



**Environmental  
Planning  
Commission**

**Staff Report**

**Agenda Item Number: 3**  
**Project #: PR-2023-009105**  
**Case #s: RZ-2023-00028**  
**SI-2023-001377**  
**Hearing Date: December 21, 2023**

<b>Agent</b>	Tierra West LLC
<b>Applicant</b>	A Management Corporation
<b>Request</b>	<b>Zoning Map Amendment (Lots 2-A &amp; 2-B)</b>  <b>Major Amendment to Site Development Plan</b>
<b>Legal Description</b>	All or a portion of Lots 2-A, 2-B, 2-C and 2-D, (Being A Replat of Tract 2, Cottonwood Crossing Phase II) and Lots 1, 2, 3, 4 5 and 6, Plat of Lots 1, 2, 3, 4, 5 & 6 (Being A Replat of Tracts 14-A & 14-B Black Ranch), Cottonwood Crossing Phase II
<b>Location</b>	Located east of Coors Blvd. at the intersection of Coors Blvd. NW and 7 Bar Loop Rd. NW
<b>Size</b>	Approximately 10 acres
<b>Zoning</b>	MX-L, MX-T, NR-PO-B (to remain the same)

**Staff Recommendation**

**APPROVAL of RZ-2023-00028, based on the Findings beginning on page 29, and subject to a Condition of Approval**

**APPROVAL of SI-2023-01377, based on the Findings beginning on page 34 and subject to the Conditions of Approval beginning on page 39.**

**Senior Planner:  
Megan Jones**

**Summary of Analysis**

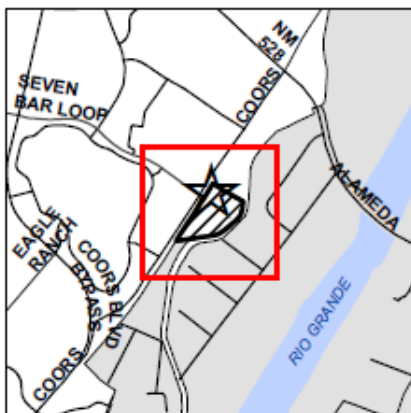
This is a two-part request. The first request is for a zone change from MX-T to MX-L on lots 2-A and 2-B, and from MX-L to MX-T on lot 2-B, to relocate the existing floating zone line to correspond with the uses in the associated Major Amendment and facilitate development of the subject site. The zone boundary line would correspond with the boundaries established via the future replat of the subject site; a zoning certificate would not be issued until approval of a Final Plat is obtained. The second request is for a Major Amendment (MA) to the controlling Site Development Plan for Subdivision and Site Development Plan for Building Permit to allow new uses and changes to circulation, parking, and landscaping on lots 2-A and 2-B.

The subject site is in an Area of Change and Consistency and within 660’ of the Seven bar Loop Rd. and Coors Blvd. Major Transit Corridors. The applicant notified property owners within 100 feet of the subject site as required. A post-submittal facilitated meeting was held on December 12, 2023 to review the request with members of the Bosque del Acres NA. The NA is concerned about the proposed uses and future development made possible by the request.

The request has been adequately justified pursuant to the Review and Decision Criteria for a zone change in IDO 14-16-6-7(G)(3). The applicant has demonstrated that the request would further a preponderance of Comp Plan goals and policies and that the proposed zoning would be generally more advantageous to the community. The applicant has also adequately justified the request for a Site Plan-EPC, Major Amendment pursuant to IDO 14-16-6-6(I)(3).

Staff recommends approval of the zone change and approval of the MA request, subject to conditions needed to create compliance and provide clarity moving forward.





### IDO ZONING MAP

Note: Gray shading  
Indicates County.



1 inch = 250 feet

Hearing Date:

12/21/2023

Project Number:

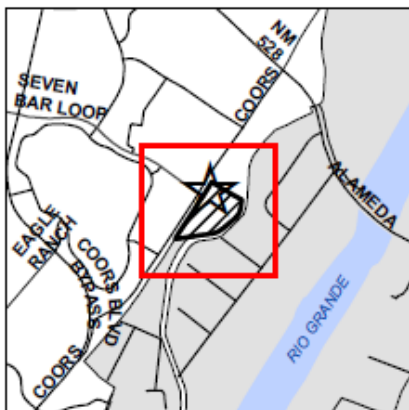
PR-2023-009105

Case Numbers:

SI-2023-01377 RZ-2023-00028

Zone Atlas Page:

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**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



1 inch = 250 feet

Hearing Date:

12/21/2023

Project Number:

