitated meeting regarding the proposed development, and I will help coordinate that with the City's Alternative Dispute Resolution (ADR) Department. Otherwise, if the neighborhood meeting is simply informational, you can coordinate that directly with the neighborhoods themselves.

If my office can be of further help, please don't hesitate to reach out. Thank you.



**Vanessa Baca**  
 Manager

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque  
 (505) 768-3331 Office  
 E-mail: [vanessabaca@cabq.gov](mailto:vanessabaca@cabq.gov)  
 Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



## Enrico Gradi

---

**From:** Chris Baca  
**Sent:** Monday, June 10, 2024 1:30 PM  
**To:** Ted Trujillo; douglascooper@hotmail.com; westmesa63@gmail.com; housealbchrome@gmail.com; gerulibbarri1@gmail.com  
**Cc:** Enrico Gradi; Michelle DenBleyker  
**Subject:** West Mesa Ridge  
**Attachments:** West Mesa Ridge Renderings.pdf

Dear Ted, Geraldine, Lorenzo, Michael, and Doug:

Attached please find some renderings we have for the site I have spoken to you about in past neighborhood meetings. Yes Housing, Inc. is in the process of platting the site so that we can build the project. It will be done in two phases with the first phase being off of Glenrio and 64<sup>th</sup> Street. Phase 2 will be from Fortuna to 64<sup>th</sup> Street after the first phase is completed. The Park and Sell will be vacated and moved to Unser .

As you know, this area is where Yes Housing, Inc. came into being as it was an offshoot of YDI where I was President for 41 years. Since my retirement from YDI in 2014 I've focused on developing multifamily units and retail spaces. You're probably seen what we built on Unser and Central NW – Nuevo Atrisco Apartments and Nuevo Atrisco Food Hub (it's almost done!).

We need your support for what we are calling West Mesa Ridge located in between Fortuna and Glenrio, bordered on the East by Coors NW and on the West 64<sup>th</sup> Street. One outstanding element of this site is that we will be including a YDI Head Start for the families in the area. As you know, child care is a big need in the community.

A letter from each of you would be greatly appreciated. I am available to discuss the plans for you. My cell number is (505) 270-8192 should you need more information.

As always, I remain

Chris Baca



### Chris Baca

Founder  
President/CEO  
YES Housing, Inc.  
901 Pennsylvania St NE  
Albuquerque, NM 87110  
acbaca@yeshousing.org  
505.254.1373

The information contained in this e-mail message may be confidential information intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any

dissemination, distribution, copying, or other use of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone or e-mail and delete this e-mail message.





GLENVIEW



PHASE 1

PHASE 3

PHASE 2

64<sup>TH</sup> ST.

COOK'S BLVD





**BINGO**

1	10	31	46	61
2	17	32	47	62
3	18	33	48	63
4	19	34	49	64
5	20	35	50	65
6	21	36	51	66
7	22	37	52	67
8	23	38	53	68
9	24	39	54	69
10	25	40	55	70
11	26	41	56	71
12	27	42	57	72
13	28	43	58	73
14	29	44	59	74
15	30	45	60	75



Characteristics

Dependability



Integrity

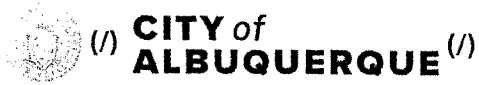
Honesty

Trustworthiness

Reliability

Accountability





HOME ([HTTPS://WWW.CABQ.GOV](https://www.cabq.gov)) > OFFICE OF NEIGHBORHOOD COORDINATION  
 ([HTTPS://WWW.CABQ.GOV/OFFICE-OF-NEIGHBORHOOD-COORDINATION](https://www.cabq.gov/office-of-neighborhood-coordination)) > NEIGHBORHOOD  
 MEETING INQUIRY SHEET

# Neighborhood Meeting Inquiry Sheet

Use this form to submit a request to the Office of Neighborhood Coordination to obtain recognized neighborhood association and/or recognized neighborhood coalition contact information for a required neighborhood meeting in advance of application submittal, per Table 6-1-1 of The City of Albuquerque's Integrated Development Ordinance.

## Instructions

Please fill out this form to obtain all required contact information, per Table 6-1-1 of The City of Albuquerque's Integrated Development Ordinance (<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>). Each section with a red dot indicates a required field.

For more information about neighborhood meetings, please review the Planning Department's webpage (<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>).

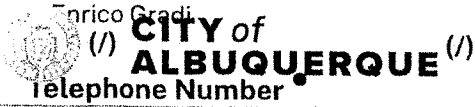
**Neighborhood Meeting Inquiry For:** •

- Development Hearing Officer
- Environmental Planning Commission
- Landmarks Commission
- Zoning Hearing Examiner
- City Project
- City RFP (1/4 Mile Radius)
- City RFP (1 Mile Radius)
- Other (please specify in field below)

**If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:**

**Applicant Information**

**Contact Name** •



5052806735

**Email Address** •

egradi@yeshousing.Org

**Company Name**

YES Housing Inc

**Company Address**

901 Pennsylvania St NE

**City**

Albuquerque

**State**

NM

**ZIP**

87110

**Subject Site Information**

**Legal description of the subject site for this project:**

Tract 165 containing 5.00 acres, Tract 164 containing approximately 5.00 acres, Tract 163 containing approximately 2.87 acres, Tract 162 containing approximately .28 acres, Block 0000, Airport Unit of the Town of Atrisco Grant. Bordered by 64th Street to the West, Glenrio Rd to the South, Coors Boulevard to the East and Fortuna Rd to the South.

**Physical address of subject site:**

901 Pennsylvania St NE

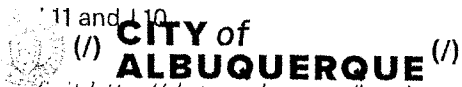
**Subject site cross streets:** •

Area between 64th Street and Coors and Glenrio and Fortuna Road which is four largely vacant parcels totaling

**Other subject site identifiers:**

Half of the site is a car sales lot

**This site is located on the following zone atlas page:** •



Visit <http://data.cabq.gov/business/zoneatlas> (<http://data.cabq.gov/business/zoneatlas>) to open a new tab to the map download page.

**Please attach a Zone Atlas Map that clearly indicates where the subject site is located.**

*File should be less than 8MB in size. See instructions below for more details.*

No file chosen


**Captcha** ●

I'm not a robot

reCAPTCHA  
Privacy - Terms

Submit Form

## Attaching the Zone Atlas Map

1. Determine on which zone atlas page your project is located by using the AGIS grid map (<https://cabq.maps.arcgis.com/home/webmap/viewer.html?webmap=f12cf8ebe9514a2d8d09e2c7a095d2f4&extent=-106.8814,34.9669,-106.4705,35.1841>)  
 (<https://cabq.maps.arcgis.com/home/webmap/viewer.html?webmap=f12cf8ebe9514a2d8d09e2c7a095d2f4&extent=-106.8814,34.9669,-106.4705,35.1841>).
2. Download the corresponding Zone Atlas Map (<http://data.cabq.gov/business/zoneatlas>).
3. Markup the map to clearly indicate where the subject site is located.
4. Save the new file and attach it by clicking the "Choose File" button above.

*File should be less than 8 MB in size.*

*View a sample Zone Atlas Map with necessary markups.*

(<https://www.cabq.gov/office-of-neighborhood-coordination/neighborhood-meeting-inquiry-sheet/sample-zone-atlas-map.jpg>)

**About the ONC**(<https://www.cabq.gov/office-of-neighborhood-coordination/about-the-onc>)

**Weekly eNews**(<https://www.cabq.gov/office-of-neighborhood-coordination/weekly-enews>)

**Resources**(<https://www.cabq.gov/office-of-neighborhood-coordination/resources>)

**Neighborhood Walks Program** (<https://www.cabq.gov/office-of-neighborhood-coordination/neighborhood-walk-program>)



Slow Down Albuquerque  
 (//) **ALBUQUERQUE** (//) <https://www.cabq.gov/office-of-neighborhood-coordination/slow-down-abq-sign-request-form>

Neighborhood Association Meetings Calendar (<https://www.cabq.gov/office-of-neighborhood-coordination/neighborhood-association-meetings-calendar>)

Neighborhood Association and Neighborhood Coalition Frequently Asked Questions (<https://www.cabq.gov/office-of-neighborhood-coordination/neighborhood-association-and-neighborhood-coalition-frequently-asked-questions>)

Neighborhood Association Websites (<https://www.cabq.gov/office-of-neighborhood-coordination/neighborhood-websites>)

Neighborhood Engagement Process (<https://www.cabq.gov/office-of-neighborhood-coordination/neighborhood-engagement-process>)

City Council(/council)

City Department Listing Information(<http://www.cabq.gov/department-listing>)

Neighborhood Meeting Inquiry Sheet

## Follow Us on Social Media



(<https://www.facebook.com/albuquerqueneighborhoods/>)



(<https://www.instagram.com/abqneighborhoods/>)



(<https://www.youtube.com/channel/UCtPaOOlqsog7jRkxF0zRKjw>)

## Contact Information (<https://www.cabq.gov/office-of-neighborhood-coordination/contact>)

Office of Neighborhood Coordination

505-768-3334

[onc@cabq.gov](mailto:onc@cabq.gov) (mailto:[onc@cabq.gov](mailto:onc@cabq.gov))

Department Contact Information (<https://www.cabq.gov/council/office-of-neighborhood-coordination/office-of-neighborhood-coordination-staff-contact-information>)

Full contact information (<https://www.cabq.gov/office-of-neighborhood-coordination/contact>)







The 311 Community Contact Center is a centralized call center for the City of Albuquerque. The 311 service is a single telephone number for all non-emergency City of Albuquerque inquiries and services.

Call: 311 (tel:311) or 505-768-2000 (tel:505-768-2000)

Report Online (<https://www.cabq.gov/.../311/abq311/311-web-app>)

Email 311 (<mailto:ccc@cabq.gov>) ([ccc@cabq.gov](mailto:ccc@cabq.gov) (<mailto:ccc@cabq.gov>))

Emergencies: 911 (tel:911)

Non-Emergency Police Calls: 505-242-COPS (tel:(505) 242-COPS)

## ACCESS

Jobs (<http://agency.governmentjobs.com/cabq/default.cfm>)

Disclaimer (<https://www.cabq.gov/.../abq-data/abq-data-disclaimer-1>)

Accessibility (<https://www.cabq.gov/.../about/legal#accessibility-statement>)

Employee Resources (<https://www.cabq.gov/.../humanresources>)

Sitemap (<https://www.cabq.gov/.../@@sitemap>)

## CONNECT

### VISIT US ON SOCIAL MEDIA



(<https://twitter.com/cabq>)



(<https://www.instagram.com/oneabq/>)



(<https://www.linkedin.com/company/city-of-albuquerque>)



(<https://www.youtube.com/channel/UCdpRwD5FA0g3ynJWxGk7BVQ>)

## NEWSLETTER SIGNUP

Stay in Touch! Sign up for updates.

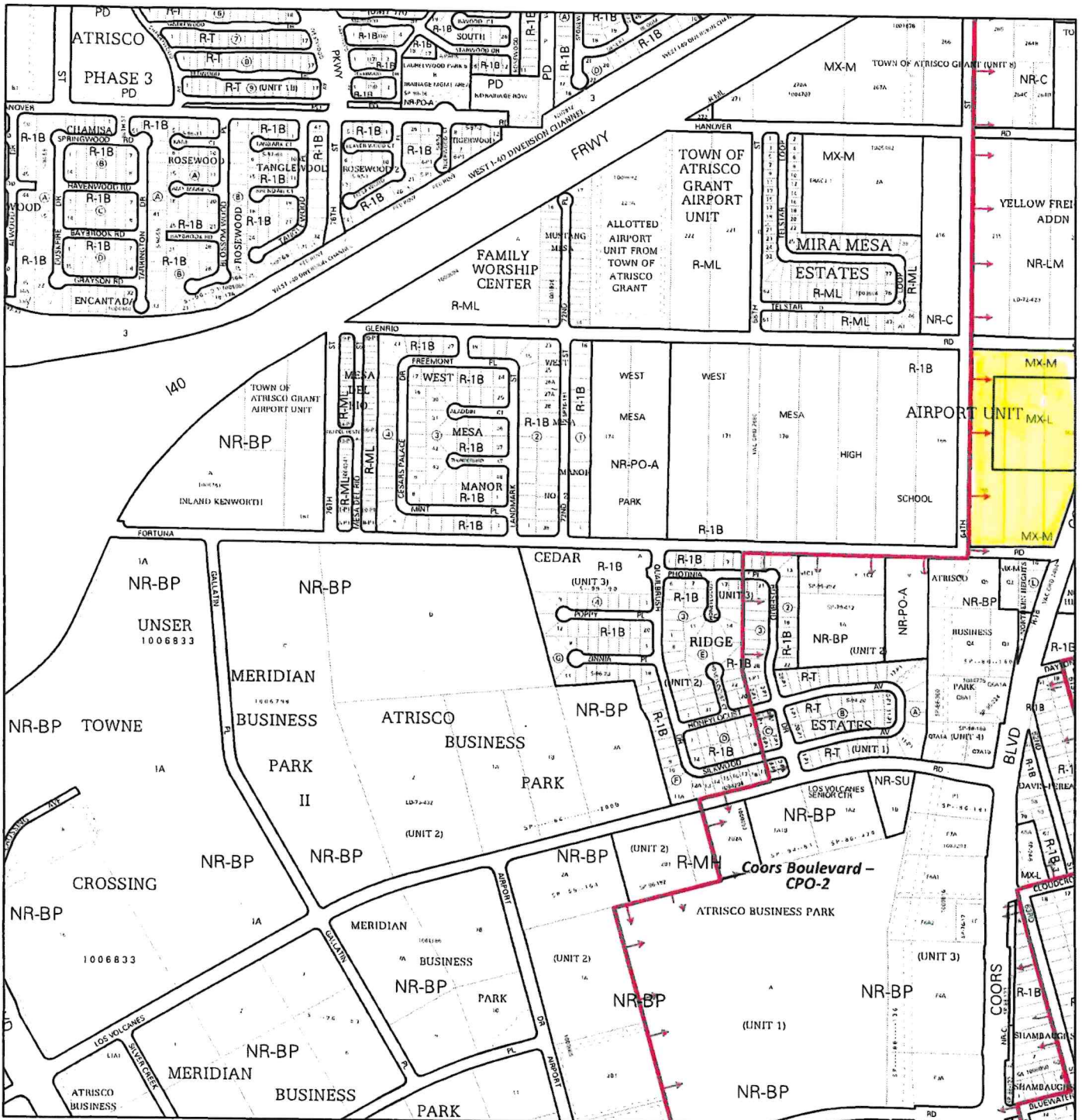
email address

**SUBSCRIBE**



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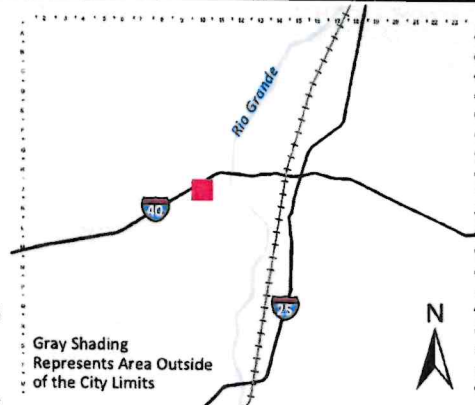


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

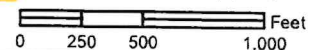


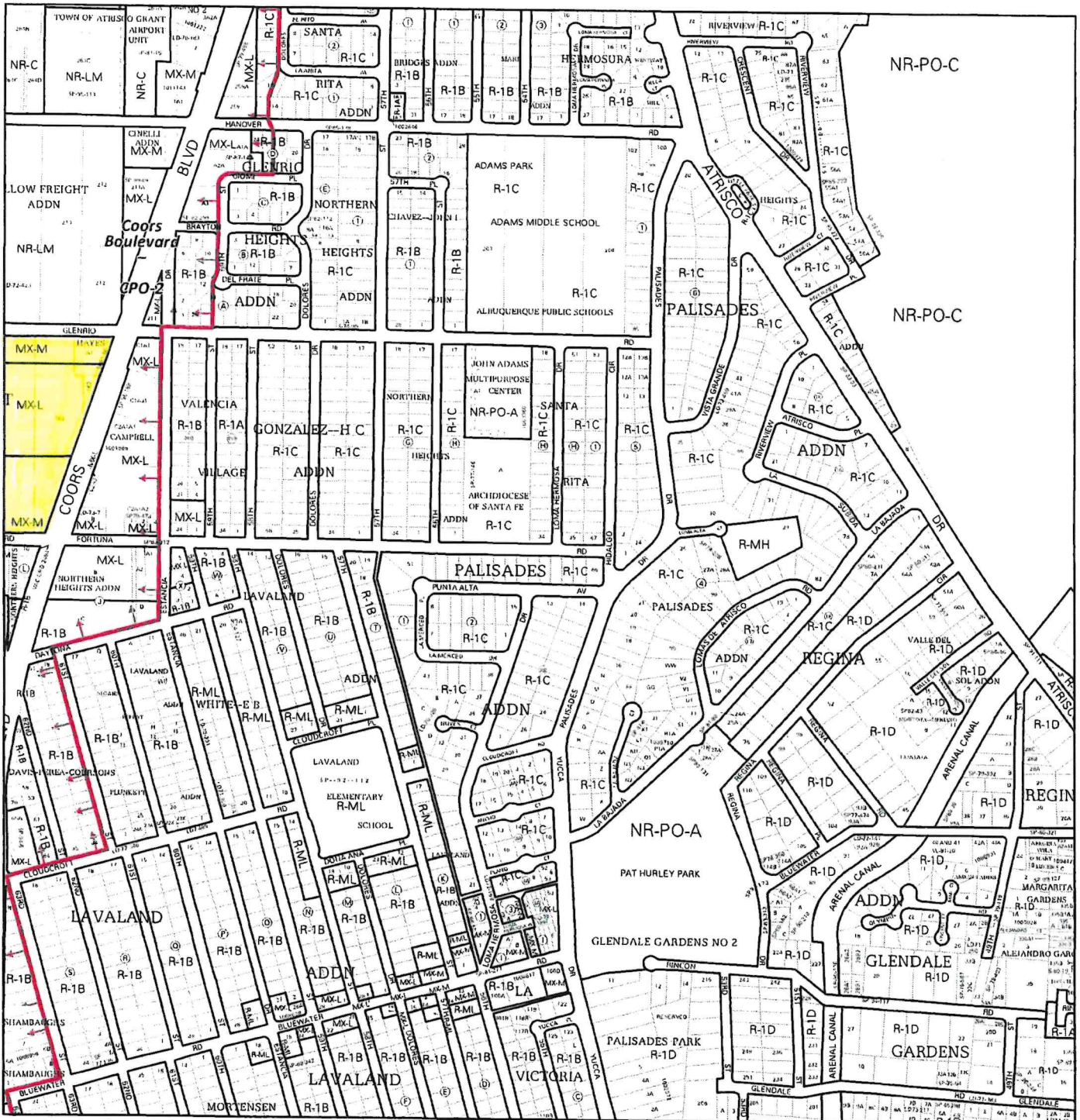
IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**J-10-Z**

- Easement
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone
- Escarpment



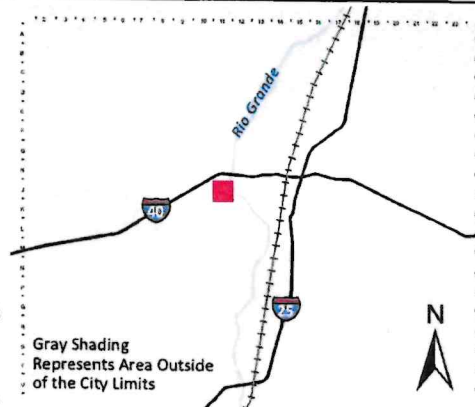


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**J-11-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading  
Represents Area Outside  
of the City Limits

0 250 500 1,000 Feet

**From:** Baca, Vanessa <[vanessabaca@cabq.gov](mailto:vanessabaca@cabq.gov)>  
**Sent:** Tuesday, July 2, 2024 4:49 PM  
**To:** Enrico Gradi <[Enrico.Gradi@yeshousing.org](mailto:Enrico.Gradi@yeshousing.org)>  
**Subject:** 701 Coors Blvd NW\_Neighborhood Meeting Inquiry Submission Form\_EPC

**PLEASE NOTE:**

**The neighborhood association contact information listed below is valid for 30 calendar days after today’s date.**

Dear Mr. Gradi:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
South West Alliance of Neighborhoods (SWAN Coalition)	Lorenzo	Otero	<a href="mailto:housealbchrome@gmail.com">housealbchrome@gmail.com</a>	1413 Hilda Ct NW	Albuquerque	NM	87105		5053851251
South West Alliance of Neighborhoods (SWAN Coalition)	Geraldine	Ulibarri	<a href="mailto:gerulibbarri1@gmail.com">gerulibbarri1@gmail.com</a>	9009 Starboard NW	Albuquerque	NM	87121	5059076851	
West Mesa NA	Lorenzo	Otero	<a href="mailto:housealbchrome@gmail.com">housealbchrome@gmail.com</a>	1413 Hilda Ct NW	Albuquerque	NM	87105		5053851251
West Mesa NA	Michael	Quintana	<a href="mailto:westmesa63@gmail.com">westmesa63@gmail.com</a>	301 63rd Street NW	Albuquerque	NM	87105	5059330277	
Los Volcanes NA	Doug	Cooper	<a href="mailto:douglascooper@hotmail.com">douglascooper@hotmail.com</a>	6800 Silkwood Avenue NW	Albuquerque	NM	87121	5054171560	
Los Volcanes NA	Ted	Trujillo	<a href="mailto:nedcarla@live.com">nedcarla@live.com</a>	6601 Honeylocust Avenue NW	Albuquerque	NM	87121	5058508375	

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can’t answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.