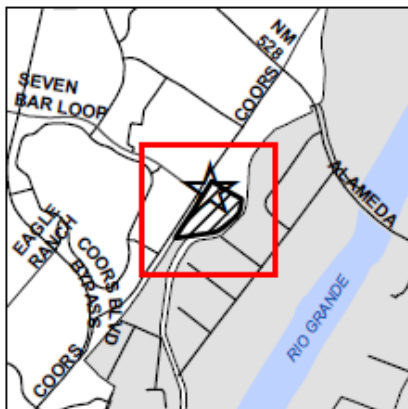
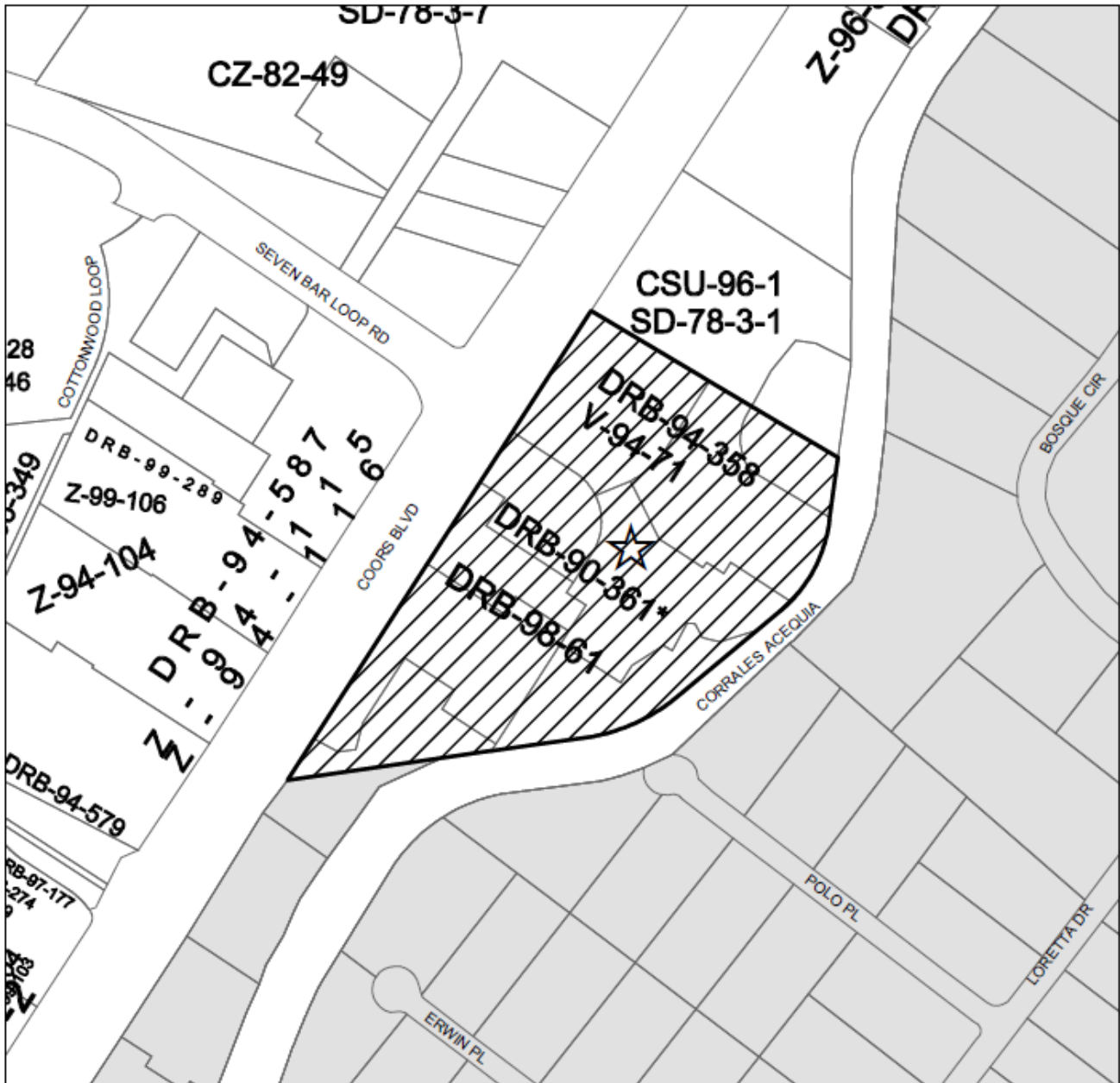
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Zone Atlas Page:

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### HISTORY MAP

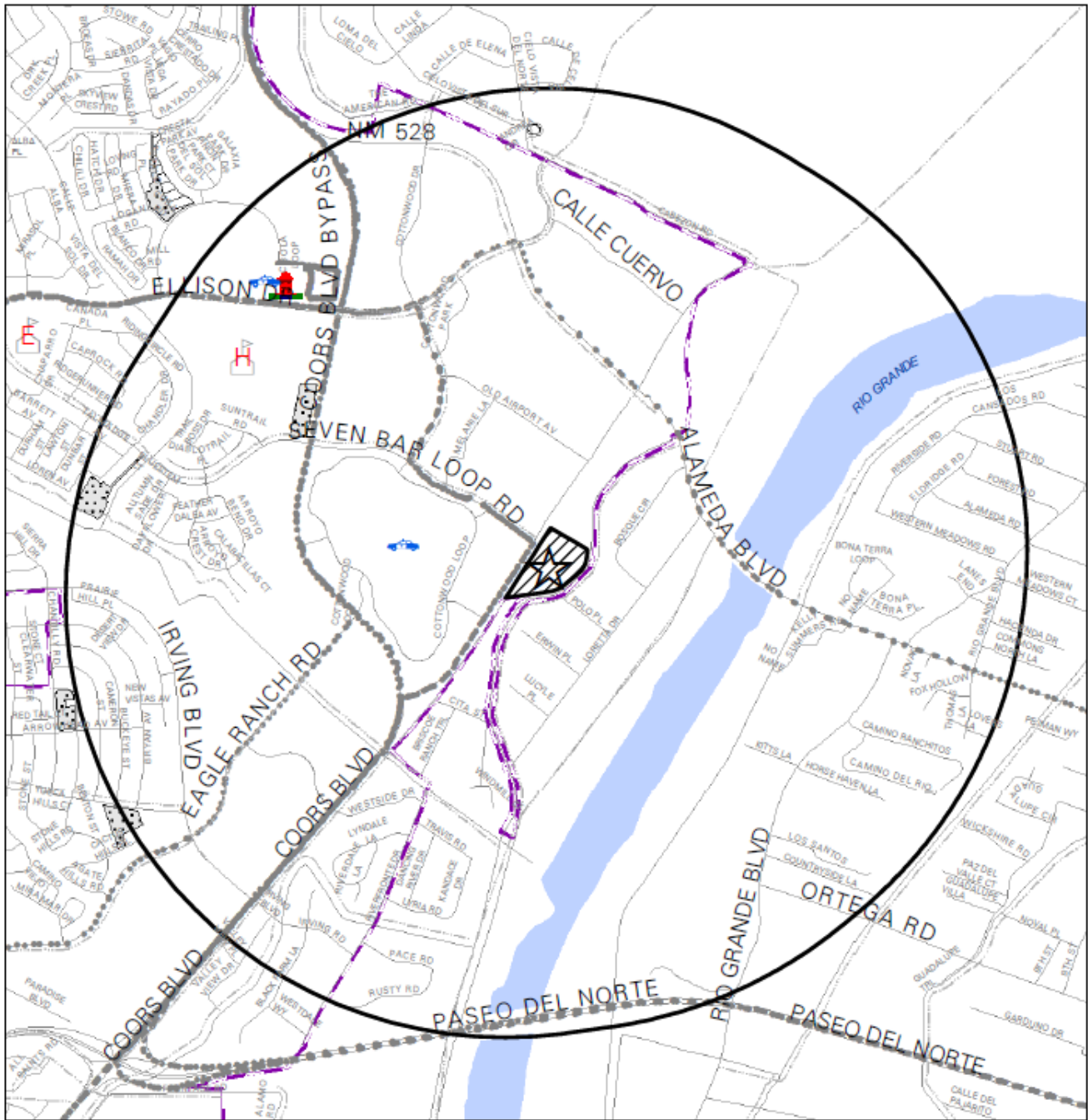
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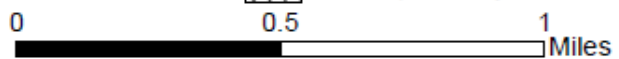
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SI-2023-01377 RZ-2023-00028

Zone Atlas Page:  
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**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     |



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**I. INTRODUCTION**

***Surrounding zoning, plan designations, and land uses:***

	<b><i>Zoning</i></b>	<b><i>Comprehensive Plan Area</i></b>	<b><i>Land Use</i></b>
<b><i>Site</i></b>	MX-L MX-T & NR-PO-B	Area of Change & Area of Consistency	Vacant, Restaurant, commercial services
<b><i>North</i></b>	MX-T/MX-L/MX-M	Area of Change	Commercial retail & services
<b><i>South</i></b>	Bernalillo County A-1 & Unclassified	Unincorporated Area & Area of Consistency	SF homes & Corrales Acequia
<b><i>East</i></b>	Bernalillo County A-1 & Unclassified	Unincorporated Area & Area of Consistency	SF homes
<b><i>West</i></b>	MX-M/NR-BP/NR-C	Area of Change	Commercial retail & services