- Please use this online link to find the required forms you will need to submit your permit application.  
<https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: [https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official\\_public\\_notice\\_form-2019.pdf](https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf).
- The Administrative Decision form you need for notifying neighborhood associations can be found here:  
<https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



**Vanessa Baca**

Manager

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3331 Office

E-mail: [vanessabaca@cabq.gov](mailto:vanessabaca@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



**From:** Enrico Gradi <[Enrico.Gradi@yeshousing.org](mailto:Enrico.Gradi@yeshousing.org)>  
**Sent:** Tuesday, July 2, 2024 4:37 PM  
**To:** Baca, Vanessa <[vanessabaca@cabq.gov](mailto:vanessabaca@cabq.gov)>; Gleason, Ann <[agleason@cabq.gov](mailto:agleason@cabq.gov)>  
**Cc:** Jones, Megan D. <[mdjones@cabq.gov](mailto:mdjones@cabq.gov)>; Elaine Wynne <[EWynne@yeshousing.org](mailto:EWynne@yeshousing.org)>  
**Subject:** RE: Submission form for ONC

[EXTERNAL] Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Ms. Baca,

Thank you so much for your assistance on this. Just in case we are not able to have this this issue resolved thru IT channels we have printed out the forms and filled them out. I am including the Neighborhood Meeting Inquiry form and the Public Notice Inquiry form, and they are attached. I hope this will suffice for the official EPC submittal.



**Enrico Gradi**

Senior Vice President of Planning and Economic Development

**YES Housing, Inc.**

901 Pennsylvania St. NE

Albuquerque, NM 87110

**Notice to Neighborhood Associations and  
Early Community Meetings Regarding  
Project April of 2023**



**Michelle DenBleyker**

---

**From:** Carmona, Dalaina L. <dlcarmona@cabq.gov>  
**Sent:** Wednesday, April 19, 2023 4:01 PM  
**To:** Michelle DenBleyker  
**Subject:** NWC Coors Blvd and Fortuna Rd Neighborhood Meeting Inquiry Sheet - City RFP (1/4 Mile Radius)  
**Attachments:** scan.pdf; NWC Coors Blvd and Fortuna Rd..pdf; NWC Coors Blvd and Fortuna Rd .xlsx

**PLEASE NOTE:**

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Unique Acronym	Association Name	First Name	Last Name	Email
WTM	West Mesa NA	Michael	Quintana	westmesa63@g
WTM	West Mesa NA	Dee	Silva	ddee4329@aol.
LVC	Los Volcanes NA	Alma	Ramirez	acr@q.com
LVC	Los Volcanes NA	Jenny	Sanchez	jennybsanchez1
SWA	South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccdg.org
SWA	South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: [https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official\\_public\\_notice\\_form-2019.pdf](https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf).

- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



*Dalaina L. Carmona*

Senior Administrative Assistant  
 Office of Neighborhood Coordination  
 Council Services Department  
 1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
 Albuquerque, NM 87102  
 505-768-3334

[dcarmona@cabq.gov](mailto:dcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

**From:** webmaster@cabq.gov <webmaster@cabq.gov>

**Sent:** Wednesday, April 19, 2023 11:00 AM

**To:** Office of Neighborhood Coordination <mdenbleyker@yeshousing.org>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Neighborhood Meeting Inquiry For:

City RFP (1/4 Mile Radius)

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Michelle DenBleyker

Telephone Number

432-530-7978

Email Address

[mdenbleyker@veshousing.org](mailto:mdenbleyker@veshousing.org)

Company Name

YES Housing

Company Address

901 Pennsylvania St NE

City

Albuquerque

State

NM

ZIP

87110

Legal description of the subject site for this project:

Northerly portion of Tract 162A, Tract 163, 164 & 165 (excluding 2,542 sq.ft. ROW on Tract 163 Town of Atrisco Grant Airport Unit) containing approximately 12.42 +/- acres.

Physical address of subject site:

NWC Coors Blvd and Fortuna Rd, ABQ, NM 87121

Subject site cross streets:

Coors, Fortuna, Glenrio

Other subject site identifiers:

This site is located on the following zone atlas page:

J-11-Z

Captcha

x

Unique Acronym	Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
WTM	West Mesa NA	Michael	Quintana	westmesa63@gmail.com	301 63rd Street NW	Albuquerque	NM	87105	5059330277	
WTM	West Mesa NA	Dee	Silva	ddee4329@aol.com	313 63rd Street NW	Albuquerque	NM	87105	5053627737	
LVC	Los Volcanes NA	Alma	Ramirez	acr@q.com	6616 Honeylocust Avenue NW	Albuquerque	NM	87121		5058313595
LVC	Los Volcanes NA	Jenny	Sanchez	jennybsanchez1@q.com	6512 Honeylocust Avenue NW	Albuquerque	NM	87121		5058360117
SWA	South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccdg.org	5921 Central Avenue NW	Albuquerque	NM	87105		
SWA	South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976

# West Mesa Ridge - Neighborhood Outreach Documentation Tracking

Neighborhood Assoc 1/4 mile of property	Notice/Flyer	How it was distributed	Agenda	Attendee List	minutes	Mtg Date
SWAN	X	emailed	X	X	X	4/4/2023
Alamosa	X	emailed	X	Doc narrative		4/10/2023
*West Mesa	X	emailed	X	X	X **	4/11/2023
*Los Volcanos	X	emailed	X	X	X **	4/25/2023

\* within 1/4 mile

\*\* they meet quarterly and do not track meetings with minutes

cabq.maps.arcgis.com/apps/Viewer/index.html?appid=99ec3a3e32494f2cac74fd6c321e7c0b

## Neighborhood Associations

(1 of 2)

### Neighborhood Associations Info

Association Name	Los Volcanes NA
Association Acronym	LVC
Zone Map Page	J-10
PDF Link	<a href="#">More info</a>
Recognition Status	Recognized

LVC

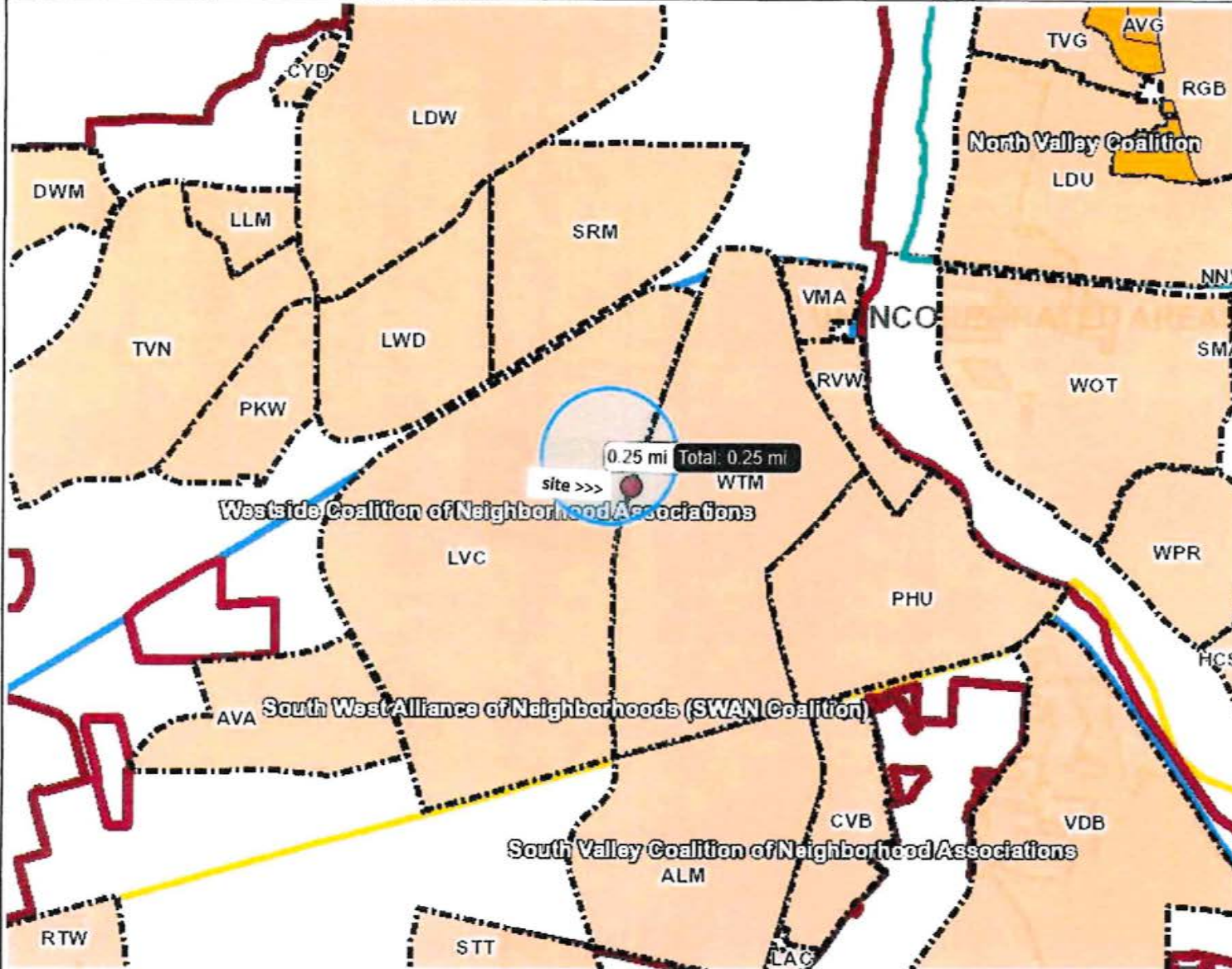
South West Alliance of Neighborhoods (SWAN Coalition)

PHU

Powered by **sri** City of Albuquerque, Bernalillo County, NM, Bureau of Land Managemen...



# NWC Coors Blvd and Fortuna Rd



## Legend

- Recognized Neighborhood Overlap Areas
- Recognized Neighborhood Associations
- Neighborhood Coalitions**
- District 4 Coalition of Neighborhood Associations
- District 6 Coalition of Neighborhood Associations
- District 7 Coalition of Neighborhood Associations
- District 8 Coalition of Neighborhood Associations
- East Gateway Coalition
- North Valley Coalition
- South Valley Coalition of Neighborhood Associations
- South West Alliance of Neighborhoods (SWAN Coalition)
- Westside Coalition of Neighborhood Associations
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED

## Notes

5,696 0 2,848 5,696 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
4/19/2023 © City of Albuquerque

1: 34,175

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

Dear friends and family of the SWAN Coalition,

You are cordially invited to attend the Monthly SWAN Coalition Meeting on Tuesday, April 4, 2023, at 6:00 pm. Whether you choose to join us in person at the WCCDG Offices on Central Avenue or virtually via Zoom, this is an excellent opportunity to stay informed and engaged with your community.

The Monthly SWAN Coalition Meeting is a highly anticipated event that brings together residents, community organizations, public safety officials, elected officials, and government representatives to discuss the latest developments in our community. This event is a great opportunity to stay informed, get involved, and make a difference in our community.

Whether you choose to attend the meeting in person at the WCCDG Offices on Central Avenue or participate virtually via Zoom, you will have the chance to connect with other engaged community members and leaders. You'll also hear from a range of important voices and organizations who are working to improve our community and address key issues affecting residents.

By attending this event, you'll gain valuable insights into the latest community updates, learn about new initiatives and programs, and have the chance to provide input and feedback to community leaders and decision-makers. You'll also have the opportunity to network with other community members and organizations, build valuable connections, and collaborate on community projects and initiatives.

So, mark your calendars for Tuesday, April 4, 2023, at 6:00 pm, and join us for the Monthly SWAN Coalition Meeting. Whether you attend in person or virtually, you'll be a part of a dynamic and engaged community that is working together to make Albuquerque a better place for all residents. We look forward to seeing you there!

Community Updates From:

Neighborhood Associations: - Alamosa Neighborhood Association - Avalon Neighborhood Association - Crestview Bluff Neighborhood Association - Los Vecinos Del Bosque Neighborhood Association - Los Altos Neighborhood Association - Westgate Neighborhood Association - Route 66 West Neighborhood Association - Stinson Tower Neighborhood Association - West Mesa Neighborhood Association - Valley Gardens Neighborhood Association

Public Safety: - APD SW Area Command - APD Civilian Liaison - Bernalillo County Sheriff

Elected Officials: - City Councilors - County Commissioners - NM State Representative's - NM State Senators

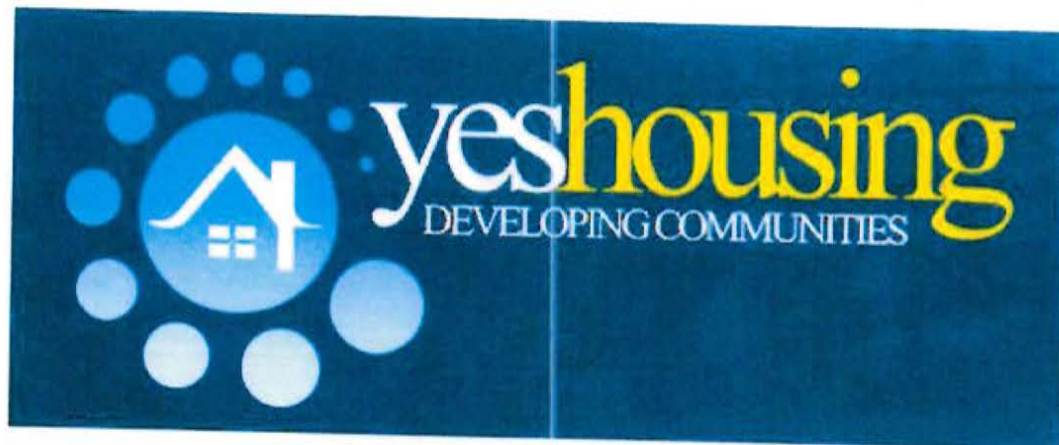
Governmental Departments: - City of ABQ Office of Neighborhood Coordination - Bernalillo County Office of Neighborhood Coordination

Albuquerque Public Schools: - Mark Armijo Academy

Yes Housing - **Nuevo Atrisco Updates & More**

Feel free to call if you have any questions. #505-385-5809 Jerry Gallegos





YES Housing, Inc cordially invites you to  
an April 4<sup>th</sup> public discussion of  
our potential mixed-use development  
at northwest corner of Fortuna & Coors NW.

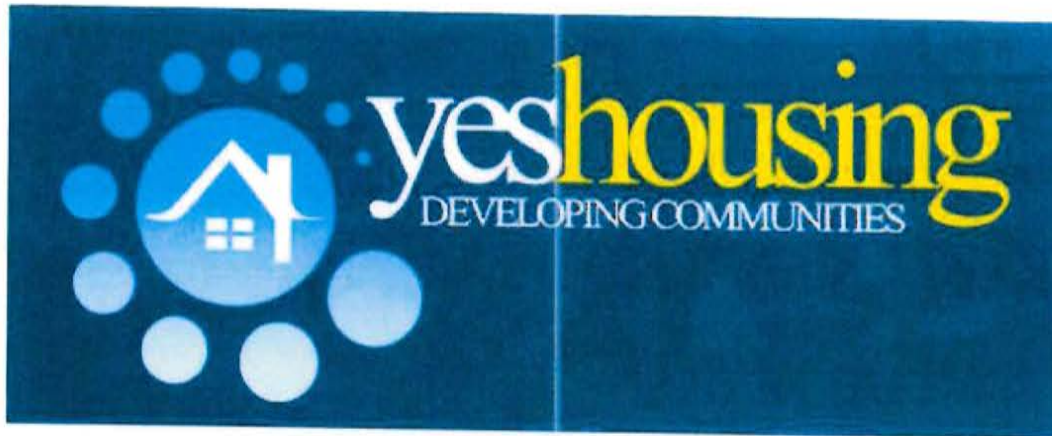
April 4<sup>th</sup>, 6pm

Southwest Alliance of Neighbors (SWAN)  
Monthly Meeting

at

West Central Community Group Office  
5921 Central NW.

Questions: Please Contact Michelle DenBleyker  
[MDenBleyker@yeshousing.org](mailto:MDenBleyker@yeshousing.org)



**YES Housing, Inc cordially invites you to  
an April 25<sup>th</sup> public discussion of  
our potential mixed-use development  
at northwest corner of Fortuna & Coors NW.**

**April 25<sup>th</sup>, 6pm**

**Los Volcanes Neighborhood Association  
(LVNA) Meeting**

**at**

**SW Command Police Sub Station  
6404 Los Volcanes Rd NW**

**Questions: Please Contact Michelle DenBleyker  
MDenBleyker@yeshousing.org**

## Elaine Wynne

---

**From:** Michelle DenBleyker  
**Sent:** Tuesday, April 4, 2023 1:29 PM  
**To:** Patty Sena  
**Subject:** Fwd: Updated SWAN Agenda  
**Attachments:** SWAN Agenda April 2023.docx

Michelle DenBleyker  
432-530-7978

Sent from my cell, which should explain my awkward thoughts and typos

Begin forwarded message:

**From:** Jerry Gallegos <jgallegoswccdg@gmail.com>  
**Date:** April 4, 2023 at 12:51:49 PM MDT  
**To:** Michelle DenBleyker <MDenBleyker@yeshousing.org>  
**Subject:** Fwd: Updated SWAN Agenda



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender  
jgallegoswccdg@gmail.com

FYI- Agenda for tonight's **SWAN Meeting**-please let me know you received it- thanks. 3505-385-5809/Jerry

----- Forwarded message -----

**From:** Jerry Gallegos <jgallegoswccdg@gmail.com>  
**Date:** Tue, Apr 4, 2023 at 12:34 PM  
**Subject:** Re: Updated SWAN Agenda  
**To:** Johnny Pena <johnnyepena@comcast.net>, Twyla McComb <mctwyla@msn.com>, Al Otero <alotero57@gmail.com>, Becky Davis <beedee3@lawyer.com>, Geraldine Ulibarri <geraldine\_ulibarri@fcch.com>, Paul Fava <paulfava@gmail.com>, Jeanette Baca <jeanettebaca973@gmail.com>, dee Silva <ddee4329@aol.com>, Bruce Rizzi <STNAPres@outlook.com>, Jennifer Cruz <vdb87105@gmail.com>, Ted Trujillo <nedcarla@live.com>, Antoinette Dominguez <ajuarez8.ad@gmail.com>, steve budenski <stevenbudenski@gmail.com>, Rene Barraza <rbarraza@cabq.gov>, Ron Kemp <rkemp@cabq.gov>, Darrell Dady <ddady@bernco.gov>, Leroy Mascarenas <lmascarena@comcast.net>, Darlene Solis <losaltosneighborhood.abq@gmail.com>, Bella Trujillo <itrujillo@bernco.gov>, Margarita M. Archibeque <maarchibeque@bernco.gov>, Matt Archuleta <mattearchuleta1@hotmail.com>, Michelle Massie <mdkd111@yahoo.com>, Rachael Hernandez <rmhernandez@cabq.gov>, Michael Padilla <michael.padilla@altivus.com>, Rep. Antonio Maestas <antonio@moejustice.com>, Senator Linda Lopez <lopez4148@msn.com>, Brandon McMaceachen <bmaceachen@cabq.gov>, Nathan Molina <namolina@cabq.gov>, Klarissa Pena <klarissapena@comcast.net>, <bmberry@bernco.gov>, <acbaca@yeshousing.org>  
**Cc:** LuisHernandez <luis@wccdg.org>



## South West Alliance of Neighbors Meeting Agenda

**DATE:** April 4<sup>th</sup>, 2023.  
**TIME:** 6:00 PM – 7:30 PM  
**LOCATION:** WCCDG OFFICE 5921 Central Ave NW & ZOOM

#	TOPIC	DURATION
	Call to Order	
1.	Moment of Silence/Pledge of Allegiance	
2.	Approval of Meeting Agenda	
3.	Welcome/Introductions	
4.	Secretary Presentation of Meeting Minutes:	
5.	Treasurer's Report: Jerry Gallegos	
6.	District 11 New Mexico State Senator Linda Lopez	
7.	WCCDG Updates: Luis Hernandez	
8.	YES Housing Presentation – Nuevo Atrisco & New Project on Coors & Fortuna	10 Minutes
9.	Public Safety APD SW Area Command - Commander Rene Barraza - APD Civilian Liaison Ron Kemp	10 minutes
10.	Elected Officials: - District 26 New Mexico State Senator Antonio "Moe" Maestas - District 1 City Council Policy Analyst Brandon MacEachen for Councilor Louie Sanchez - District 2 City Council Policy Analyst Nathan A. Molina for City Councilor Isaac Benton - District 3 City Council Policy Analyst Rachael Hernandez for City Councilor Klarissa Pena - District 2 Executive Officer to the Commission for Commissioner Steven Michael Quezada	5 minutes each
11.	BERNCO – ONC Daryl Dady	
12.	Neighborhood Association Updates	2 minutes each

13. APS Schools Updates 2 minutes each
14. Old/New Business 2 minutes each
15. Adjournment



## South West Alliance of Neighbors Meeting Minutes

### ZOOM MEETING MINUTES

**APRIL 4<sup>TH</sup>, 2023.**

**Attendees: CC Barraza, APD Ron Kemp, Geraldine Uilbarri, Becky Davis, Paul Fava, Daryl Dady, Jerry Gallegos, Rachael Hernandez, Rachael Hernandez, Dee Silva, Margarita Archibeque, Isabella Trujillo, Steve Budenski, Chris Baca, Jeanette Baca, Lt. Jaramillo, Michelle Denbleyker, Christine Smith, Chris Sedillo, Brandon Maceachen, Michelle Massie and Luis Hernandez.**