***Request***

This is a two-part request for: 1) a zone change from MX-T to MX-L on lots 2-A and 2-B and from MX-L to MX-T on lot 2-B to relocate the existing floating zone line to correspond with the uses in the associated major amendment and facilitate development of the subject site, and 2) a Major Amendment to the controlling Site Development Plan for Subdivision and Site Development Plan for Building Permit to allow proposed new uses, containing approximately 10 acres (the “subject area”) legally described as all or a portion of Lots 2-A, 2-B, 2-C and 2-D, (Being A Replat of Tract 2, Cottonwood Crossing Phase II) and Lots 1, 2, 3, 4, 5 and 6, Plat of Lots 1, 2, 3, 4, 5 & 6 (Being A Replat of Tracts 14-A & 14-B Black Ranch), Cottonwood Crossing Phase II, located east of Coors Blvd. at the intersection of Coors Blvd. NW and 7 Bar Loop Rd. (the “subject site”).

The request would:

- 1) Change the zoning on a portion of Lots 2-A and 2-B from MX-T to MX-L and on a portion of Lot 2-B from MX-L to MX-T, which would result in relocating the existing zone boundary line to correspond with the center line of the street on the Major Amendment (and proposed future site plan) associated with this request. If approved, the zone boundary line would correspond with the boundaries established via the future replat of the subject site.
  
- 2) Amend the controlling Site Development Plans to allow new uses and change circulation, parking, and landscaping on approximately 3.1 acres (lots 2-A and 2-B) of the 10-acre subject area, to facilitate development of the proposed, new Site Plan-EPC being reviewed as a separate request.

Staff has crafted conditions of approval to create compliance with applicable IDO standards and provide clarity for the future. See sections IV and V of this report for details.



### ***EPC Role***

The EPC is hearing the request for a zoning map amendment (RZ-2023-00028) pursuant to IDO 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 then make the final decision. The request is a quasi-judicial matter.

The EPC is hearing the request for a major amendment (SI-2023-01377) to the Controlling Site Development Plans because it exceeds the thresholds for a minor amendment in IDO 6-4(Y)(2). In this case, the request would: 1) increase the number of dwelling units in the development form what is shown on the existing site plan [6-4(Y)(2)5]; 2) increase traffic accessing the subject site from local streets [6-4(Y)(2)8], 3) affect property in an overlay zone, in which case amendments may be granted per the original approval process for the governing Site Plan governing [6-4(Y)(2)11]; and 4) approve a land use that was not authorized by the prior approval [6-4(Y)(2)12], therefore, it is a Major Amendment.

The decision-making body may impose conditions necessary to ensure compliance with the development standards of this IDO via the Site Plan-EPC Review and Decision Criteria of IDO Section 14-16-6-6(I). The EPC is the final decision-making body unless the EPC decision is appealed. If the EPC decision is appealed, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to City Council. The City Council would then make the final decision.

### ***Context***

The subject site is located on the east side of Coors Boulevard NW at Seven Bar Loop Rd.

Immediately west of Coors Boulevard, across from the subject site, is the Cottonwood Employment Center. The surrounding area is predominantly commercial retail and service uses, including the Cottonwood Mall. The northwestern corner of Coors and Seven Bar Loop intersection is developed with additional retail and restaurant uses.

To the south of the subject site are Bernalillo County A-1 zones with a Special Use Permit for Shopping Centers with commercial and retail services and single-family residential.

Abutting the proposed development on Lots 2-A and 2-B to the north is the Black Ranch Major Public Open Space (MPOS) that was donated to the City of Albuquerque in 2004 (see attachments). The donation was done with the understanding that the archaeological site would not impede or prevent commercial development on the rest of the shopping center property. The Black Ranch is a documented Ancestral Pueblo site of both modern and pre-European contact significance and contains surface and sub-surface artifacts and features that require careful protection.

North of the subject site is a variety of commercial service and restaurant uses. Abutting the site to the east is the Corrales Acequia, a recognized AMAFCA Drainage channel and further to the east of the site is unincorporated Bernalillo County.

### ***History***

The subject site is part of a larger commercial development on the east side of Coors Boulevard NW at Seven Bar Loop that was originally approved by the EPC (Project #1002792).

In 2003, the EPC approved a Site Development Plan for Subdivision (03EPC-01085) and a Site Development Plan for Building Permit (03EPC-01086) for all or a portion of Tracts 14-A and 14-B, Black Ranch, zoned SU-1 for C-1 & Restaurant with full-service liquor O-1 (see attachment). The Site Plan for Subdivision included four buildings on the property closest to Coors Boulevard, future building pad locations that were mass graded, installation of a drainage facility, and preservation of the remaining intact portion of the Calabacillas Pueblo Ruin in the northeast corner of the property.

In 2004 (04AA-00222), – approximately one month after receiving final sign-off by the Development Review Board, an Administrative Amendment was approved, which replaced the original restaurant building with a multi-tenant commercial building and adjusted parking.

03EPC-02034 to 03-EPC-02037 – While the first site plan approval was being finalized through the DRB process and the first Administrative Amendment was being approved, a zone change and Sector Development Plan amendment were approved to adjust the zoning boundaries of the site to provide “one uniform zone category except for the archaeological and ponding sites.” It does not appear that the zone change was finalized on the zoning map even through the required replat of the property was completed. The associated Site Development Plans provided more details on development of the eastern portion of the property, adjusted lot lines for each pad site, and noted which lots were subject to the earlier approvals.

In 2005 (05AA-00819) – An Administrative Amendment was approved to replace the multi-tenant commercial building approved by the March 2004 amendment with a fast-food restaurant and drive-through. The restaurant is located immediately southwest of the subject site.

In 2006 (06AA-00053) – This amendment replaced a fast-food restaurant originally proposed to the northeast of the subject site with a credit union.

PR-2021-005816 – This was a Major Amendment to the controlling Site Plan and a Variance EPC approved by the EPC in November 2021. The amendment was to develop Lot 2-C with a car wash instead of the prior approved parking lot and a variance of 33% reduction to the 50% landscape coverage requirement for the setback along Coors Boulevard CPO-2.

*7 Bar Ranch Sector Development Plan - Rank III Sector Plan –*

The 7 Bar Ranch Sector Development Plan, rescinded in 2018, was adopted in 1982, and revised in 1985, 1990, and 1994. The plan provided policy and guidelines for the design of Coors Boulevard. The Plan area encompassed approximately 1,100 acres of land which were accessed by Coors Boulevard to the south, McMahan Boulevard to the west, State Road 528 and Corrales Road to the north, and Alameda Road and Rio Grande to the east. The Plan defined the subject site as zoned SU-1 for C-1 Uses. However, the zoning was amended in 1996 to allow SU-1 for C-1 and Restaurant with Full-Service Liquor O-1. The Plan contained minimal design standards

*First Amendment to Declaration of protective covenants, restrictions and grant of easements -*

On March 26, 2021, Lot 1, within the controlling site development plan for subdivision was donated to the City of Albuquerque to be used as open space. The Lot is a protected archeological site zoned NR-PO-B (MPOS). With the donation, the special warranty deed which includes the “First Amendment to Declaration of Protective Covenants, Restrictions and Grant of Easements” was transferred to the City of Albuquerque and is intended to run with the land and be a binding document.

The Amendment granted the property owner and surrounding lots more development flexibility and was created with the intention that the archaeological site would not prevent commercial development on the adjacent lots within the shopping center. The declaration states “the Premises shall be used only for retail purposes, restaurant, brew pubs, office, hotel, motel, financial institution, multi-family residential development or self-storage units on Lots 2A and 2B only, and other uses commonly found in or in close proximity to a first-class mixed-use development” (see attached warranty deed).

### ***Transportation System***

The Long-Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies the functional classification of roadways.

Coors Boulevard NW and Seven Bar Loop Road NW are classified as Major Transit Corridors.

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

The subject site is within 660-feet of the Coors Boulevard and Seven Bar Loop Major Transit Corridors as designated by the Comprehensive Plan. Major transit corridors are intended to be served by high frequency and local transit (e.g., Rapid Ride, local, and commuter buses). These corridors should prioritize transit above other modes of transportation to promote a convenient and efficient transit system. Walkability in these corridors is key to providing a safe environment for pedestrians, cyclists, and transit users.

The subject area is within an Area of Change and an Area of Consistency. It is not within any Activity Centers, but the Cottonwood Employment Center is adjacent to the subject area across Coors Blvd. to the west. Employment Centers prioritize opportunities for industrial and business districts supported by retail and residential uses. Employment Centers tend to be auto-oriented and need to provide excellent access for trucks and connections to freight networks.

### ***Overlay Zones***

The subject site is within the boundaries of the Coors Boulevard Character Protection Overlay Zone (CPO-2) and View Protection Overlay (VPO-1).

The purpose of the Character Protection Overlay (CPO) zone is to preserve areas with distinctive characteristics that are worthy of conservation but are not historical or may lack sufficient significance to qualify as Historic Protection Overlay (HPO) zones. See analysis in Section II of this report.

The purpose of the View Protection Overlay (VPO) zone is to preserve areas with unique and distinctive views that are worthy of conservation, such as those from public rights-of-way to cultural landscapes as identified in the ABC Comprehensive Plan, as amended.

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

The Long-Range Bikeway System (LRBS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies existing and proposed routes and trails.