#	TOPIC	DURATION
1.	Call to Order *Meeting called to order by Pres. Hernandez at 6:02 PM.	
2.	Moment of Silence/Pledge of Allegiance	
3.	Approval of Meeting Agenda Agenda approved – 1 <sup>st</sup> - Jerry 2 <sup>nd</sup> - Paul	1 minute
4.	Welcome/Introductions- *Members were welcomed by Pres. Hernandez	2 minutes

5	<b>Secretary Presentation of Meeting Minutes: 3/07/2023</b> Minutes approved- 1 <sup>st</sup> - Dee 2 <sup>nd</sup> - Geraldine	2 minutes
6	<b>Treasurer's Report: Jerry Gallegos</b> Treasurer Report Approved – 1 <sup>st</sup> - Geraldine 2 <sup>nd</sup> - Steve minutes	2
7	<b>Guests:</b> <b>Chris Baca- YES Housing-</b> Mr. Baca gave a presentation his firm is planning on building at the Area of Fortuna/Glenrio NW – 120 UNITS- proposed opening of Spring 2024. The project is Near West Mesa HS. To be built in partnership with the Chelsea Investment Group. His plan is to combine housing with commerce in the area. Ms. Michelle Denbleyker assisted Mr. Baca with the presentation- they both asked SWAN for support of the project.	5 minutes
8	<b>Elected Officials:</b> <b>Sen. Linda Lopez- NM State Senator</b> Ms. Lopez gave a brief update on the recent NM Legislative session. She highlighted various dollars coming to the area from the State's \$9.4 billion budget. She mentioned dollars coming to several locations, such as Rio Grande HS, Alamosa NA, APD SW Center and many more out of the Capital Outlay monies. Sen. Lopez let all know that everything is contingent on the Governor's approval and signature- she has until 4/7/2023 to sign. <b>Sen. Moe Maestas- NM State Senator</b> Sen. Maestas also gave a brief update on the recent session of the State Legislature. He mentioned that this Session was the highest budget amount in State history. This being his first session as a State Senator was a unique experience for him having served before as a House of Representative member. He highlighted a few of the dollars going for various projects and again stated they are awaiting the Governor's approval. He thanked all who supported him in his new position and asked all to contact him for any needs they may have. <b>Rachael Hernandez- Policy Analyst for Councilor Pena</b> Ms. Hernandez highlighted a couple of projects they are working on- Safety improvements on West Central and new trees being planted in the neighborhoods. She was asked by attendee Mr. Chris Sedillo/Westgate for assistance to improve street lighting at 114 <sup>th</sup> St. & Central SW- she informed him they would look into it. <b>Brandon McMaceachen – Policy Analyst for Councilor Sanchez</b> Mr. Brandon mentioned a couple of projects their office is working on at present. One is the roundabouts on Yucca NW and the Water mediation. He said the mediation has been a nightmare so far. Attendee Dee Silva also wanted to know if any other area streets will be getting roundabouts- he will look into the matter and let her know. <b>Margarita Archibeque- Policy Analyst for Commissioner Steven Quezada</b> Ms. Archibeque said that Mr. Quezada was out of town; she did announce that South Valley Pride Day is to be this year on April 23 <sup>rd</sup> , 2023. She wanted everyone to make plans to attend – this Event has much to offer and is a major part of the South Valley history.	5 minutes each

9. **BERNCO-ONC Daryl Dady** 2 minutes  
 Mr. Dady gave a brief report on the latest activities at Bernalillo County- he also mentioned for all to attend South Valley Pride Day. He gave all the phone number- #505-46-7777 for new #311 assistance. He also let all know that property taxes for the second half are due- pay before May 1<sup>st</sup> to avoid penalties. In closing, there will be a meeting on April 5<sup>th</sup>, 2023 – Time – 11:00 AM to 1:00 PM at the County Building regarding Behavioral Health.
10. **Neighborhood Updates** 2 minutes each  
**Alamosa**  
 The Grant from the County has been completed and ANA will be getting \$450K for lighting at Alamosa Park- she thanked the Legislators for the monies.  
**Route 66**  
 Held their meeting in March.  
**Crestview**  
 Held their meeting in March.  
**Westgate/Avalon**  
 Held their Annual Meeting/ Ms. Anchondo to resign as President  
**Los Vecinos NA**  
 Pres. Cruz mentioned that they have been having some issues with Crime in the area- Lt. Jaramillo /APD Will look into helping them the problem.
- WCCDG UPDATES** 5 minutes  
 Luis gave a brief update on activities going on at WCCDG- he mentioned the State Grant received for \$180K- to work on West Central business needs, issues- must be done by June 2023. Continuation of WCMA Meetings- held every 2<sup>nd</sup> Wednesday of the month. He also discussed the West Side Day at the State Legislature held on Feb. 9<sup>th</sup>, 2023. It was a huge success.

11. **ADJOURNMENT**

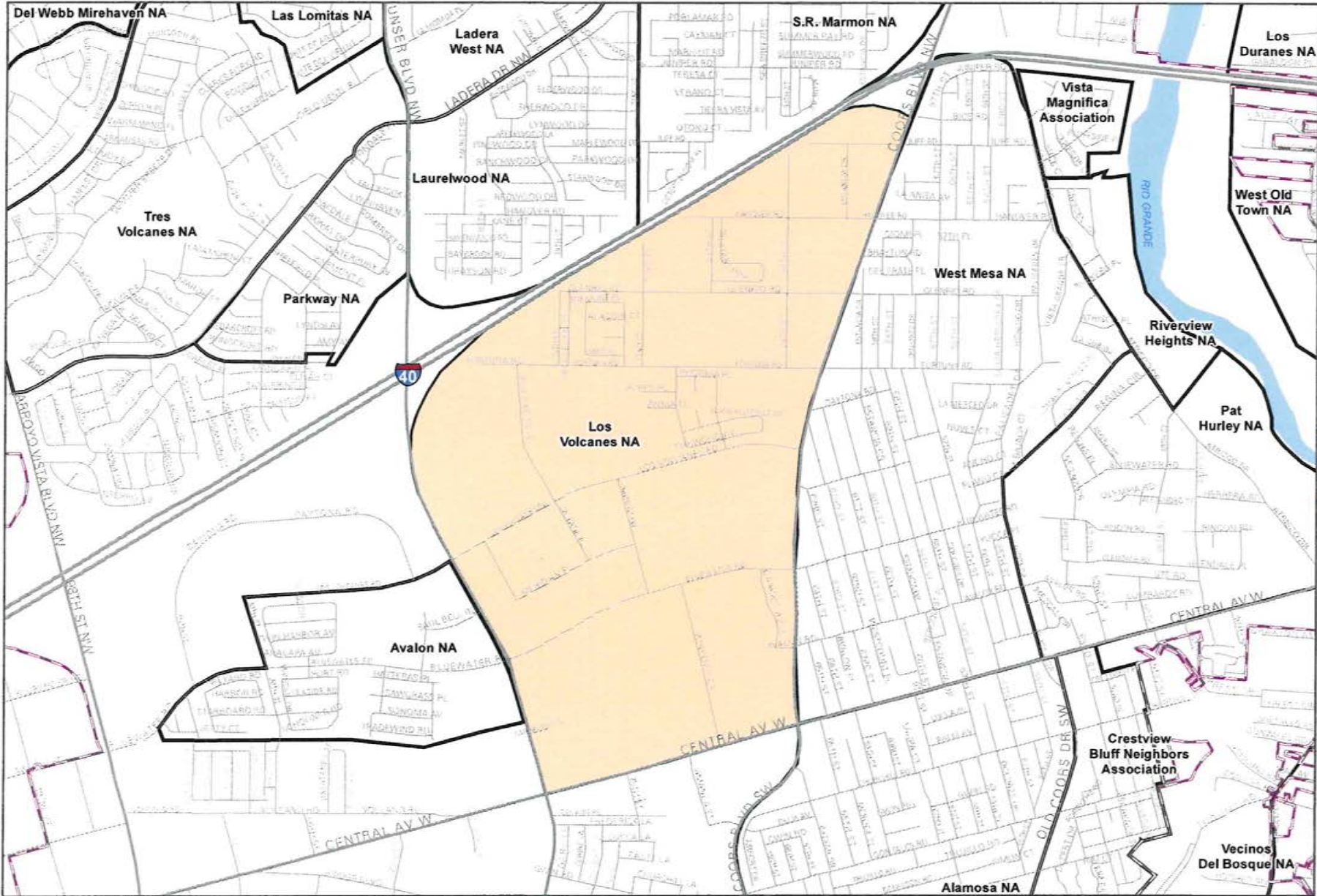




4/4/23  
 Swan  
 SOUTHWEST ALLIANCE OF NEIGHBORS

Business/Neighborhood	Name	Phone	Email
Ron Kemp/APD	Ron Kemp	377-6740	kemp@cityofphoenix.gov
Leser Budzinski/WMNA		489-1218	stevens@cityofphoenix.gov
Dee Silva/WMNA	Dee Silva	505-342-7737	DDee4329@aol.com
NM State Sen.	Judith M. Lopez	505-831-4148	lopez4148@msn.com
CHRIS SEDILLO	Chris Sedillo	619-315-5051	NAV2MCG@AOL.COM
YES HOUSING	Michelle DeBleyker	432-530-7978	mdebleyker@yeshousing.org
" "	CHRIS BACA	505-270-8192	acbaca@yeshousing.org
Michelle Masxle/Armed			
Becky Davis/Armed			
Brandon MacEachern			
PAUL FAUA/RT66			
Dee Silva/WMNA			
Margarita Archibeque			
AL Oteno			
Raquel Hernandez/DIST 7			
Genevieve /SWAN			
Christine Smith/Volunteer			
Jeanette Baca /ANA			
Isabella Trujillo			
Commander Barreras/APD			
Sen. Moe Macestas			
Lt. A. Jaramilla/APD			

# Los Volcanes NA



Office of  
Neighborhood  
Coordination

Recognized  
Neighborhood  
Associations  
in  
Albuquerque



Legend

- Highlighted Recognized Neighborhood Association
- Overlapping Recognized Neighborhood Associations
- Other Recognized Neighborhood Associations
- Municipal Limits



Map amended through:  
January 10, 2023



For information regarding  
Associations not shown on  
this map, please contact  
Office of  
Neighborhood  
Coordination  
505-768-3334.





YES Housing, Inc cordially invites you to  
An April 11<sup>th</sup> public discussion of  
Our potential mixed-use development  
At northwest corner of Fortuna & Coors NW.

April 11<sup>th</sup>, 6pm

West Mesa Neighborhood Association  
Public Meeting

At

West Central Community Group Office  
5921 Central NW.

Questions: Please Contact Michelle DenBleyker

[MDenBleyker@yeshousing.org](mailto:MDenBleyker@yeshousing.org)



YES Housing, Inc cordially invites you to  
An April 10<sup>th</sup> public discussion of  
Our potential mixed-use development  
At northwest corner of Fortuna & Coors NW.

April 10<sup>th</sup>, 6pm

Alamosa Neighborhood Association  
Public Meeting

Questions: Please Contact Michelle DenBleyker  
[MDenBleyker@yeshousing.org](mailto:MDenBleyker@yeshousing.org)

# **Notice to Neighborhood Residents**



June 28, 2024

Dear Neighbor,

The purpose of this letter is to inform you that YES Housing Inc, is requesting approval of a Zone Map Amendment for the parcels legally described in the attached. The intent of the Zone Map amendment is to create one consistent zoning category for the site. This site currently consists of four parcels zoned both MX-L and MX-M on the same parcel without legal lot lines separating the different zoning categories (See attached zone map highlighted area).

The intent of this request is to create one consistent zoning category for the four abutting parcels using the MX-M zone as the unifying zoning category. Although, it appears that for the purpose of the proposed affordable housing development both the MX-L and the MX-M zone allow for the intended use of the property. However, this is an effort to simplify the development process as replating will be needed at a future phase to facilitate the proposed affordable housing project.

The proposed West Mesa Ridge (WMR) development is a multi-phase, mixed-use, multi-family, new construction development in Albuquerque, NM. The development site is 12.4 acres bounded by Coors Blvd to the east, Fortuna Rd to the south, Glen Rio Rd to the north, and West Mesa High School with 64th St to the west. This master-planned development will be completed in multiple phases and includes acquiring 12.4 acres of mostly vacant land, with the southeastern half of the site containing a used car sales lot, car repair businesses, and a salvage storage lot. West Mesa Ridge A (WMR A) is the subject of this application. It will consist of 128 affordable multi-family units. The proposed development represents a unique opportunity to add much-needed affordable housing to Albuquerque in a highly desirable area.

Should you have any questions we can be reached at (505) 254-1373.

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Hearing in the City of Albuquerque for a Policy Decision

Date of Notice\*: 6/27/20

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [IDO §14-16-6-4\(K\)](#).<sup>1</sup>

- Emailed / mailed notice to Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.\*
- Mailed notice to Property Owners within 100 feet of the Subject Property.

### Information Required by [IDO §14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 701 COORS BLVD NW  
Location Description Bordered by 64th Street to the West, Glenrio Rd to the South, Coors Boulevard to the East and Fortuna Rd to the South
2. Property Owner\* GREVEY HELEN A & MARIANNE GREVEY FISHER & AVS LLC
3. Agent/Applicant [if applicable] YES Housing Inc
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Zoning Map Amendment MX-L and MX-M to MX-M (EPC or Council)
  - Other: \_\_\_\_\_

Summary of project/request<sup>2\*</sup>:

Zone Change seeks to correct a zone map error (floating zone lines) by unifying zoning under one

single category rather than several parcels with split/floating zoning

5. This application will be decided at a public hearing by\*:

Environmental Planning Commission (EPC)  City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC)  Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

Hearing Date/Time\*: August 15, 2014

Location\*<sup>3</sup>: Contact the EPC staff at [PlanningEPC@cabq.gov](mailto:PlanningEPC@cabq.gov) to get the Environmental Planning Commission (EPC) Zoom meeting information

<sup>1</sup> Please mark as relevant. See [IDO Table 6-1-1](#) for notice requirements.

<sup>2</sup> Attach additional information, as needed to explain the project/request.

<sup>3</sup> Physical address or Zoom link

[Note: Items with an asterisk (\*) are required.]

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860 and select the option for "Boards, Commissions, and ZHE signs."

6. Where more information about the project can be found\*:

Preferred project contact name: Enrico Gradi

Email: egradi@yeshousing.org

Phone: 505 280 6735

Online website or project page: \_\_\_\_\_

Attachments: \_\_\_\_\_

**Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>4</sup> J-11 and J-10

2. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes  No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

YES Housing has met with members of the following:

West Mesa NA - Supportive

South West Alliance of Neighborhoods (SWAN) - Supportive

Los Volcanes NA - Supportive

[Note: The meeting report is required to be provided in the application materials.]

**Additional Information from IDO Zoning Map<sup>5</sup>:**

1. Area of Property [typically in acres] Approximatly 12 acres

2. IDO Zone District MX-M

3. Overlay Zone(s) [if applicable] GZO 2

4. Center or Corridor Area [if applicable] Coors Corridor

5. Current Land Use(s) [vacant, if none] Vacant/Automobile Sales

**NOTE:** Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting up to 15 calendar days before the public hearing date. Contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3860 and select the option for "Boards, Commissions, and ZHE signs."

**Integrated Development Ordinance (IDO):** <https://ido.abc-zone.com>

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas>

<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>



# Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

**Notificación de Acceso Lingüístico.**  
Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

**語言輔助通知。**我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

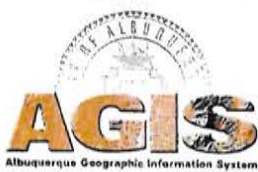
**Thông báo về cách Tiếp cận Ngôn ngữ.** Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

**Saad Hadahwiis'a O'oolkaah bee dah na'astsooz.** Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).

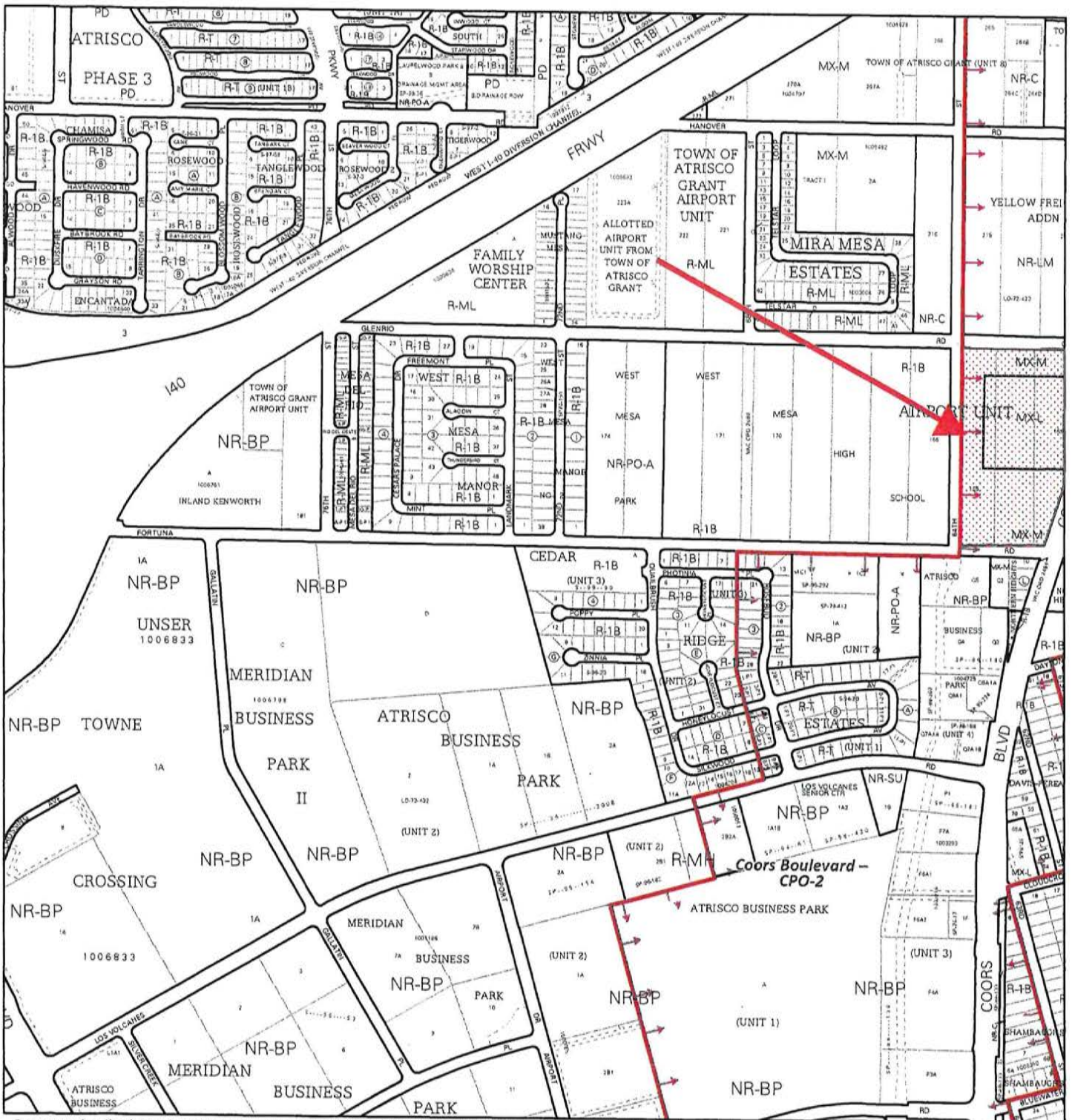


Gray Shading  
Represents Area Outside  
of the City Limits

Zone Atlas Page:  
**J-11-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:  
**J-10-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



Gray Shading  
Represents Area Outside  
of the City Limits

N

0 250 500 1,000  
Feet



# 701 Coors Blvd NW



## Legend

Bernalillo County Parcels



## Notes

Buffer: 100 Ft.  
ROW: Coors Blvd NW; Fortuna Rd NW;  
Glenrio Rd NW

1,165 0 583 1,165 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
6/28/2024 © City of Albuquerque

1: 6,991

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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

730 COORS LLC  
1136 TURNER DR NE  
ALBUQUERQUE NM 87123-1916

BAKER FRANK & SHARON  
PO BOX 189  
CHATTAROY WA 99003-0189

BLAKES LOTABURGER LLC  
3205 RICHMOND DR NE  
ALBUQUERQUE NM 87107-1922

BLAKES LOTABURGER LLC  
3205 RICHMOND DR NE  
ALBUQUERQUE NM 87107-1922

BLAKES LOTABURGER LLC  
3205 RICHMOND DR NE  
ALBUQUERQUE NM 87107-1922

BOARD OF EDUCATION  
PO BOX 25704  
ALBUQUERQUE NM 87125-0704

CIMARRON HOLDINGS LLC  
924 W COLFAX AVE SUITE 302  
DENVER CO 80204-2469

CITY OF ALBUQUERQUE  
PO BOX 1293  
ALBUQUERQUE NM 87103-2248

CITY OF ALBUQUERQUE  
PO BOX 2248  
ALBUQUERQUE NM 87103-2248

GREVEY HELEN A & MARIANNE GREVEY  
FISCHER & AVS LLC  
2015 WYOMING BLVD NE  
ALBUQUERQUE NM 87112

GREVEY HELEN A & MARIANNE GREVEY  
FISHER & AVS LLC  
2015 WYOMING BLVD NE  
ALBUQUERQUE NM 87112

GREVEY HELEN A & MARIANNE GREVEY  
FISHER & AVS LLC  
2015 WYOMING BLVD NE  
ALBUQUERQUE NM 87112

GREVEY HELEN A & MARIANNE GREVEY  
FISHER & AVS LLC  
2015 WYOMING BLVD NE  
ALBUQUERQUE NM 87112

HALLE PROPERTIES LLC  
20225 N SCOTTSDALE RD  
SCOTTSDALE AZ 85255-6456

K369 LLC  
PO BOX AA  
MESILLA NM 88046-4627

KAPLAN SOUTH COORS LLC  
17 HOGAN CT  
SANDIA PARK NM 87047-9477

PLAZA LADERA LLC  
60 ROCK POINTE PL NE  
ALBUQUERQUE NM 87122-1915

RUSH TRUCK LEASING INC  
555 IH 35 SOUTH, SUITE 500  
NEW BRAUNFELS, TX 78130-0000

SUMMER SOLSTICE LLC  
8400 HELEN HARDIN ST NE  
ALBUQUERQUE NM 87122-2833

YELLOW FREIGHT SYSTEM INC 1077  
GORGE BLVD  
10990 ROE AVE  
OVERLAND PARK KS 66211-1213

YELLOW FRIEGHT SYSTEMS  
10990 ROE AVE  
SHAWNEE MISSION KS 66211-1213

9589 0710 5270 2024 3387 77

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Albuquerque, NM 87112

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Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.92
<b>Total Postage and Fees</b>	<b>\$8.97</b>