Coors Boulevard has a bike route and a bike lane. Seven Bar Loop Road NW has a bike path and a proposed bike lane. Corrales Acequia NW has a proposed unpaved trail.

### ***Transit***

The subject site is well-served by transit. Both the Fixed Route 157 and Commuter Route 96 run north-south on Coors Boulevard and turn west on 7-Bar Loop. The 157 connects the Northwest Transit Center to Kirkland Air Force Base by way of Montano. Route 96 runs from the Walmart at Unser and Southern to Kirkland Air Force Base. As a Commuter it only makes two runs in each of the daily peak hours.

The nearest stop-pair for both routes is at the north entrance to Cottonwood Mall, about 750 feet west of the site. Continued pedestrian access is available.

### ***Public Facilities/Community Services***

Please refer to the Public Facilities Map (Page 6), which shows public facilities and community services located within one mile of the subject site.

## ***II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES***

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

#### ***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.

**Area of Consistency**: An area designated as an Area of Consistency in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where development must reinforce the character and intensity of existing development.

**Cannabis Retail**: A retail sales establishment licensed by the State to sell cannabis under Sections 26-2C-1 to 26-2C-42 NMSA 1978. Retail establishments selling cannabis solely for consumption by users with a medical card issued by the State under Sections 26-2B-1 to 26-2B-10 NMSA 1978 (the Lynn and Eric Compassionate Use Act) are considered general retail and are not regulated by this definition. On-site cannabis consumption licensed by the State is considered an incidental activity of cannabis retail. See also General Retail and Commercial On-site Consumption

#### **Dwelling, Townhouse**

A group of 3 or more dwelling units divided from each other by vertical common walls, each having a separate entrance leading directly to the outdoors at ground level. For the purposes of this IDO, this use is considered a type of low-density residential development, whether the townhouses are platted on separate lots or not. See also Development Definitions for Low-density Residential.

**Major Public Open Space**: City-owned or managed property that is zoned NR-PO-B or City-managed property that is zoned NR-PO-C, including the Rio Grande State Park (i.e., the Bosque), Petroglyph National Monument, and Sandia foothills. These are typically greater than 5 acres and may include natural and cultural resources, preserves, low-impact recreational facilities, dedicated lands, arroyos, or trail corridors. The Rank 2 Major Public Open Space Facility Plan guides the management of these

areas. For the purposes of this IDO, Major Public Open Space located outside the city municipal boundary that is mapped as Open Space in the ABC Comp Plan still triggers Major Public Open Space Edge requirements for properties within the city adjacent to or within the specified distance of Major Public Open Space.

Office: Establishments providing executive, management, administrative, professional services, consulting, record keeping, or a headquarters of an enterprise or organization, but not including the on-premises sale of retail goods, or any use included in the definition of personal or business services. See also Business and Establishment.

Restaurant: An establishment that serves food and beverages that are consumed on its premises by customers seated at tables and/or counters either inside or outside the building thereon and/or that may provide customers with take-out service of food and/or beverages for off-site consumption. Sale of alcoholic beverages is controlled by other provisions in this IDO and the New Mexico State statutes regarding alcoholic drink sales. See also Bar and Taproom or Tasting Room.

### **Zoning**

The subject area is zoned MX-T (Mixed Use – transition), MX-L (Mixed Use – low intensity), and NR-PO-B (City-owned or Managed Parks), which were assigned upon adoption of the Integrated Development Ordinance (IDO) in May 2018. The western four lots in the subject area are zoned MX-L, the three eastern lots are partially zoned MX-T, and the MPOS site is zoned NR-PO-B.

The purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial areas. Primary land uses include a range of low-density residential, small-scale multi-family, office, institutional, and pedestrian-oriented commercial uses. The three eastern lots are partially zoned MX-T. The purpose of the zone change to re-establish the floating zone line with the Associated Site Plan-EPC would be contingent upon approval of the Final Plat associated with the Site Plan-EPC request.

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 NR-PO zone district is to protect the natural character of designated private and public parks and open space for public recreation, use, and enjoyment. Primary uses are open space and related recreation facilities, picnic and other shelters, and service/maintenance facilities. The NR-PO-B zoned lot in the subject area is a protected archeological site to remain undisturbed as part of this request.

Allowable uses are shown in IDO Table 4-2-1.

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

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Change. Areas of Change are places where growth should be directed and is desired.

In this case, the Goals and policies below were included in the applicant's justification letter as a response to the Zoning Map Amendment and Site Plan-EPC, Major Amendment requests. Applicable Goals and policies are listed below. Staff analysis follows in plain text.