Sent To: Grevey Fischer & AVS LLC  
 Street and Apt. No., or PO Box No.: 2015 Wyoming Blvd NE  
 City, State, ZIP+4®: ABQ NM 87112

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.92
<b>Total Postage and Fees</b>	<b>\$8.97</b>

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 Street and Apt. No., or PO Box No.: PO Box 1293  
 City, State, ZIP+4®: ABQ NM 87103-2248

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Mesilla, NM 88046

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.92
<b>Total Postage and Fees</b>	<b>\$8.97</b>

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 Street and Apt. No., or PO Box No.: PO Box AA  
 City, State, ZIP+4®: Mesilla NM 88046-4627

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Scottsdale, AZ 85255

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.92
<b>Total Postage and Fees</b>	<b>\$8.97</b>

Sent To: Halle Properties LLC  
 Street and Apt. No., or PO Box No.: 30225 N. Scottsdale Rd  
 City, State, ZIP+4®: Scottsdale AZ 85255-6456

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Leawood, KS 66211

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Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.92
<b>Total Postage and Fees</b>	<b>\$8.97</b>

Sent To: Yellow Freight Sps  
 Street and Apt. No., or PO Box No.: 10990 Roe Ave  
 City, State, ZIP+4®: Overland Park KS 66211-1213

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Leawood, KS 66211

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.92
<b>Total Postage and Fees</b>	<b>\$8.97</b>

Sent To: Yellow Freight Sps  
 Street and Apt. No., or PO Box No.: 10990 Roe Ave  
 City, State, ZIP+4®: Snowflake Mission KS 66211-1213

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Albuquerque, NM 87107

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.92
<b>Total Postage and Fees</b>	<b>\$8.97</b>

JUN 29 2024  
0111  
Postmark Here  
06/29/2024

Sent To Blakes Lotbarger LLC  
Street and Apt. No., or PO Box No. 3205 Richmond Dr NE  
City, State, ZIP+4® ABQ NM 87107-1922

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2024 3388 38

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Albuquerque, NM 87122

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.92
<b>Total Postage and Fees</b>	<b>\$8.97</b>

JUN 29 2024  
0111  
Postmark Here  
06/29/2024

Sent To Summer Solstice LLC  
Street and Apt. No., or PO Box No. 8400 Rembrandt St NE  
City, State, ZIP+4® ABQ NM 87122-2833

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2024 3388 07

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Sandia Park, NM 87047

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.92
<b>Total Postage and Fees</b>	<b>\$8.97</b>

JUN 29 2024  
0111  
Postmark Here  
06/29/2024

Sent To Kaplan S. Coors LLC  
Street and Apt. No., or PO Box No. 17 Hogan Ct  
City, State, ZIP+4® Sandia Park NM 87047

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2136 69

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Albuquerque, NM 87123

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.92
<b>Total Postage and Fees</b>	<b>\$8.97</b>

JUN 29 2024  
0111  
Postmark Here  
06/29/2024

Sent To 780 Coors LLC  
Street and Apt. No., or PO Box No. 1136 Turner Dr NE, ABQ NM

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2024 3388 14

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Albuquerque, NM 87122

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.92
<b>Total Postage and Fees</b>	<b>\$8.97</b>

JUN 29 2024  
0111  
Postmark Here  
06/29/2024

Sent To Plaza Laderna LLC  
Street and Apt. No., or PO Box No. 60 Rock Pt PL NE  
City, State, ZIP+4® ABQ NM 87122-1915

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2024 3388 72

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
New Braunfels, TX 78130

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.92
<b>Total Postage and Fees</b>	<b>\$8.97</b>

JUN 29 2024  
0111  
Postmark Here  
06/29/2024

Sent To Push Truck  
Street and Apt. No., or PO Box No. 555 14 35 S. #500  
City, State, ZIP+4® New Braunfels TX 78130-0000

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2024 3387 53

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Denver, CO 80204

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.92

Total Postage and Fees \$8.97

Sent To *Cimarron Holdings LLC*

Street and Apt. No., or PO Box No. *924 W Colfax Ave #302*

City, State, ZIP+4® *Denver CO 80204-2469*

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 2024 3387 46

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Albuquerque, NM 87125

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.92

Total Postage and Fees \$8.97

Sent To *Board of Education*

Street and Apt. No., or PO Box No. *PO Box 25704*

City, State, ZIP+4® *ABQ NM 87125-0704*

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 0251 0257 24

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Chattaroy, WA 99003

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.92

Total Postage and Fees \$8.97

Sent To *Baker*

Street and Apt. No., or PO Box No. *PO Box 1819*

City, State, ZIP+4® *Chattaroy WA 99003-0189*

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions





**Public Notice Inquiry Sheet and Response  
From Office of Neighborhood Coordination**



HOME (HTTPS://WWW.CABQ.GOV) > OFFICE OF NEIGHBORHOOD COORDINATION (HTTPS://WWW.CABQ.GOV/OFFICE-OF-NEIGHBORHOOD-COORDINATION) > PUBLIC NOTICE INQUIRY SHEET

# Public Notice Inquiry Sheet

Use this form to submit a request to the Office of Neighborhood Coordination to obtain recognized neighborhood association and/or recognized neighborhood coalition contact information PRIOR to applying for a permit. This information is required for you to give public notice of application submittal to the Planning Department, per Table 6-1-1 of The City of Albuquerque’s Integrated Development Ordinance.

## Instructions

Please fill out this form to obtain all required contact information, per Table 6-1-1 of The City of Albuquerque’s Integrated Development Ordinance (<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>). Each section with a red dot indicates a required field.

For more information about public notice, please review the Planning Department's webpage (<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>).

**Public Notice Inquiry For:**

- Cell Tower
- Development Hearing Officer
- Environmental Planning Commission
- Landmarks Commission
- Zoning Hearing Examiner
- Administrative Decision
- City Project
- City RFP (1/4 Mile Radius)
- City RFP (1 Mile Radius)
- Other (please specify in field below)

**If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:**

**Applicant Information**



Enrico Gradi

**Telephone Number**

5052806735

**Email Address**

egradi@yeshousing.Org

**Company Name**

YES Housing Inc

**Company Address**

901 Pennsylvania St NE

**City**

Albuquerque

**State**

NM

**ZIP**

87110

<b>Subject Site Information</b>
---------------------------------

**Legal description of the subject site for this project:**

Tract 165 containing 5.00 acres, Tract 164 containing approximately 5.00 acres, Tract 163 containing approximately 2.87 acres, Tract 162 containing approximately .28 acres, Block 0000, Airport Unit of the Town of Atrisco Grant. Bordered by 64th Street to the West, Glenrio Rd to the South, Coors Boulevard to the East and Fortuna Rd to the South.

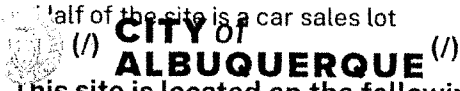
**Physical address of subject site:**

701 COORS BLVD NW ALBUQUERQUE NM

**Subject site cross streets:**

Bordered by 64th Street to the West, Glenrio Rd to the South, Coors Boulevard to the East and Fortuna Rd to th

**Other subject site identifiers:**



This site is located on the following zone atlas page:

J-10 and J-11

Visit <http://data.cabq.gov/business/zoneatlas> (<http://data.cabq.gov/business/zoneatlas>) to open a new tab to the map download page.

**Please attach a Zone Atlas Map that clearly indicates where the subject site is located.**

File should be less than 7.9MB in size. See instructions below for more details.

No file chosen


**Captcha**

I'm not a robot

reCAPTCHA  
Privacy · Terms

Submit Form

## Attaching the Zone Atlas Map

1. Determine on which zone atlas page your project is located by using the AGIS grid map (<https://cabq.maps.arcgis.com/home/webmap/viewer.html?webmap=f12cf8ebe9514a2d8d09e2c7a095d2f4&extent=-106.8814,34.9669,-106.4705,35.1841>)  
 (<https://cabq.maps.arcgis.com/home/webmap/viewer.html?webmap=f12cf8ebe9514a2d8d09e2c7a095d2f4&extent=-106.8814,34.9669,-106.4705,35.1841>).
2. Download the corresponding Zone Atlas Map (<http://data.cabq.gov/business/zoneatlas>).
3. Mark the map to clearly indicate where the subject site is located.
4. Save the new file and attach it by clicking the "Choose File" button above.

File should be less than 7.9 MB in size.

View a sample Zone Atlas Map with necessary markups.

(<https://www.cabq.gov/office-of-neighborhood-coordination/notice-inquiry-sheet/sample-zone-atlas-map.jpg>)

**About the ONC**(<https://www.cabq.gov/office-of-neighborhood-coordination/about-the-onc>)

**Weekly eNews**(<https://www.cabq.gov/office-of-neighborhood-coordination/weekly-enews>)

**Resources**(<https://www.cabq.gov/office-of-neighborhood-coordination/resources>)



**Neighborhood Walks** (<https://www.cabq.gov/office-of-neighborhood-coordination/neighborhood-walk-program>)

**Slow Down Albuquerque Sign Request Form** (<https://www.cabq.gov/office-of-neighborhood-coordination/slow-down-abq-sign-request-form>)

**Neighborhood Association Meetings Calendar** (<https://www.cabq.gov/office-of-neighborhood-coordination/neighborhood-association-meetings-calendar>)

**Neighborhood Association and Neighborhood Coalition Frequently Asked Questions** (<https://www.cabq.gov/office-of-neighborhood-coordination/neighborhood-association-and-neighborhood-coalition-frequently-asked-questions>)

**Neighborhood Association Websites** (<https://www.cabq.gov/office-of-neighborhood-coordination/neighborhood-websites>)

**Neighborhood Engagement Process** (<https://www.cabq.gov/office-of-neighborhood-coordination/neighborhood-engagement-process>)

**City Council(/council)**

**City Department Listing Information**(<http://www.cabq.gov/department-listing>)

**Public Notice Inquiry Sheet**

## Follow Us on Social Media



(<https://www.facebook.com/albuquerqueneighborhoods/>)



(<https://www.instagram.com/abqneighborhoods/>)



(<https://www.youtube.com/channel/UCtPaOOlqsog7jRkxF0zRKjw>)

## Contact Information (<https://www.cabq.gov/office-of-neighborhood-coordination/contact>)

Office of Neighborhood Coordination

505-768-3334

[onc@cabq.gov](mailto:onc@cabq.gov) (<mailto:onc@cabq.gov>)

Department Contact Information (<https://www.cabq.gov/council/office-of-neighborhood-coordination/office-of-neighborhood-coordination-staff-contact-information>)

Full contact information (<https://www.cabq.gov/office-of-neighborhood-coordination/contact>)



## CONTACT

The 311 Community Contact Center is a centralized call center for the City of Albuquerque. The 311 service is a single telephone number for all non-emergency City of Albuquerque inquiries and services.

Call: 311 (tel:311) or 505-768-2000 (tel:505-768-2000)

Report Online (<https://www.cabq.gov/.../311/abq311/311-web-app>)

Email 311 (<mailto:ccc@cabq.gov>) ([ccc@cabq.gov](mailto:ccc@cabq.gov)) (<mailto:ccc@cabq.gov>)

Emergencies: 911 (tel:911)

Non-Emergency Police Calls: 505-242-COPS (tel:(505) 242-COPS)

## ACCESS

Jobs (<http://agency.governmentjobs.com/cabq/default.cfm>)

Disclaimer (<https://www.cabq.gov/.../abq-data/abq-data-disclaimer-1>)




Accessibility (<https://www.cabq.gov/.../about/legal#accessibility-statement>)


Employee Resources (<https://www.cabq.gov/.../humanresources>)

Sitemap (<https://www.cabq.gov/.../@@sitemap>)

## CONNECT

### VISIT US ON SOCIAL MEDIA

 (<https://twitter.com/cabq>)
  (<https://www.instagram.com/oneabq/>)
 

(<https://www.linkedin.com/company/city-of-albuquerque>) 

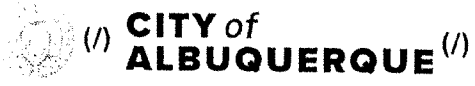
(<https://www.youtube.com/channel/UCdpRwD5FA0g3ynJWxGk7BVQ>)

### NEWSLETTER SIGNUP

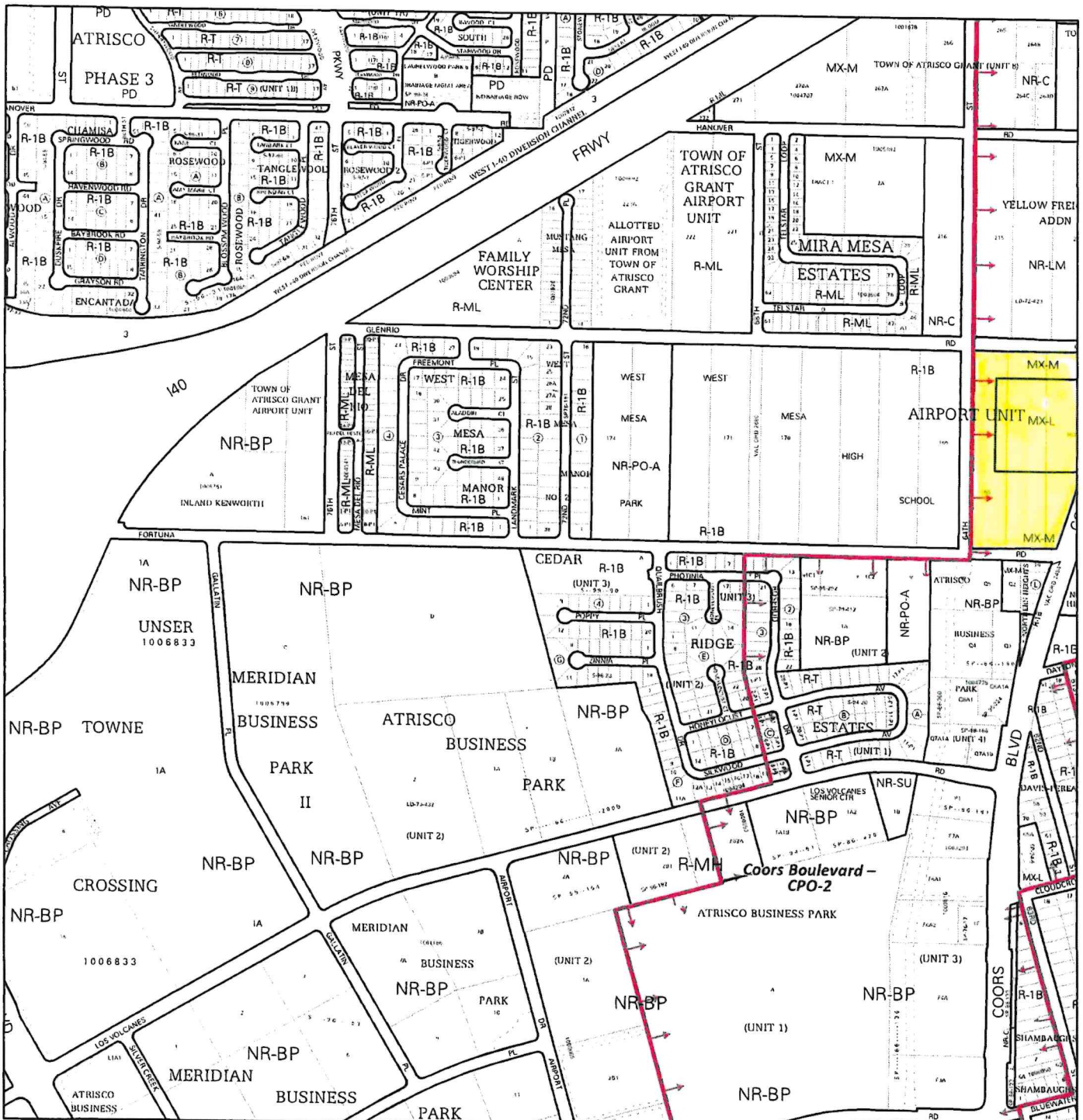
Stay in Touch! Sign up for updates.

email address

**SUBSCRIBE**



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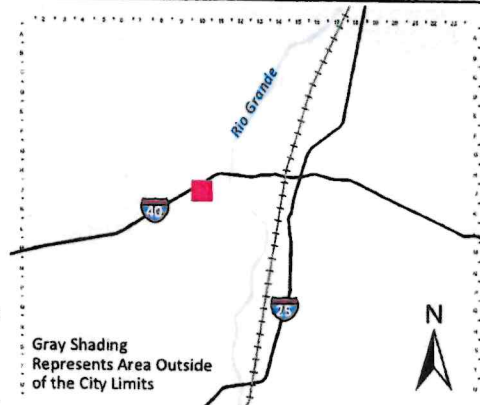


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

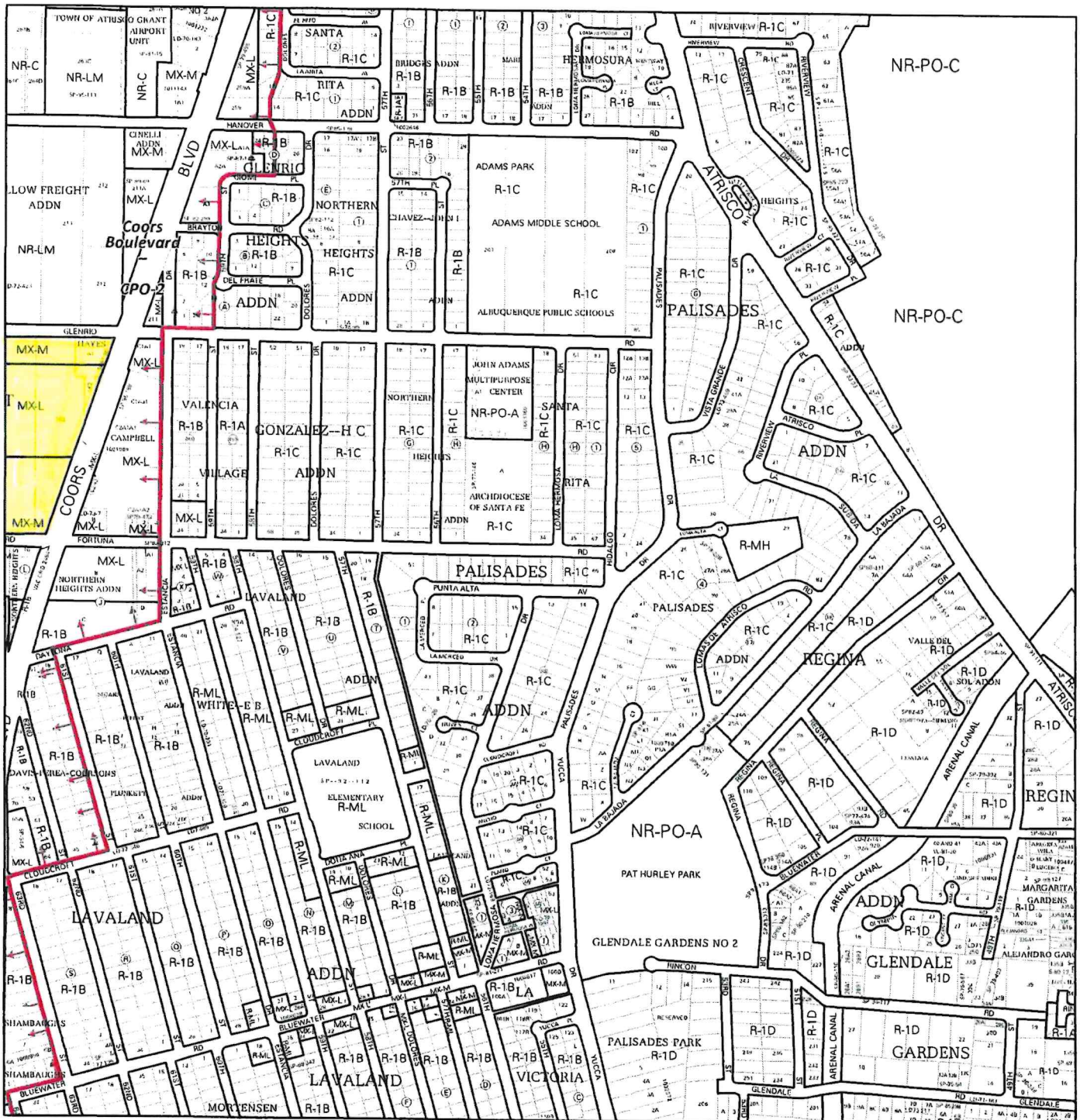


Zone Atlas Page:  
**J-10-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



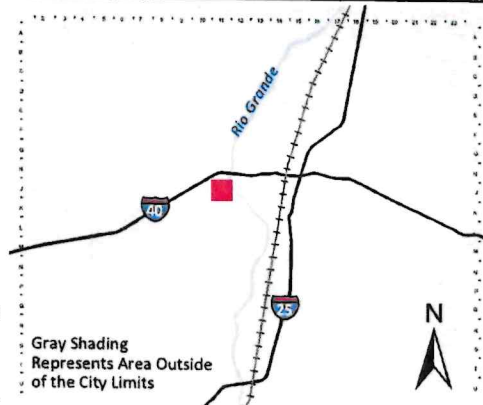


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



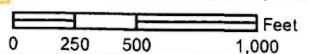
IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**J-11-Z**

- Easement
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone
- Escarpment

Gray Shading  
Represents Area Outside  
of the City Limits



**From:** Baca, Vanessa <[vanessabaca@cabq.gov](mailto:vanessabaca@cabq.gov)>

**Sent:** Tuesday, July 2, 2024 4:49 PM

**To:** Enrico Gradi <[Enrico.Gradi@yeshousing.org](mailto:Enrico.Gradi@yeshousing.org)>

**Subject:** 701 Coors Blvd NW\_Neighborhood Meeting Inquiry Submission Form\_EPC

**PLEASE NOTE:**

**The neighborhood association contact information listed below is valid for 30 calendar days after today's date.**

Dear Mr. Gradi:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
South West Alliance of Neighborhoods (SWAN Coalition)	Lorenzo	Otero	<a href="mailto:housealbchrome@gmail.com">housealbchrome@gmail.com</a>	1413 Hilda Ct NW	Albuquerque	NM	87105		5053851251
South West Alliance of Neighborhoods (SWAN Coalition)	Geraldine	Ulibarri	<a href="mailto:gerulibbarri1@gmail.com">gerulibbarri1@gmail.com</a>	9009 Starboard NW	Albuquerque	NM	87121	5059076851	
West Mesa NA	Lorenzo	Otero	<a href="mailto:housealbchrome@gmail.com">housealbchrome@gmail.com</a>	1413 Hilda Ct NW	Albuquerque	NM	87105		5053851251
West Mesa NA	Michael	Quintana	<a href="mailto:westmesa63@gmail.com">westmesa63@gmail.com</a>	301 63rd Street NW	Albuquerque	NM	87105	5059330277	
Los Volcanes NA	Doug	Cooper	<a href="mailto:douglascooper@hotmail.com">douglascooper@hotmail.com</a>	6800 Silkwood Avenue NW	Albuquerque	NM	87121	5054171560	
Los Volcanes NA	Ted	Trujillo	<a href="mailto:nedcarla@live.com">nedcarla@live.com</a>	6601 Honeylocust Avenue NW	Albuquerque	NM	87121	5058508375	

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.

- Please use this online link to find the required forms you will need to submit your permit application.  
<https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: [https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official\\_public\\_notice\\_form-2019.pdf](https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf).
- The Administrative Decision form you need for notifying neighborhood associations can be found here:  
<https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



**Vanessa Baca**

Manager

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3331 Office

E-mail: [vanessabaca@cabq.gov](mailto:vanessabaca@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



**From:** Enrico Gradi <[Enrico.Gradi@yeshousing.org](mailto:Enrico.Gradi@yeshousing.org)>  
**Sent:** Tuesday, July 2, 2024 4:37 PM  
**To:** Baca, Vanessa <[vanessabaca@cabq.gov](mailto:vanessabaca@cabq.gov)>; Gleason, Ann <[agleason@cabq.gov](mailto:agleason@cabq.gov)>  
**Cc:** Jones, Megan D. <[mdjones@cabq.gov](mailto:mdjones@cabq.gov)>; Elaine Wynne <[EWynne@yeshousing.org](mailto:EWynne@yeshousing.org)>  
**Subject:** RE: Submission form for ONC

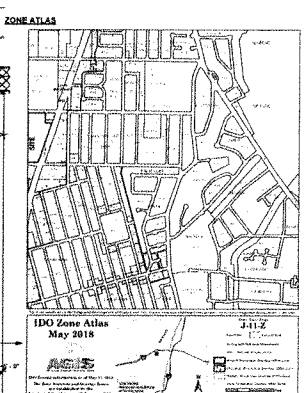
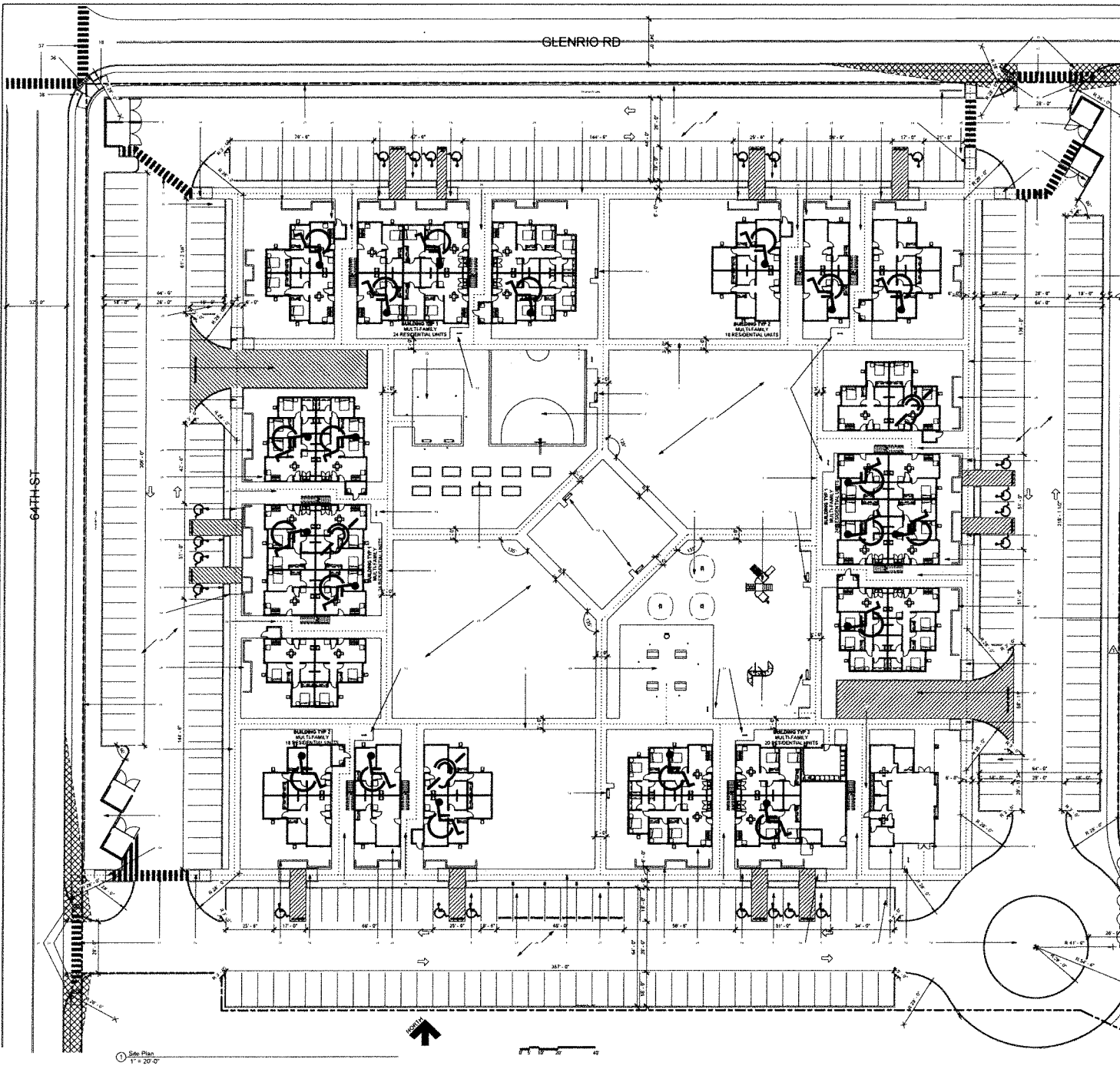
**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Ms. Baca,

Thank you so much for your assistance on this. Just in case we are not able to have this this issue resolved thru IT channels we have printed out the forms and filled them out. I am including the Neighborhood Meeting Inquiry form and the Public Notice Inquiry form, and they are attached. I hope this will suffice for the official EPC submittal.



**Enrico Gradi**  
Senior Vice President of Planning and Economic Development  
**YES Housing, Inc.**  
901 Pennsylvania St. NE  
Albuquerque, NM 87110



**GENERAL NOTES:**

- See what be developed in accordance with the Federal Clean Water Act and EPA best practices.
- See Grading and drainage shall be designed to drain away from buildings with ground water recharge as a goal.
- The total number of parking spaces provided shall be the maximum of all other parking requirements of all applicable codes.
- Accommodate Units: Type A accommodation, as described by the ANSI A117.1, are to be provided in the minimum number of units of the total number of units. The total number of accessible units (20) shall be distributed among the various unit types.
- All ramping paths shall be Type B if applicable, shall have zero step slope, shall be located on an accessible route, and shall include 30" entry doors.
- Site work shall be checked at every step from the building through the use of gutters, downspouts, and downpipes.
- Water shall be directed away from building signs and foundations by sloping grade and landscape areas for multiple water retention and evaporation to ground water recharge as a goal.
- A complete grading and drainage plan using best practices engineering shall be developed. Ponding areas shall be minimal depth, shall be mechanical and drainage. See Landscaping Plan for additional landscaping requirements.
- Buildings and site to be retrofitted with compacting roller signage. Signs shall be 8" from building.
- Handicapped units are to be the minimum requirement of 2% of the total number of units. The total number of handicapped units (2) shall be dispersed among the various unit types.

- KEYED NOTES:**
- |  |   |
|--|---|
| 1. New Accessible Sidewalk - See Detail BTCLD 10               | 24. Concrete Masonry Yard Walls for protection from |
| 2. Handicapped Sign  | Investigation. See SDCL 5-1-1 for details.          |
| 3. Accessible Unit   | 25. Location of Edge VOTI Building on Adjacent Lot  |
| 4. Handicapped Accessible Unit                                 | 26. Street Curb                                     |
| 5. ADA & VOTI Accessible Parking/Physical Circulation Vehicle  | 27. Electric Vehicle Parking & Charging Station     |
| 6. ADA & VOTI Accessible Parking/Physical Circulation Vehicle  | 28. ADA & VOTI Accessible Unit                      |
| 7. ADA & VOTI Accessible Parking/Physical Circulation Vehicle  | 29. ADA & VOTI Accessible Unit                      |
| 8. ADA & VOTI Accessible Parking/Physical Circulation Vehicle  | 30. ADA & VOTI Accessible Unit                      |
| 9. ADA & VOTI Accessible Parking/Physical Circulation Vehicle  | 31. ADA & VOTI Accessible Unit                      |
| 10. ADA & VOTI Accessible Parking/Physical Circulation Vehicle | 32. ADA & VOTI Accessible Unit                      |
| 11. ADA & VOTI Accessible Parking/Physical Circulation Vehicle | 33. ADA & VOTI Accessible Unit                      |
| 12. ADA & VOTI Accessible Parking/Physical Circulation Vehicle | 34. ADA & VOTI Accessible Unit                      |
| 13. ADA & VOTI Accessible Parking/Physical Circulation Vehicle | 35. ADA & VOTI Accessible Unit                      |
| 14. ADA & VOTI Accessible Parking/Physical Circulation Vehicle | 36. ADA & VOTI Accessible Unit                      |
| 15. ADA & VOTI Accessible Parking/Physical Circulation Vehicle | 37. ADA & VOTI Accessible Unit                      |
| 16. ADA & VOTI Accessible Parking/Physical Circulation Vehicle | 38. ADA & VOTI Accessible Unit                      |
| 17. ADA & VOTI Accessible Parking/Physical Circulation Vehicle | 39. ADA & VOTI Accessible Unit                      |
| 18. ADA & VOTI Accessible Parking/Physical Circulation Vehicle | 40. ADA & VOTI Accessible Unit                      |
| 19. ADA & VOTI Accessible Parking/Physical Circulation Vehicle | 41. ADA & VOTI Accessible Unit                      |
| 20. ADA & VOTI Accessible Parking/Physical Circulation Vehicle | 42. ADA & VOTI Accessible Unit                      |
| 21. ADA & VOTI Accessible Parking/Physical Circulation Vehicle | 43. ADA & VOTI Accessible Unit                      |
| 22. ADA & VOTI Accessible Parking/Physical Circulation Vehicle | 44. ADA & VOTI Accessible Unit                      |

**PROJECT INFORMATION:**

OCCUPANCY TYPE: RESIDENTIAL

CONSTRUCTION TYPE: TYPE 5B

AUTOMATIC SPRINKLER SYSTEM: MFP 13 K

BUILDING HEIGHT: 3 STORIES

FLOORS OF FLOORS: 117,000 SQ FT

LOT AREA: 274,800 SF (6.23 ACRES)

**CONSTRUCTION:**

TWO BEDROOM	24
TWO BEDROOM	24
TOTAL UNITS	128

**PARKING SPACES:**

REQUIREMENTS PER INTEGRATED DEVELOPMENT ORDINANCE (IDDO) SECTION 8.1.1.1 (APPLICABLE)

REQUIREMENTS PER IDDO: 15 PARKING SPACES PER UNIT

15% OF TOTAL PARKING SPACES MAY BE COMPACT PER IDDO STANDARDS

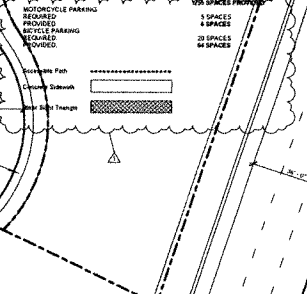
PROVIDED:

187 SPACES

225 STANDARD SPACES

22 COMPACT SPACES

3 ELECTRIC CHARGING STATIONS



**JEEBS & ZUZU, LLC.**  
 Architecture  
 Construction  
 Design-Build

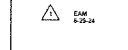
3974 ANNEHEIM AVENUE NE SUITE A  
 ALBUQUERQUE, NM 87113  
 P. 505-797-1318



job no: J&Z  
 drawn: J&Z  
 checked: J&Z  
 date: Feb. 28, 2024

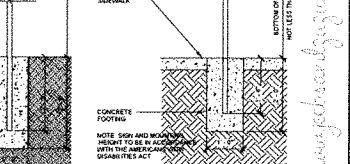
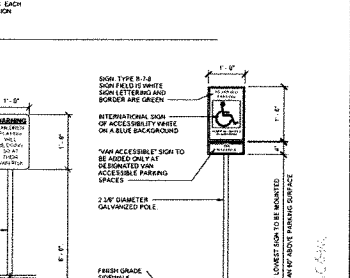
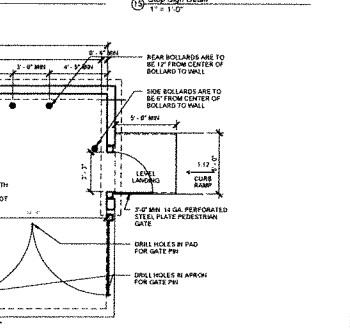
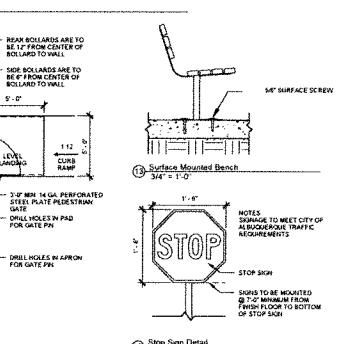
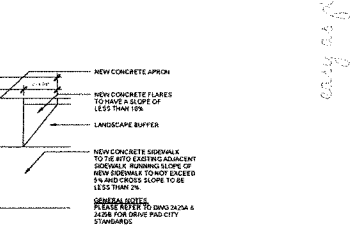
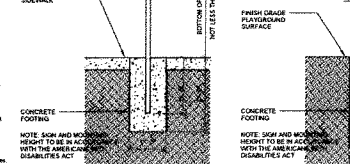
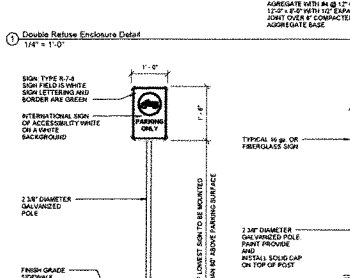
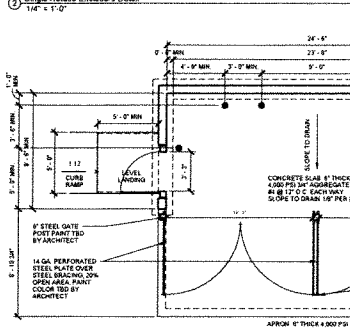
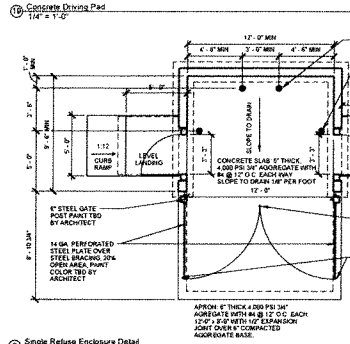
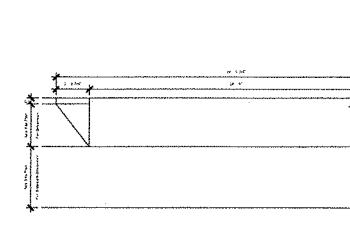
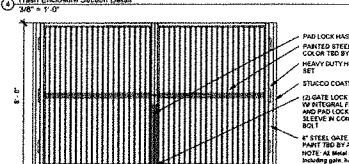
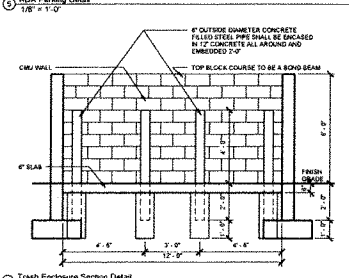
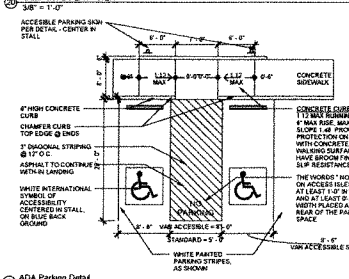
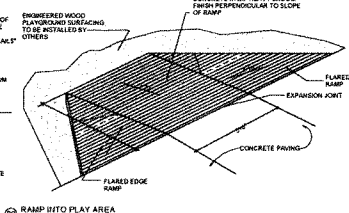
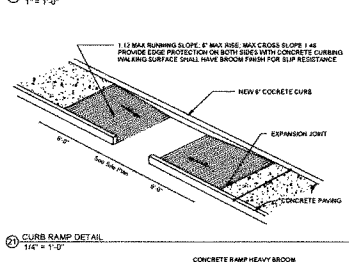
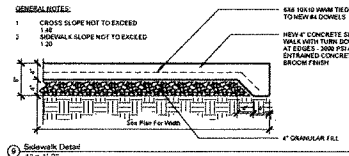
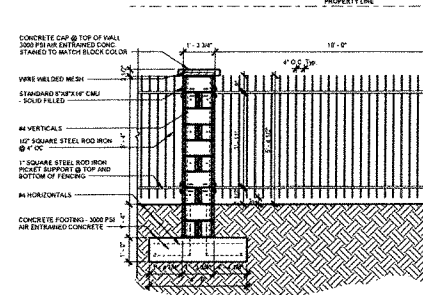
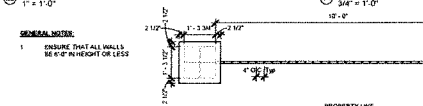
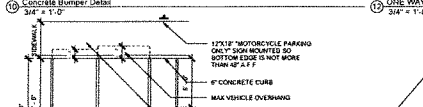
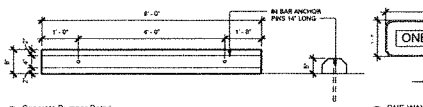
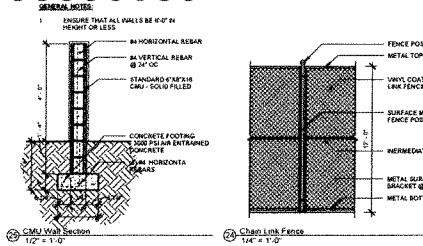
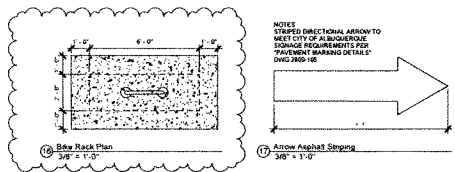
701 COORS BLVD NW ALBUQUERQUE NM 87121

sheet no: **TCL1.0**



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 Architecture  
 Construction  
 Design-Build

5974 ANAHEIM AVENUE, SUITE A  
 ALBUQUERQUE, NM 87113  
 P. 505-977-1318

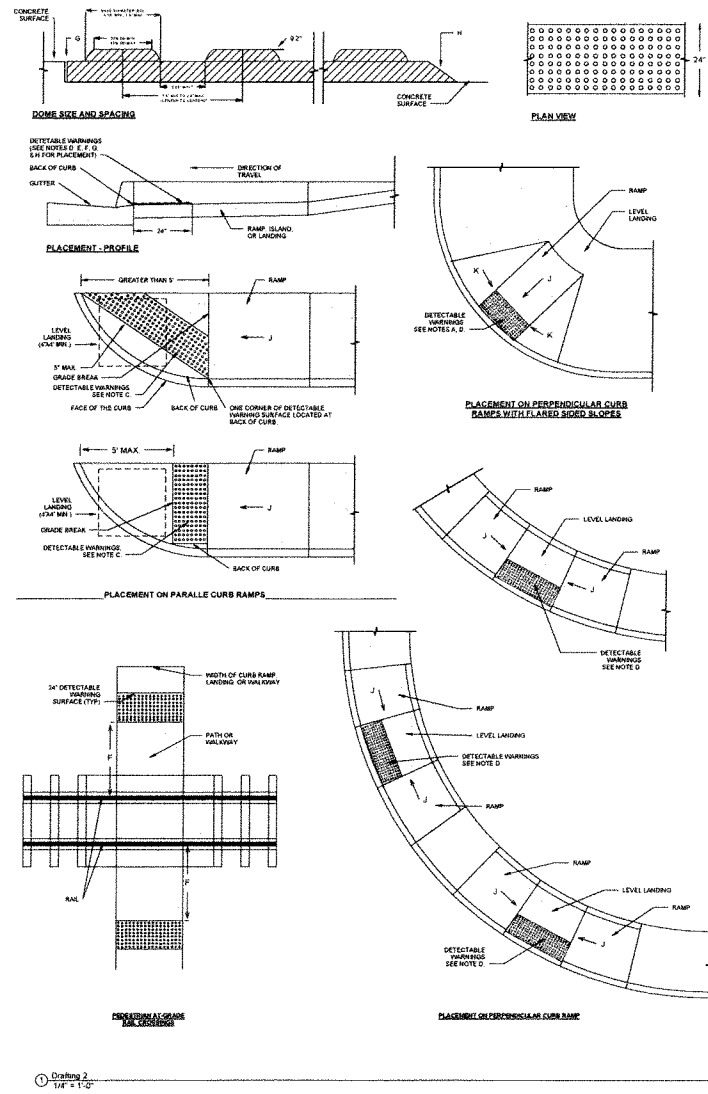


Job no: \_\_\_\_\_  
 drawn: EAM  
 checked: J&Z  
 date: Feb. 28, 2024

West Mesa Ridge  
 701 COORS BLVD NW ALBUQUERQUE NM 87121  
 sheet no: \_\_\_\_\_  
**TCL2.1**

*easy as pie*

*www.jeebsandzuzu.com*



Drafting 2  
 1/4" = 1'-0"

F) PUBLIC COMMENT



Dear Mr. Hollinger, Chair of the Environmental Planning Commission

Re: Change of Zoning from MX-L to MX-M

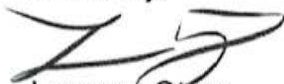
On behalf of the West Mesa Neighborhood Association, please accept this letter of support for YES Housing Inc. in their application for a change of zone from the MX-L MIXED-USE – LOW INTENSITY ZONE (MX-L) to MX-M MIXED-USE – Medium INTENSITY ZONE DISTRICT (MX-L) for the land located along Coors Boulevard Between Glenrio Road and Fortuna Road We understand that it is compliant with IDO.