*Chapter 4: Community Identity*

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 would generally protect the identity and cohesiveness of neighborhoods nearby because the existing MX-L and MX-T land uses would be preserved, therefore ensuring future development that is appropriate in scale, use, and design as intended for the subject site. The proposed major amendment would facilitate future mixed-use development that would be cohesive with retail, restaurant, and office uses in the surrounding area, which would help to protect the character of building design in the area. The request furthers and is consistent with Policy 4.1.2 Identity and Design.*

*Chapter 5: Land Use*

Goal 5.1 Centers and Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

*The request could facilitate growth of a mixed-use development near an existing employment center and within two major transit corridors. The subject site is within 660-feet of Seven Bar Loop Rd. Major Transit Corridor and along the Coors Blvd. Major Transit Corridor. It is adjacent to the Cottonwood Employment Center, across Coors Blvd. to the west, but not within it. The request furthers and is consistent with Goal 5.1 Centers and Corridors.*

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 request could facilitate growth along two major transit corridors that would remain consistent with the MX-L and MX-T zoning to the north of the subject site, therefore proving a sustainable development pattern with the surrounding area. The request does not guarantee regional growth in a center, but the proposed major amendment would facilitate development that would encourage employment density on an infill site within a corridor, which is defined as an appropriate area to accommodate growth over time. The request generally furthers and is generally consistent with 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 subject area is located in an Area of Change adjacent to the Cottonwood Employment Center and is within 660-feet of two Major Transit Corridors. The request would facilitate development along a Corridor where growth is desired. The MX-L and MX-T zone districts would ensure appropriate density and scale of development within the area. The request generally furthers and is consistent with 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 site is located within 660-feet of the Seven Bar Loop Rd. Major Transit Corridor and along the Coors Blvd. Major Transit Corridor. The request to allow the proposed uses would facilitate development of the associated Site Plan-EPC, being heard and reviewed by the EPC following this request. The proposed future development meets access and connectivity standards and is designed to be pedestrian friendly. The request generally furthers and is consistent with Policy 5.1.10.*

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

*The request would facilitate a mixed-use development where residents could live, work, shop, and play together because the proposed amendment would allow townhomes, a restaurant, office space, and cannabis retail uses on one 3-acre portion of the subject site. Therefore, the request furthers and is consistent with Goal 5.2 Complete communities.*

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 would contribute to a healthy, sustainable, and distinct community because it would facilitate a mixed-use development that is zoned to be consistent in scale with the surrounding community. The subject site is located along a designated Major Transit Corridor, adjacent to the Cottonwood Employment Center, and is conveniently accessible to pedestrians, bicyclists, and transit users nearby via sidewalks and bike routes. The request is generally consistent with and 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 would generally promote efficient use of land because the subject site is connected to existing infrastructure and public facilities, which the future development associated with this request would utilize. The request furthers and is consistent with Goal 5.3 Efficient Development Patterns.*

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

*The request would facilitate a future mixed-use development, associated with this request, on an infill site that is located in an area served by existing infrastructure and public facilities. The request furthers and is consistent with Policy 5.3.1 Infill Development.*

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

*The request would direct future growth to an area of change where development is expected and desired while reinforcing the character and intensity of the existing MX-L and MX-T zoning on site due to the adjacent areas of consistency abutting the site. The request furthers and is consistent with Goal 5.6 City Development Areas.*

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

*The zone change and major amendment would direct future growth to the subject site, which is located adjacent to the Cottonwood Employment Center and within the Seven Bar Loop Rd. Major Transit Corridor and along the Coors Blvd. Major Transit Corridor where change is encouraged. Therefore, the request furthers and is consistent with Policy 5.6.2 Areas of Change.*

#### Chapter 8: Economic Development

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

*The request would facilitate a future mixed-use development that would bring businesses to an infill site with residential uses. The site is along a designated corridor, which could contribute to the businesses thriving near an established Employment center. The request is generally consistent with and furthers Goal 8.1 Placemaking.*

#### 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.

*The proposed amendment incorporates the townhome use into the subject site, which could facilitate future development of high-quality housing. The request is partially consistent with Goal 9.1-Supply.*

#### **MPOS Facility Plan (Rank II)**

The Major Public Open Space (MPOS) Facility Plan was adopted in 1999 to identify potential open spaces in Bernalillo County. The MPOS Facility Plan (“MPOS Plan”) establishes general policies and area-specific policies regarding management and staffing, vegetation management, revenue, and environmental education. It also contains an inventory of open space (at time of publication), a plant list (Appendix F), a list of potential funding sources (Appendix G), and standards for facility design (Appendix H).