Our Neighborhood Association is bordered by the proposed project on the west side that borders Coors Blvd NW. and the northside at I-40. It is thus within our boundaries. Our meetings are held on Glenrio NW at the West Mesa Community Center. This development will be immediately west of our community.

Our organization supports this request because we feel that affordable housing that includes community services is much needed in this area of the City.

The proposed development represents a unique opportunity to add much-needed affordable housing units designed for families plus a Head Start childcare facility to the area (walking distance), which perfectly complements the development. The development will target families with children and give preference to active and retired military and will be smoke-free.

Sincerely,



Lorenzo Otero

President

West Mesa Neighborhood Association

July 9, 2024

“Dear Mr. Hollinger, Chair of the Environmental Planning Commission

Re: Change of Zoning from MX-L to MX-M

On behalf of the Los Volcanes Neighborhood Association, please accept this letter of support for YES Housing Inc. in their application for a change of zone from the MX-L MIXED-USE – LOW INTENSITY ZONE (MX-L) to MX-M MIXED-USE – Medium INTENSITY ZONE DISTRICT (MX-L) for the land located along Coors Boulevard Between Glenrio Road and Fortuna Road We understand that it is compliant with IDO.

Our Neighborhood Association is bordered by the proposed project on the east side that borders Coors Blvd NW. and the northside at I-40. It is thus within our boundaries. Our meetings are held at the Los Volcanes APD Substation . This development will be immediately east of and within our community.

Our organization supports this request because we feel that affordable housing that includes community services is much needed in this area of the City. The proposed development represents a unique opportunity to add much-needed affordable housing units designed for families plus a Head Start childcare facility to the area (walking distance), which perfectly complements the development. The development will target families with children and give preference to active and retired military and will be smoke-free.

Sincerely,



Ted Trujillo

President

Los Volcanes Neighborhood Association”

## G) SURVEY & PROPOSED SITE PLAN

Informational Only – Not under review at this time

# Survey

# ALTA/NSPS Land Title Survey

701 Coors Blvd, City of Albuquerque, Bernalillo County,  
N.M.P.M., Bernalillo County, New Mexico.



7921 N. World Dr.  
Hobbs, NM 88242  
Squarerootservices.net  
575-231-7347

TYPE OF SURVEY:  
**ALTA/NSPS LAND TITLE SURVEY**

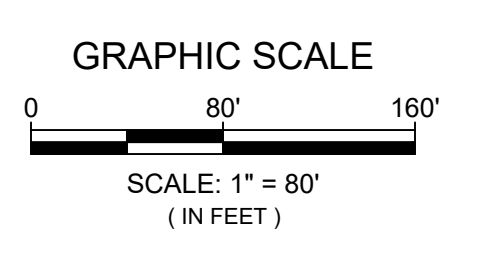
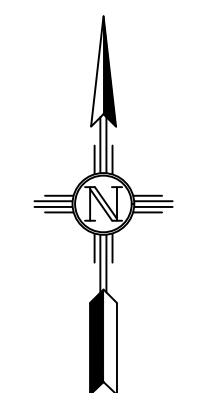
PROJECT NAME:  
**WEST MESA RIDGE**

CLIENT:  
**J&Z**

PROJECT NUMBER:  
**24012**

PROJECT SURVEYOR:  
**Jeremy Baker, PS**

DRAWN BY:  
**Travis King**



REVISIONS		
No.	DATE	DESCRIPTION

**For Review**  
04/12/2024 3:32:38 PM



SHEET:  
**1** of **4**  
**SU - 101**

**Title Commitment # SP000160136**  
SCHEDULE B, PART II

EXCEPTIONS:

SOME HISTORICAL LAND RECORDS CONTAIN DISCRIMINATORY COVENANTS THAT ARE ILLEGAL AND UNENFORCEABLE BY LAW. THIS COMMITMENT AND THE POLICY TREAT ANY DISCRIMINATORY COVENANT IN A DOCUMENT REFERENCED IN SCHEDULE B AS IF EACH DISCRIMINATORY COVENANT IS REDACTED, REPEATED, REMOVED, AND NOT REPUBLISHED OR RECIRCULATED. ONLY THE REMAINING PROVISIONS OF THE DOCUMENT WILL BE EXCEPTED FROM COVERAGE.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND CONDITIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY.

- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY RELATED ITEM)
- EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY RELATED ITEM)
- ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES. (AS SHOWN ON PLAT, SEE SHEET 4)
- ANY LIEN, CLAIM OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL, HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY RELATED ITEM)
- COMMUNITY PROPERTY, SURVIVORSHIP OR HOMESTEAD RIGHTS, IF ANY, OF ANY SPOUSE OF THE INSURED (OR VESTEE IN A LEASEHOLD OR LOAN POLICY). (NOT A SURVEY RELATED ITEM)
- WATER RIGHTS, CLAIMS OR TITLE TO WATER. (NOT A SURVEY RELATED ITEM)
- TAXES FOR YEAR 2024, AND THEREAFTER. (NOT A SURVEY RELATED ITEM)
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NOT A SURVEY RELATED ITEM)
- RESERVATIONS AS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA RECORDED IN BOOK 35, PAGE 91, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (NOT A SURVEY RELATED ITEM)
- EASEMENT FOR UTILITIES RECORDED IN AUGUST 25, 1966 AS DOCUMENT NUMBER 20613, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS SHOWN ON PLAT, SEE SHEET 4)
- RIGHTS OF PARTIES IN POSSESSION UNDER UNRECORDED LEASE OR RENTAL AGREEMENTS. (NOT A SURVEY RELATED ITEM)
- TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. (NOT A SURVEY RELATED ITEM)

**Record Legal Descriptions**

DOCUMENT NO. # 2009092991

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN SECTIONS 14 AND 15, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, AND BEING IDENTIFIED AS PORTIONS OF TRACTS 162 AND 163 AND ALL OF TRACTS 164 AND 165 IN THE AIRPORT UNIT OF THE TOWN OF ATRISCO GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS SAID TRACTS ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 5, 1944, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED, A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF GLENRIO ROAD, NW, BEING THE NORTHWEST CORNER OF TRACT A-1, HAVES REDVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 14, 1981, IN VOLUME B18, FOLIO 186, ALSO BEING A FOUND 5/8" REBAR FROM WHENCE THE ACS MONUMENT "2\*H11" (X=468.434, Y=1,465.108, Z=158.255) AND 1/8" N.M.S.P. CENTRAL ZONE BEARS N 25° 32' 20" E, 2.345 AC.

THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, AND ALONG THE WESTERN LINE OF SAID TRACT A-1, S 00° 30' 20" W, 230.00 FEET;

THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT A-1, S 89° 17' 30" E, 158.50 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COORS BOULEVARD, NW;

THENCE LEAVING SAID SOUTHERLY LINE AND ALONG SAID WESTERLY RIGHT OF WAY LINE, S 10° 01' 37" W, 847.38 FEET TO THE SOUTHEAST CORNER, THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF FORTUNA ROAD, NW AND THE WESTERLY RIGHT OF WAY LINE OF COORS BOULEVARD, NW;

THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, N 89° 22' 30" W, 452.63 FEET TO THE SOUTHWEST CORNER OF THE POINT OF INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF 64TH STREET, NW AND THE NORTHERLY RIGHT OF WAY LINE OF FORTUNA ROAD, NW;

THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE AND ALONG SAID EASTERLY RIGHT OF WAY LINE, S 89° 34' 40" E, 562.47 FEET TO THE NORTHWEST CORNER, THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF GLENRIO ROAD, NW AND THE EASTERLY RIGHT OF WAY LINE OF 64TH STREET, NW;

THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, S 89° 33' 00" E, 562.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.769 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING RIGHT OF WAY TAKES:

**BOOK 9425, PAGES 9252-9257**  
RIGHT-OF-WAY TAKE (COORS PEDESTRIAN BRIDGE)

A CERTAIN PARCEL OF LAND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, IN PROJECTED SECTION 14, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, COMPRISING A PORTION OF TRACT 163, AIRPORT UNIT, TOWN OF ATRISCO GRANT AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF ENTITLED "PLAT SHOWING A PORTION OF TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT AS SCHOOL DISTRICT '28' AS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 5, 1944, AND BEING MORE PARTICULARLY DESCRIBED BY GRID BEARINGS AND GRID DISTANCES AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COORS BLVD, NW, BEING THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, FROM WHENCE THE CITY OF ALBUQUERQUE CONTROL SURVEY MONUMENT "18-111", A BRASS CAP SET IN CONCRETE, BEARS N 25° 54' 20" E A DISTANCE OF 879.07 FEET;

THENCE FROM SAID POINT AND PLACE OF BEGINNING S 18° 59' 45" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 102.50 FEET TO A POINT BEING THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED;

THENCE LEAVING SAID RIGHT-OF-WAY LINE N 71° 00' 15" W A DISTANCE OF 50.50 FEET TO A POINT BEING THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED;

THENCE N 18° 59' 45" E A DISTANCE OF 102.50 FEET TO A POINT BEING THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED;

THENCE S 71° 00' 15" E A DISTANCE OF 50.50 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 5176.25 SQUARE FEET (0.1188 AC), MORE OR LESS.

**BOOK D45-A, PAGE 460**  
RIGHT OF WAY TAKE (SOUTHWEST CORNER OF PARCEL ALSO BEING THE NORTHEAST CORNER OF FORTUNA AND 64TH)

A CERTAIN PARCEL OF LAND SITUATE WITHIN THE CITY LIMITS OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AND BEING IDENTIFIED AS A SOUTHWESTERLY PORTION OF LOT NUMBERED 165 OF THE AIRPORT UNIT OF THE TOWN OF ATRISCO GRANT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID CORNER BEING THE SOUTHWEST CORNER OF SAID LOT 165 AND THE POINT OF INTERSECTION COMMON TO THE NORTHERLY RIGHT-OF-WAY OF FORTUNA ROAD, NW, WITH THE EASTERLY RIGHT-OF-WAY LINE OF 64TH STREET, NW, THENCE:

N. 00DEG. 41' 00" E, 20.00 FEET DISTANCE ALONG THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF 64TH STREET, NW, TO THE NORTHERLY CORNER OF THE PARCEL HEREIN DESCRIBED, SAID CORNER BEING A POINT ON CURVE; THENCE:

SOUTHEASTERLY, 31.42 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS S. 44DEG. 19' 00" E, 28.28 FEET A DISTANCE TO THE EASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED, SAID CORNER BEING A POINT ON A CURVE ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FORTUNA ROAD, NW, THENCE,

N. 89DEG. 19' 00" W, 20.00 FEET DISTANCE ALONG THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF FORTUNA ROAD, NW, TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED AND PLACE OF BEGINNING AND CONTAINING 86 SQUARE FEET (0.0020 ACRES) MORE OR LESS.

**As-Surveyed Legal Description**

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN SECTIONS 14 AND 15, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, AND BEING IDENTIFIED AS PORTIONS OF TRACTS 162 AND 163 AND ALL OF TRACTS 164 AND 165 IN THE AIRPORT UNIT OF THE TOWN OF ATRISCO GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS SAID TRACTS ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 5, 1944, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED, A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF GLENRIO ROAD, NW, BEING THE NORTHWEST CORNER OF TRACT A-1, HAVES REDVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 14, 1981, IN VOLUME B18, FOLIO 186, ALSO BEING A FOUND 5/8" REBAR FROM WHENCE THE ACS MONUMENT "2\*H11" (X=468.434, Y=1,465.108, Z=158.255) AND 1/8" N.M.S.P. CENTRAL ZONE BEARS N 25° 32' 20" E, 2.345 AC.

THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, AND ALONG THE WESTERN LINE OF SAID TRACT A-1, S 00° 30' 47" W, 230.02 FEET TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT A-1, S 89° 19' 15" E, 158.54 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COORS BOULEVARD, NW TO A FOUND 1/2" REBAR;

THENCE LEAVING SAID SOUTHERLY LINE AND ALONG SAID WESTERLY RIGHT OF WAY LINE, S 18° 59' 58" W, 507.70 FEET TO THE NORTHEAST CORNER OF RIGHT OF WAY TAKE TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE N 71° 00' 02" W, 50.50 FEET TO THE NORTHWEST CORNER OF RIGHT OF WAY TAKE TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE S 18° 59' 58" W, 102.50 FEET TO THE SOUTHWEST CORNER OF RIGHT OF WAY TAKE TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE S 71° 00' 02" E, 50.50 TO THE SOUTHEAST CORNER OF THE RIGHT OF WAY TAKE AND BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COORS BOULEVARD TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, S 18° 59' 58" W, 237.28 FEET TO THE SOUTHEAST CORNER, THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF FORTUNA ROAD, NW AND THE WESTERLY RIGHT OF WAY LINE OF COORS BOULEVARD, NW TO A SET CHISELED 'X' ON CONCRETE;

THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, N 89° 24' 17" W, 432.65 FEET TO THE SOUTHWEST CORNER OF THE POINT OF INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF 64TH STREET, NW AND THE NORTHERLY RIGHT OF WAY LINE OF FORTUNA ROAD, NW TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE NORTHWESTERLY, 31.40 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, SAID ARC HAVING A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS N 44° 25' 33" W, 28.27 FEET TO THE EASTERLY RIGHT OF WAY OF 64TH STREET, NW TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, N 89° 32' 02" E, 102.50 FEET TO THE NORTHWEST CORNER, THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF GLENRIO ROAD, NW AND THE WESTERLY RIGHT OF WAY LINE OF 64TH STREET, NW TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

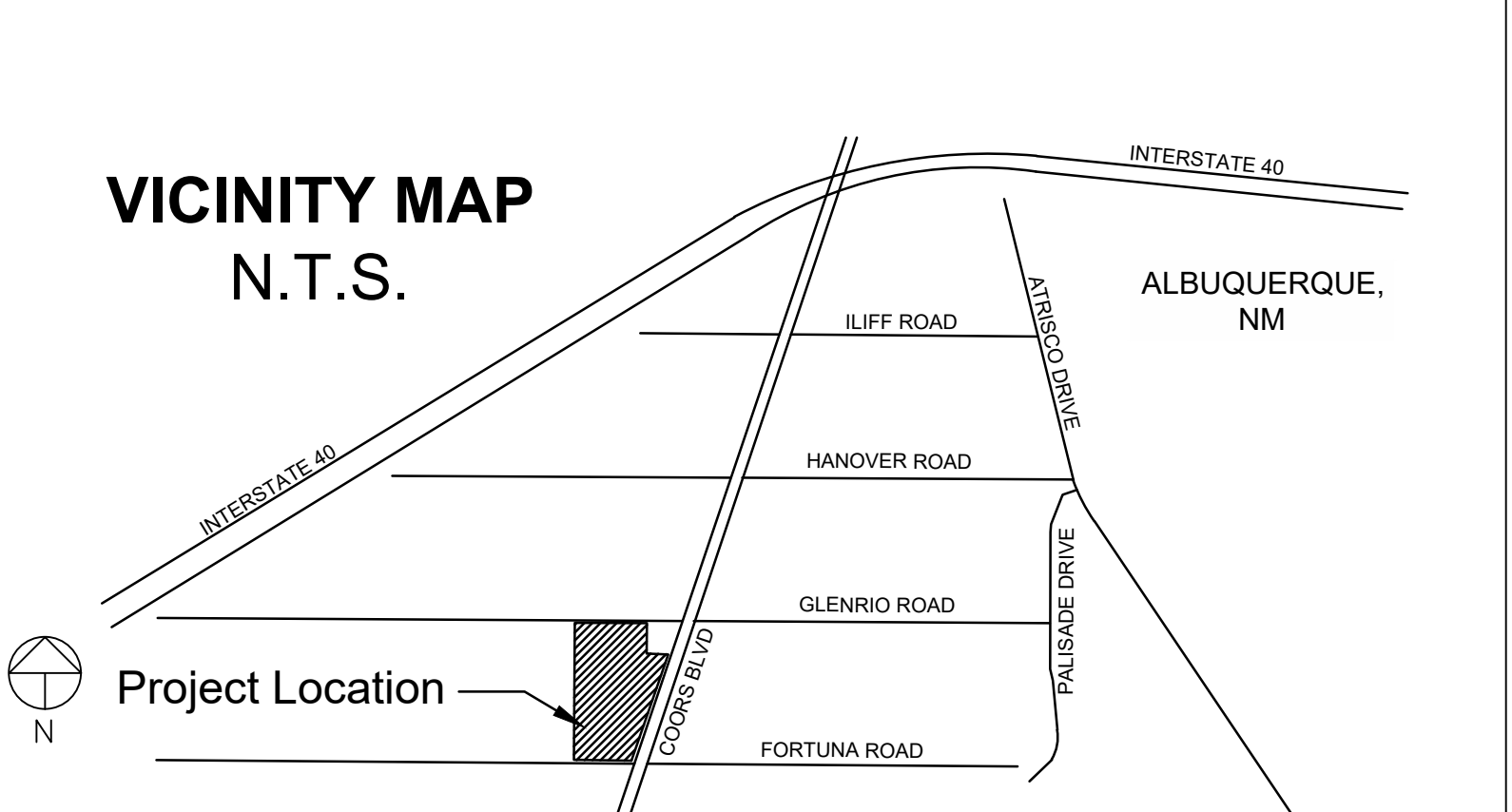
THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, S 89° 34' 40" E, 562.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.873 ACRES, MORE OR LESS.

**BASIS OF BEARING**

BEARINGS SHOWN HEREON ARE FROM GPS/GNSS OBSERVATIONS AND CONFORM TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM "NEW MEXICO CENTRAL ZONE" NORTH AMERICAN DATUM OF 1983. TRUE NORTH CAN BE OBTAINED BY APPLYING A CONVERGENCE ANGLE OF 00°15'52.60" AT CONTROL POINT #100. DISTANCES SHOWN HEREON ARE IN GROUND AND WERE OBTAINED BY APPLYING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.0003189917 AT THE PREVIOUSLY NOTED POINT LOCATED AT N 1490787.546, E 1502755.484. THE VERTICAL DATUM IS BASED ON GEOID18 AND IT PROVIDES ORTHOMETRIC HEIGHTS CONSISTENT WITH THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

POINT TABLE			
POINT #	NORTHING	EASTING	ELEVATION
100	1490787.55	1502755.48	5100.80
101	1490584.84	1502969.78	5099.51
102	1490981.18	1502529.74	5102.45
103	1489991.42	1502455.30	5098.58
104	1490287.87	1503010.66	5105.64
105	1490210.84	1502978.28	5103.31
106	1490319.89	1502975.27	5105.63
8522	1493128.52	1504048.56	5098.42

- Note:**
- Building Setback Lines:  
-Parcel per 2-4-3: MXL Zone District Dimensional Standards from the City of Albuquerque  
-Front Setback- 5 feet  
-Side Setback- 5 feet  
-Rear Setback- 15 feet  
-Building Height- 35 feet
  - City of Albuquerque Zoning Districts:  
Parcel = MX-L, Mixed Use-Low Intensity Zone District.
  - Electric Line Anchor (as shown) appears to be encroaching outside of easement.
  - Parcel lies within Zone X per Flood Insurance Rate Map #35001C03274, Effective November 4, 2016.
  - Subject parcel is adjacent to public roads.
  - There is no observable evidence of wetlands located on any part of the surveyed property.
  - The above property is the same property described in the Fidelity National Title Insurance Company's Commitment for Title Insurance number SP000160136, with effective date of January 4, 2024.
  - Utilities shown hereon were visible, marked, and/or as located by NM 811 ticket number: 2FE070313
  - Public utilities as shown hereon taken from information provided from the City of Albuquerque and invert elevations verified by this survey.
  - Documents used in boundary survey: Warranty Deed-Doc # 2009092991, Quitclaim Deed-Bk. D45A Pg. 460, Right-of-Way Take-Bk. 9425 Pg. 9252-9257, Plat-Bk. D-117, Easement Document-Doc # 20613, Plat-Bk. C Pg. 157.



# ALTA/NSPS Land Title Survey

## 701 Coors Blvd, City of Albuquerque, Bernalillo County, N.M.P.M., Bernalillo County, New Mexico.

ALBUQUERQUE CONTROL SURVEY  
MONUMENT "2-H11"  
N.M. STATE PLANE COORDINATES  
(CENTRAL ZONE - NAD 83)  
N=1493127.762 USFT  
E=1504048.077 USFT  
ELEV=5098.37 USFT (NAVD 88)  
DELTA ALPHA=-0°15'43.88"  
GROUND TO GRID FACTOR=0.999681358



7921 N. World Dr.  
Hobbs, NM 88242  
Squarerootservices.net  
575-231-7347

TYPE OF SURVEY:  
**ALTA/NSPS LAND TITLE SURVEY**

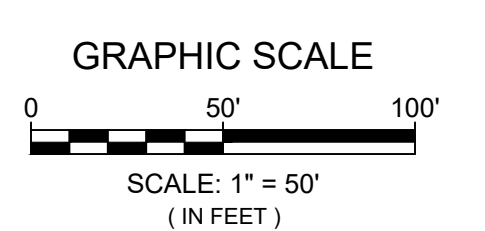
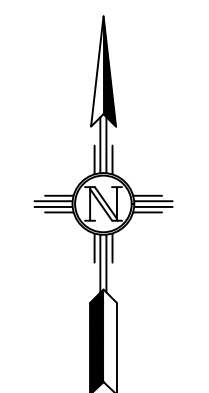
PROJECT NAME:  
**WEST MESA RIDGE**

CLIENT:  
**J&Z**

PROJECT NUMBER:  
**24012**

PROJECT SURVEYOR:  
**Jeremy Baker, PS**

DRAWN BY:  
**Travis King**



REVISIONS

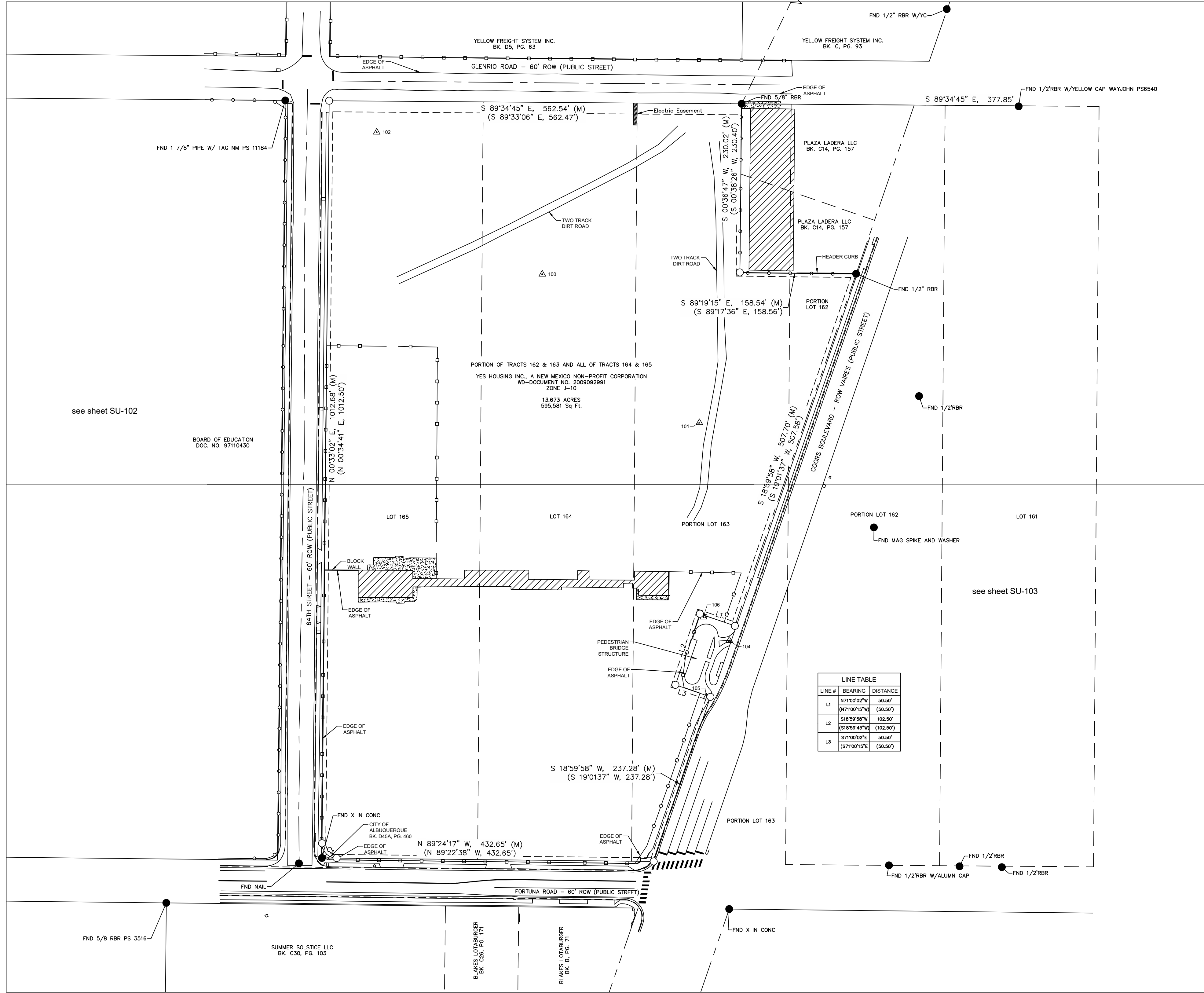
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**LEGEND**

	CONTROL POINT
	FOUND CORNER (AS NOTED)
	SET 5/8 INCH REBAR W/B/LUE PLASTIC CAP MARKED "BAKER NM P525773" UNLESS OTHERWISE NOTED
	FENCE IRON
	FENCE CHAINLINK
	TOP BACK CURB
	CURB FLOW LINE
	UNDERGROUND WATERLINE
	OVERHEAD ELECTRIC
	CENTER LINE
	GAS
	SANITARY SEWER LINE
	STORM DRAIN LINE
	POWER POLE
	LIGHT POLE
	TELEPHONE PEDISTAL
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	PULL BOX
	SIGN
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	TREE
	TRAFFIC SIGNAL
	BOLLARD
	REFERS TO SCHEDULE B EXCEPTIONS
	EXISTING BUILDING
	EXISTING BUILDING
BSBL = BUILDING SETBACK LINE	



# ALTA/NSPS Land Title Survey

701 Coors Blvd, City of Albuquerque, Bernalillo County,  
N.M.P.M., Bernalillo County, New Mexico.

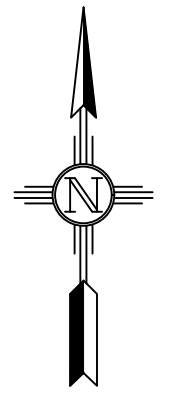


7921 N. World Dr.  
Hobbs, NM 88242  
Squarerootservices.net  
575-231-7347

TYPE OF SURVEY:  
**ALTA/NSPS LAND TITLE SURVEY**  
OF  
PROJECT NAME:  
**WEST MESA RIDGE**  
FOR  
CLIENT:  
**J&Z**

PROJECT NUMBER:  
**24012**

PROJECT SURVEYOR:  
Jeremy Baker, PS  
DRAWN BY:  
Travis King



GRAPHIC SCALE  
0 40' 80'  
SCALE: 1" = 40'  
(IN FEET)

REVISIONS

No.	DATE	DESCRIPTION

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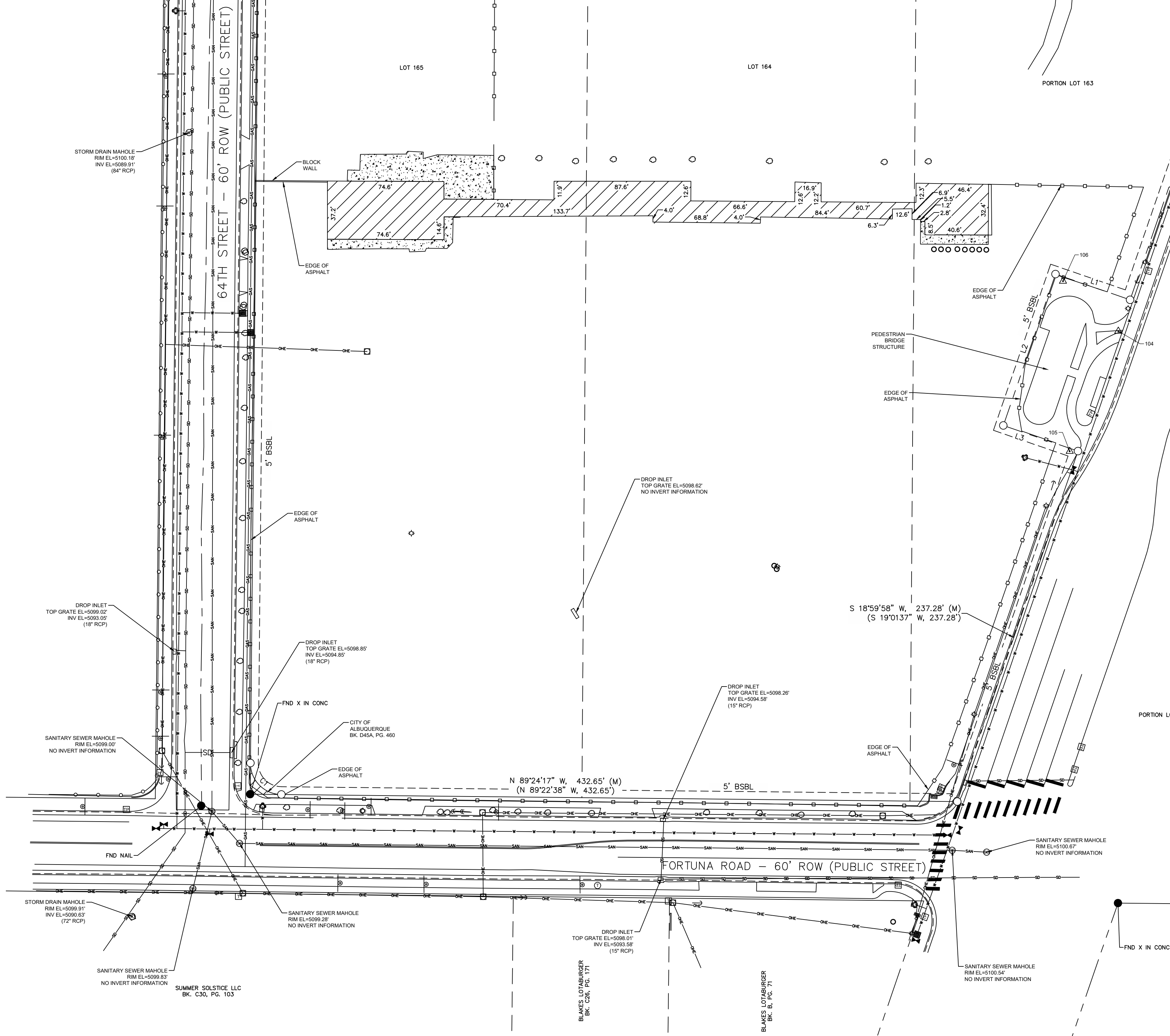
SHEET:  
3 of 4  
**SU - 101**

Matchline Sheet 4

Matchline Sheet 4

LINE #	BEARING	DISTANCE
L1	N71°00'02"W	50.50'
L2	S18°59'58"W	102.50'
L3	S71°00'19"E	50.50'

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.40'	25.00'	89°37'19"	N44°25'37"W	28.27'
	(31.42)	(25.00)		(N44°18'00"W)	(28.28)



### LEGEND

- CONTROL POINT
- FOUND CORNER (AS NOTED)
- SET 5/8 INCH REBAR WITH PLASTIC CAP MARKED "BAKER NM P25773" UNLESS OTHERWISE NOTED
- FENCE IRON
- FENCE CHAINLINK
- TOP BACK CURB
- CURB FLOW LINE
- UNDERGROUND WATERLINE
- OVERHEAD ELECTRIC
- CENTER LINE
- GAS
- SANITARY SEWER LINE
- STORM DRAIN LINE
- POWER POLE
- LIGHT POLE
- TELEPHONE PEDISTAL
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- PULL BOX
- SIGN
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- TREE
- TRAFFIC SIGNAL
- BOLLARD
- REFERS TO SCHEDULE B EXCEPTIONS
- EXISTING BUILDING
- EXISTING BUILDING
- BSBL = BUILDING SETBACK LINE

# ALTA/NSPS Land Title Survey

701 Coors Blvd, City of Albuquerque, Bernalillo County,  
N.M.P.M., Bernalillo County, New Mexico.



7921 N. World Dr.  
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575-231-7347

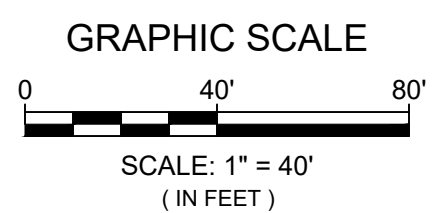
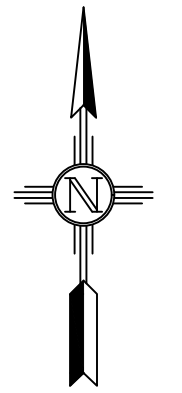
TYPE OF SURVEY:  
**ALTA/NSPS LAND TITLE SURVEY**

PROJECT NAME:  
**WEST MESA RIDGE**

CLIENT:  
**J&Z**

PROJECT NUMBER:  
**24012**

PROJECT SURVEYOR:  
Jeremy Baker, PS  
DRAWN BY:  
Travis King



REVISIONS

No.	DATE	DESCRIPTION

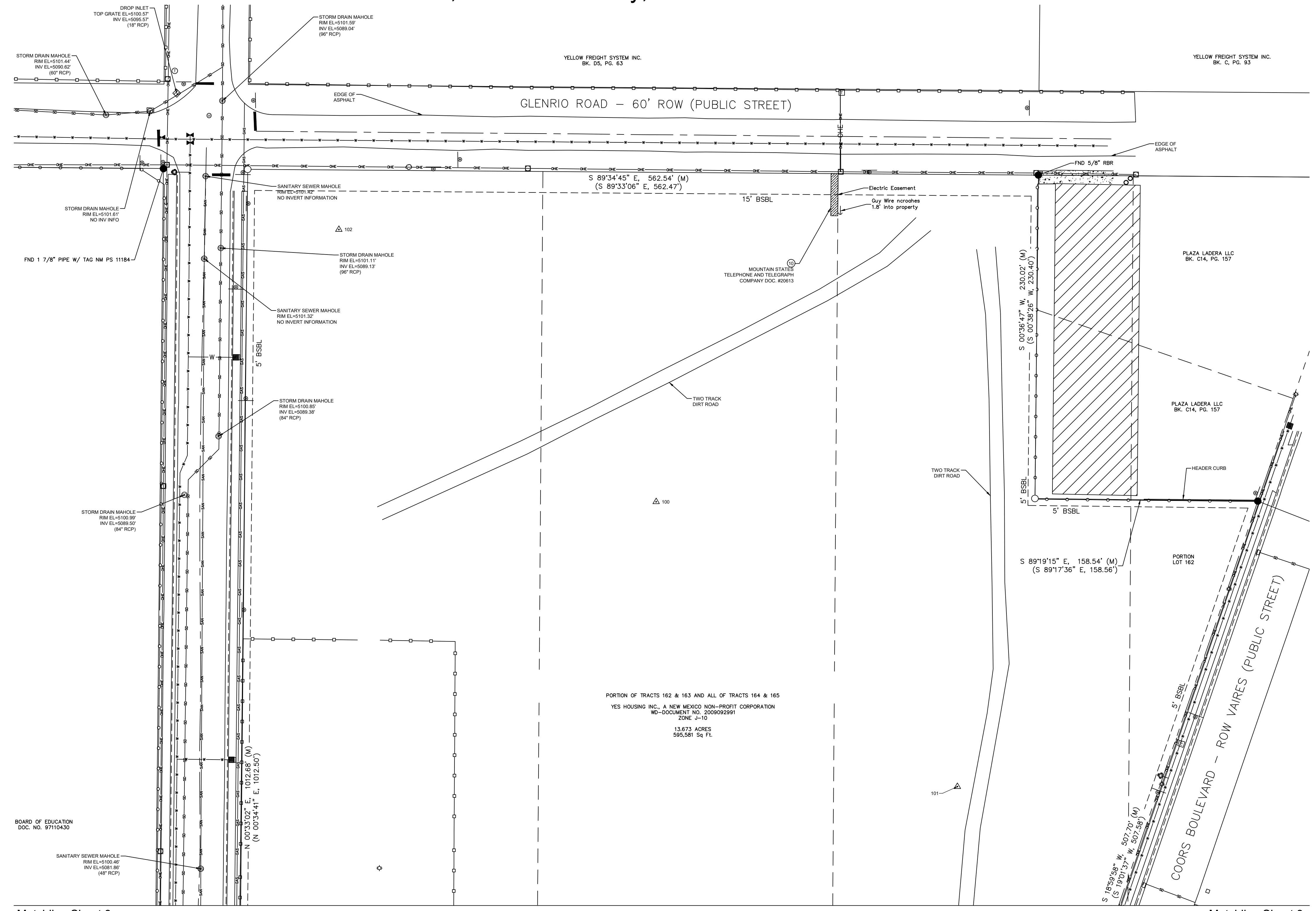
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SHEET:  
4 of 4  
**SU - 101**

**LEGEND**

- △ 55000 CONTROL POINT
- FND FOUND CORNER (AS NOTED)
- SET 5/8 INCH REBAR W/B/LUE PLASTIC CAP MARKED "BAKER NM P252773" UNLESS OTHERWISE NOTED
- FENCE IRON
- FENCE CHAINLINK
- TOP BACK CURB
- - - CURB FLOW LINE
- W - W - W - UNDERGROUND WATERLINE
- O - O - O - OVERHEAD ELECTRIC
- - - CENTER LINE
- GAS - GAS
- SAN - SANITARY SEWER LINE
- SD - SD - STORM DRAIN LINE
- POWER POLE
- ◇ LIGHT POLE
- TELEPHONE PEDISTAL
- ▶ WATER VALVE
- WATER METER
- ◆ FIRE HYDRANT
- PULL BOX
- SIGN
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM DRAIN MANHOLE
- TREE
- TRAFFIC SIGNAL
- BOLLARD
- ⊙ REFERS TO SCHEDULE B EXCEPTIONS
- ▨ EXISTING BUILDING
- ▨ EXISTING BUILDING

BSBL = BUILDING SETBACK LINE



Matchline Sheet 3

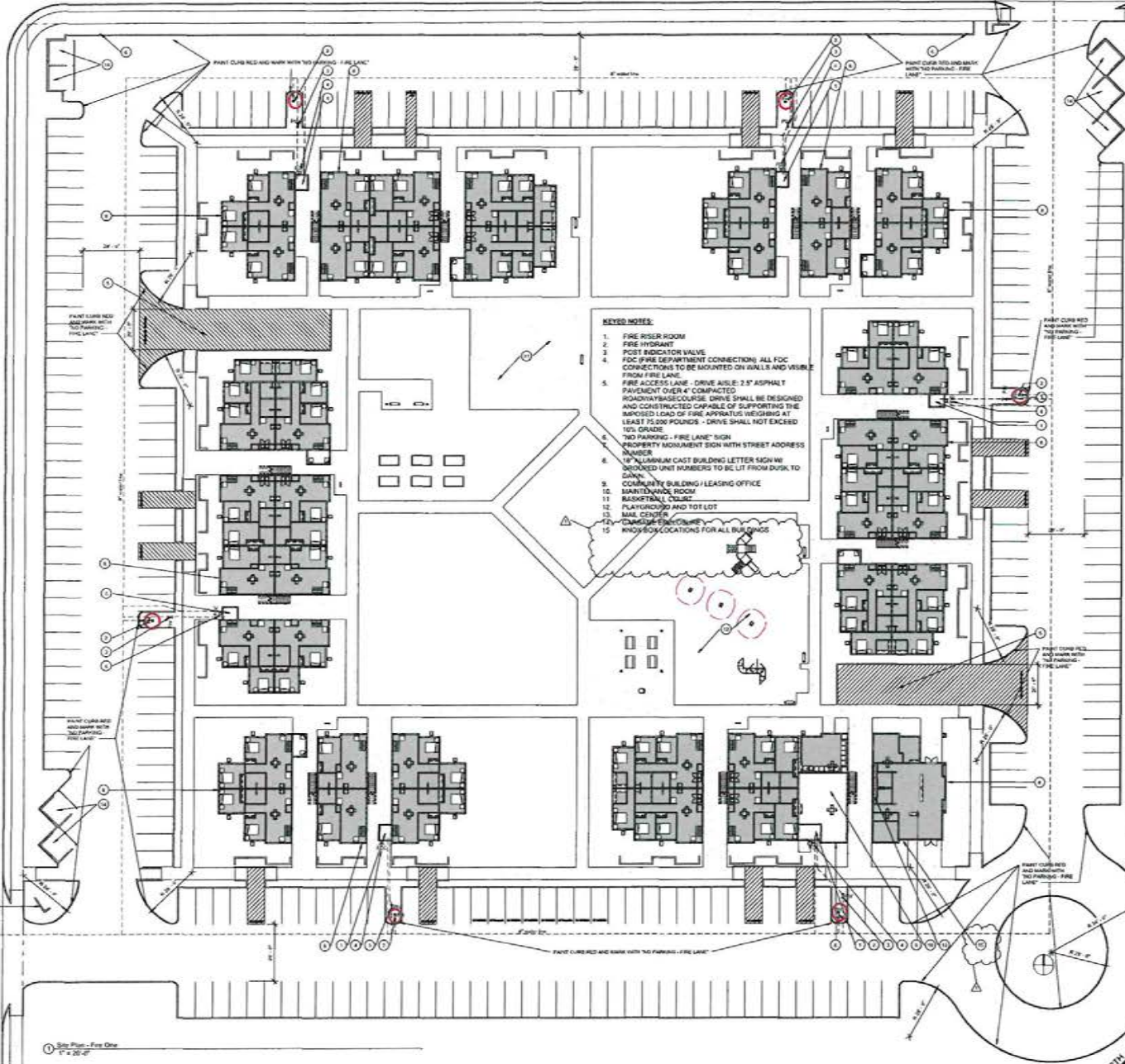
Matchline Sheet 3



# Fire One Plan

64TH STREET NW

GLENRIO ROAD NW



**KEYED NOTES:**

1. FIRE RISER ROOM
2. FIRE HYDRANT
3. FIDR INDICATOR VALVE
4. FDC (FIRE DEPARTMENT CONNECTION) ALL FDC CONNECTIONS TO BE MOUNTED ON WALLS AND VISIBLE FROM FIRE LANE
5. FIRE ACCESS LANE - DRIVE AISLE: 2' ASPHALT PAVEMENT OVER 4" COMPACTED ROADWAY BASE COURSE. DRIVE SHALL BE DESIGNED AND CONSTRUCTED CAPABLE OF SUPPORTING THE MAXIMUM LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS - DRIVE SHALL NOT EXCEED 10% GRADE
6. "NO PARKING - FIRE LANE" SIGN
7. PROPERTY MONUMENT SIGN WITH STREET ADDRESS NUMBER
8. 1/2" ALUMINUM CAST BUILDING LETTER SIGN WITH ENLARGED LINE NUMBERS TO BE SET FROM DRIVE TO CURB
9. COMMUNITY BUILDING / LEASING OFFICE
10. MAINTENANCE ROOM
11. BASKETBALL COURT
12. PLAYGROUND AND TOT LOT
13. MAIL CENTER
14. COMMUNITY CENTER
15. KNOWS LOCATIONS FOR ALL BUILDINGS

**LEGAL DESCRIPTION**  
Tracts 162x, 163, 164, 166 of TOWN OF ATRISCO GRADU & TR 14 10N 2E SEC 55.

**OCCUPANCY TYPE:** R3 138 UNITS  
**CONSTRUCTION TYPE:** TYPE 5B  
**AUTOMATIC SPRINKLER SYSTEM:** NFPA 13A  
**BUILDING HEIGHT:** 36'-0" FEET  
**NUMBER OF FLOORS:** 3 FLOORS

**BUILDING FIRE AREAS:**  
 BUILDING TYP 1: 23,347 SF (gross combined all floors)  
 BUILDING TYP 2: 15,774 SF (gross combined all floors)  
 BUILDING TYP 3: 23,322 SF (gross combined all floors)

**NUMBER OF BUILDINGS WITH GRAND TOTAL ASFAS:**  
 BUILDING TYPE 1 = 3 BUILDINGS 73,241 SF  
 BUILDING TYPE 2 = 2 BUILDINGS 31,548 SF  
 BUILDING TYPE 3 = 1 BUILDING 23,322 SF  
**128,111 SF TOTAL FIRE AREA**

**SITE LOT AREA:** 142,935 SF / 3.2 ACRES

**PARKING SPACES:**

TYPE	PROVIDED	REQUIRED
EV SPACES	5%	10 SPACES
EV READY	+	50 SPACES
AUTOMOBILE SPACES	+	198 SPACES
ADA SPACES	+	12 SPACES
MOTORCYCLE SPACES	+	5 SPACES
		7 SPACES

**NOTE:** ASPHALT PAVING SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS PROVIDED BY SOILS ENGINEER

**LINE LEGEND:**  
 W WATER LINE  
 S&S SEWER LINE

**FIRE FLOWS:**  
 FIRE FLOW REQUIREMENTS AS PER APPENDIX B 2011 INTERNATIONAL FIRE CODE

**TABLE B 905.1 (1) VALUES**

BUILDING TYPE	FA	FF	DURATION
BUILDING TYP 1	FA = 23,347	FF = 2,760 GPM	DURATION = 2 HOURS
BUILDING TYP 2	FA = 15,774	FF = 2,250 GPM	DURATION = 2 HOURS
BUILDING TYP 3	FA = 23,322	FF = 2,750 GPM	DURATION = 2 HOURS

**TABLE B 905.2 - Judged fire flow requirements for buildings with automatic sprinkler systems**

Use Section 903.2.1.2  
 Fire Flow = 25% of the value in Table B 905.1(1) but not less than 1,500 GPM  
 Duration = Table B 905.1(1) at reduced flow rate

BUILDING TYPE	FF	FFR	DURATION
BUILDING TYP 1	FF = 2,750	FFR = 687.5 GPM @ 1,500 GPM	DURATION = 2 HOURS
BUILDING TYP 2	FF = 2,250	FFR = 562.5 GPM @ 1,500 GPM	DURATION = 2 HOURS
BUILDING TYP 3	FF = 2,750	FFR = 687.5 GPM @ 1,500 GPM	DURATION = 2 HOURS

**FIRE HYDRANT LOCATIONS AND DISTRIBUTION:**  
 HYDRANT LOCATIONS AND DISTRIBUTION REQUIREMENTS AS PER APPENDIX C 2011 INTERNATIONAL FIRE CODE  
 CALCULATED VALUE APPROVED

**TOTAL PROPOSED NUMBER OF FIRE HYDRANTS = 8**

**GENERAL NOTES:**

1. ALL HYDRANTS SHALL HAVE 6" PAVING ACCESS ROAD.
2. IF BUILDING IS LOCATED 5' ABOVE THE LOWEST POINT OF FIRE DEPARTMENT ACCESS, STANPIPES WILL BE INSTALLED PER IFC 2015 SEC 505.3



**JEEBS & ZUZU, LLC.**  
 Architecture  
 Construction  
 Design-Build

1324 ANNARD AVENUE NE SUITE A  
 ALBUQUERQUE, NM 87110  
 P. 505.771.1118



Job no:  
 drawn: Author  
 checked: Checker  
 date: Jan. 3, 2024

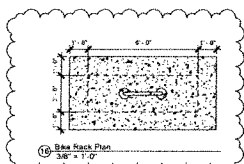


701 COORS BLVD NW ALBUQUERQUE NM 87121

West Mesa Ridge

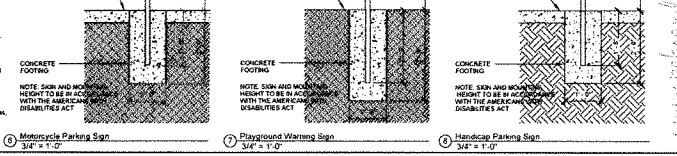
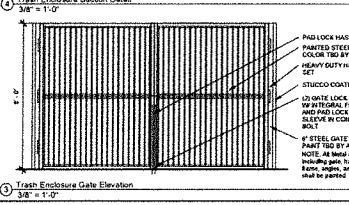
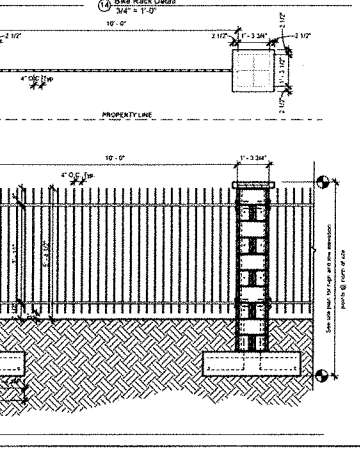
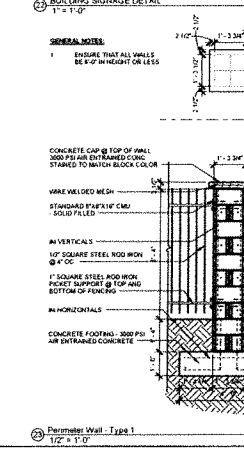
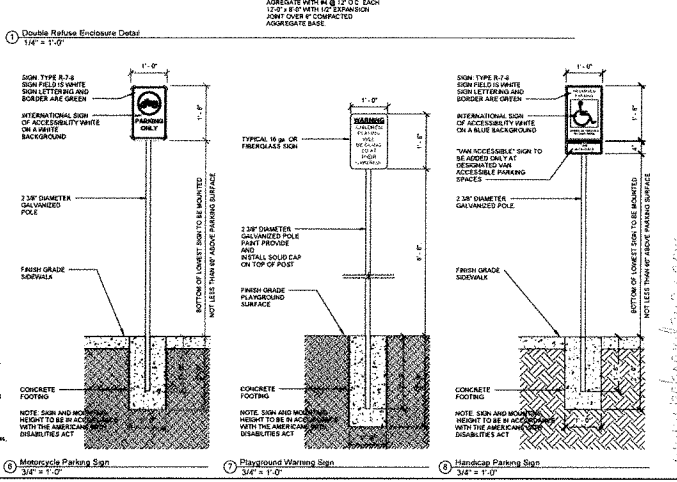
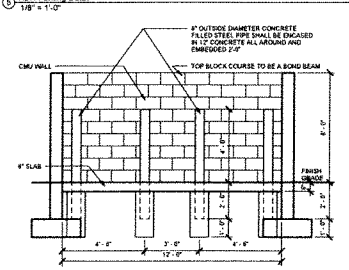
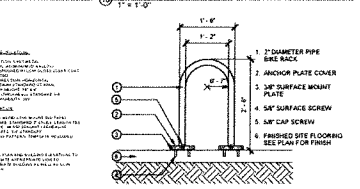
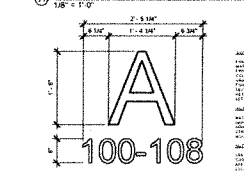
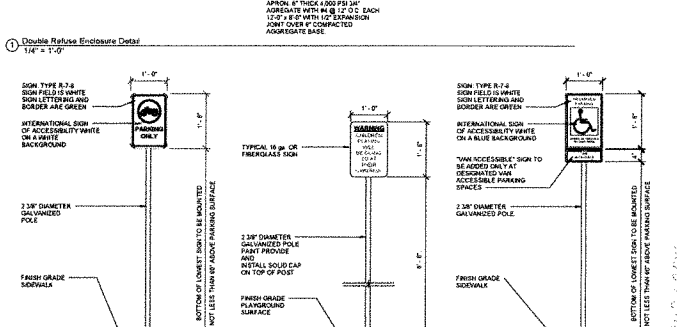
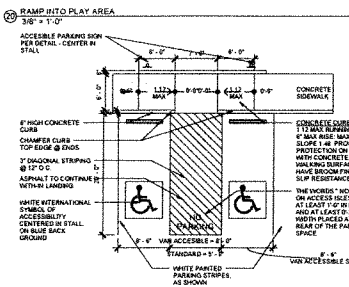
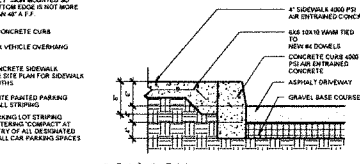
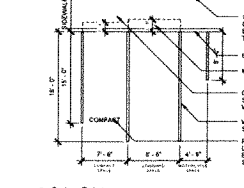
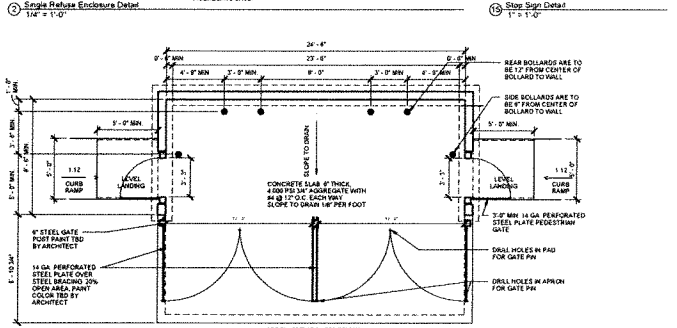
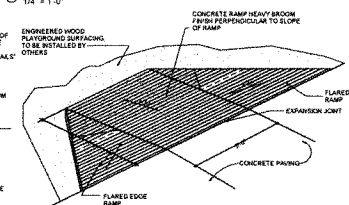
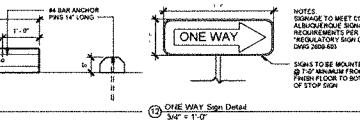
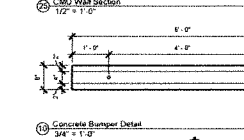
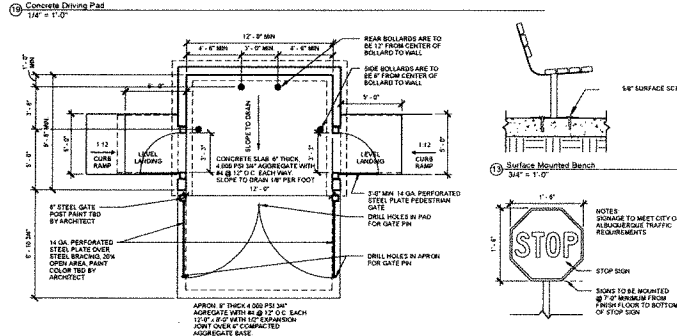
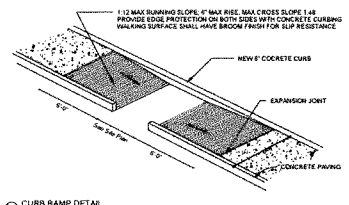
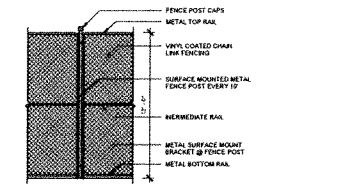
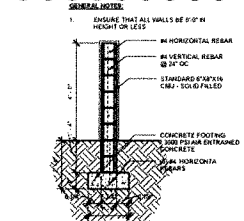
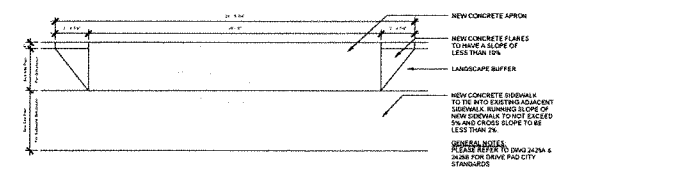
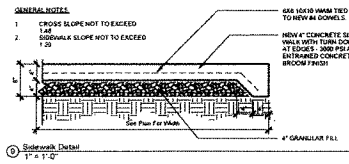
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**GENERAL NOTES**

1. CHAIN LINK FENCING TO EXCEED 1.20
2. SIDEWALK SLOPE NOT TO EXCEED 1.20



*copy file*

**JEEBS & ZUZU, LLC.**  
Architecture  
Construction  
Design-Build

1924 ANKENEN AVENUE NE SUITE A  
ALBUQUERQUE, NM 87113  
P. 505.777.1318

**West Mesa Ridge**

701 COOKS BLVD NW ALBUQUERQUE NM 87121

TCL2.0

sheet no

date: Feb 28, 2024

checked: Checker

drawn: Author

job no:

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6-25-24

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 Architecture  
 Construction  
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 P. 505.797.1318



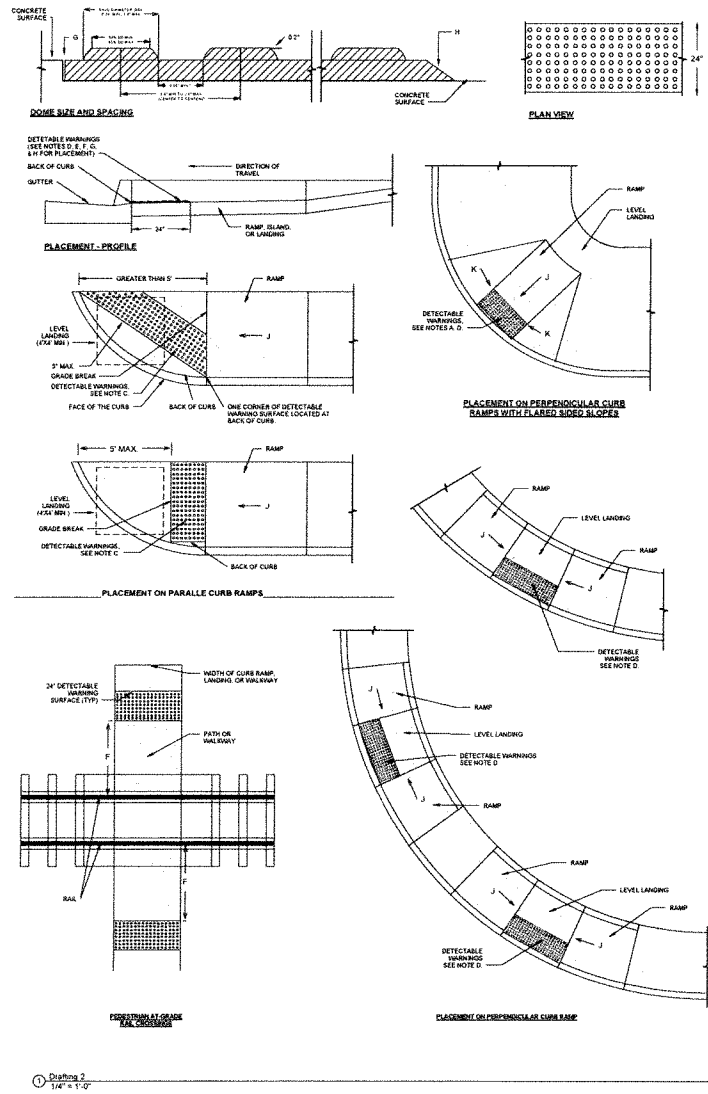
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 checked: J&Z  
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West Mesa Ridge

701 COOKS BLVD NW ALBUQUERQUE NM 87121

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**TCL2.1**



**GENERAL NOTES FOR DWG 2448**

1. PROVIDE DETECTABLE WARNINGS ON ANY CURB RAMP OR LANDING WHERE THE ACCESSIBLE ROUTE CROSSES A PUBLIC STREET. DETECTABLE WARNINGS ARE NOT REQUIRED AT DRIVEWAYS UNLESS THE DRIVEWAY IS PROVIDED WITH TRAFFIC CONTROL DEVICES OR IS PERMITTED TO OPERATE LIKE A PUBLIC STREET AS DETERMINED BY THE CITY ENGINEER.
2. SELECT A DETECTABLE WARNING SURFACE THAT CONTRASTS VISUALLY (LIGHT-ON/DARK OR DARK-ON/LIGHT) WITH ADJACENT SURFACES.
3. IN NEW CONSTRUCTION, INSTALL CAST-IN-PLACE REPLACEABLE DETECTABLE WARNING PLATES, PANELS, TILES, OR PAVERS. IN RETROFITS, INSTALL SURFACE APPLIED DETECTABLE WARNING PANELS. PANELS SHALL BE MECHANICALLY ANCHORED.

**CONSTRUCTION NOTES**

- A. INSTALL DETECTABLE WARNING SURFACE SO THAT IT EXTENDS 24" IN THE DIRECTION OF TRAVEL FOR THE FULL WIDTH (NOT INCLUDING SIDE FLARES) OF THE RAMP OR LANDING.
- B. PLACE DETECTABLE WARNINGS SO THAT THE ROWS OF TRUNCATED DOMES ARE ALIGNED PERPENDICULAR TO THE GRADE BREAK BETWEEN THE RAMP OR LANDING AND THE ROADWAY.
- C. ON PARALLEL CURB RAMPS, PLACE DETECTABLE WARNINGS ON THE RAMP SURFACE AT THE GRADE BREAK IF GRADE BREAK IS WITHIN 5' FROM BACK OF CURB. IF THE GRADE BREAK IS GREATER THAN 5' FROM BACK OF CURB, PLACE DETECTABLE WARNINGS AT A DIAGONAL USING A MAXIMUM DISTANCE OF 5' FROM FACE OF CURB.
- D. ON PERPENDICULAR CURB RAMPS, PLACE DETECTABLE WARNINGS AT THE BACK OF CURB.
- E. ON CUT-THROUGH ISLANDS, PLACE DETECTABLE WARNINGS IN LINE WITH THE BACK OF CURB IF DETECTABLE WARNINGS SURFACES ON THE ENTRANCE AND EXIT SIDES OF THE ISLAND CAN BE SEPARATED BY 2' MIN OF WALKWAY. IF NECESSARY TO ACHIEVE 2' MIN. SEPARATION, PLACE DETECTABLE WARNINGS IN LINE WITH THE FACE OF CURB. IF THE ISLAND HAS NO CURB, PLACE DETECTABLE WARNINGS AT THE EDGE OF ROADWAY. SEE COA STD DWG 2448.
- F. PLACE DETECTABLE WARNINGS AT RAIL CROSSINGS SO THAT THE EDGE NEAREST THE RAIL IS 6" TO 15" FROM THE CENTERLINE OF THE NEAREST RAIL ALIGH ROWS OF TRUNCATED DOMES PARALLEL TO THE DIRECTION OF TRAVEL.
- G. RECESS OR CAST-IN DETECTABLE WARNINGS SO THAT THE SURFACE TO WHICH THE TRUNCATED DOMES ARE ATTACHED IS FLUSH WITH ADJACENT CONCRETE.
- H. IN RETROFITS, DETECTABLE WARNING MAT MAY BE MECHANICALLY ANCHORED TO THE SURFACE OF THE CONCRETE IF THE MAT EDGE IS BEVELLED WITH A MAXIMUM SLOPE OF 2H: 1V.
- J. 8 3% MAX SLOPE, 7% PREFERRED SLOPE.

① Drawing 2  
 1/4" = 1'-0"