Lot 1 in the subject area is zoned NR-PO-B for MPOS which was donated to the City as an Archeological site (see history section). The zone changes and Major Amendment are located on lots 2-A and 2-B, which abut the MPOS site to the south. The private agreement between the property owner and City Open Space Division, signed March 24, 2021 states that the “premises shall be used only for retail purposes, restaurant, brew pubs, office, hotel, motel, financial institution, multi-family residential development or self-storage units on Lots 2A and 2B only, and other uses commonly found in or in close proximity to a first-class mixed-use development” (see attached). The Major Amendment request reflects the uses intended for the site, but does not take precedent over MPOS buffer regulations in the IDO. Proposed future Development adjacent to the MPOS site shall be pursuant to MPOS standards.



***Facility Plan for Arroyos (FPA)- Rank II***

The Facility Plan for Arroyos (1986) establishes guidelines and procedures for implementing Comprehensive Plan goals to create a multi-purpose network of recreational trails and open space along arroyos (FPA, p.11). The Facility Plan for Arroyos (FPA) is a Rank II facility plan that designates some arroyos for further study and development as recreational corridors. The term arroyo is defined as a “small, steep-sided watercourse or gulch with a nearly flat floor” (p.75). The Facility Plan for Arroyos (FPA) contains general policies for all arroyos and seven specific policies for the different classifications of arroyos.

The subject site’s eastern boundary abuts the Corrales Acequia, which was built in 1994 and is classified as the North Coors Drainage - Calabacillas Arroyo Outlet by AMAFCA. The Calabacillas Arroyo was designed as a major Open Space Arroyo and Major Open Space link. Major Open Space Arroyo drainage channels acquired by the City were intended to be maintained by the City. The Calabacillas Arroyo was originally governed by the Comp Plan and the Coors Corridor Sector Development Plan which is now incorporated in the CPO-2 regulations in the IDO. Major Open Space Links are scheduled for the development of corridor plans which will locate recreational trails forming continuous east/west linkages between peripheral Major Public Open Space according to the FPA (pg. 14). There is a proposed bike path along the Acequia. Additionally, the Cottonwood Crossings detention basin is located adjacent to the subject site of the proposed Site Plan-EPC and zone Change, which is an AMAFCA facility.

***Integrated Development Ordinance (IDO) 14-16-6-7(G)(3)-Review and Decision Criteria for Zone Map Amendments***

Requirements

The review and decision criteria outline policies and requirements for deciding zone change applications. The applicant must provide sound justification for the proposed change and demonstrate that several tests have been met. The burden is on the applicant to show why a change should be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: 1) there was an error when the existing zone district was applied to the property; or 2) there has been a significant change in neighborhood or community conditions affecting the site; or 3) a different zone district is more advantageous to the community as articulated by the Comprehensive Plan or other, applicable City plans.

Request

The subject site contains a floating zone line that splits the two lots between MX-L (Mixed-Use – Low Intensity) and MX-T (Mixed-Use - Transition). The request would change the zoning on a 20,366 SF portion of Lots 2-A and 2-B from MX-T to MX-L and a 6,856 SF portion of Lot 2-B from MX-L to MX-T, which would result in relocating the existing zone boundary line to the east to correspond with the center line of the future proposed street, which is reflected on the proposed major amendment to be reviewed as a separate Site Plan-EPC associated with this request. The zone change would facilitate development of a mixed-use development of townhomes, cannabis retail, office, and a restaurant.

Upon approval by the EPC, the zone boundary line would correspond with the boundaries established via the future replat of the subject site; an official zoning certificate would not be issued until

approval of a Final Plat is obtained. This would be conditioned as a part of the EPC Notice of Decision.

#### Justification & Analysis

The zone change justification letter analyzed here is a revised version received on November 29, 2023.

The applicant believes that the proposed zoning map amendment (zone change) meets the zone change decision criteria in IDO §14-16-6-7(G)(3) as elaborated in the justification letter. The citation is from the IDO. The applicant's arguments are in *italics*. Staff analysis follows in plain text.

- A. The proposed zone 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: The proposed zone change furthers the health, safety, and general welfare of the City because it aligns with the overarching objectives of the Comprehensive Plan and the governing CPO. This is evident as the change promotes the utilization of long-standing vacant land, which in turn will bolster the city's economic foundation. Additionally, the zone change is beneficial because it paves the way for substantial job opportunities, thereby enhancing the city's employment landscape. Furthermore, the change is in harmony with a multitude of goals and policies outlined in the Comprehensive Plan, such as fostering growth in designated centers and corridors, championing mixed-use developments that encompass both residential and commercial prospects, endorsing local businesses and budding entrepreneurs, and fortifying the West Side's employment scenario to achieve a balanced jobs-to-housing ratio. By emphasizing infill development and directing growth towards designated change areas, the zone change not only amplifies the city's economic base but so resonates with its strategic vision for sustainable growth.*

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

Applicable citations: Policy 4.1.2 – Identity and Design, Goal 5.1-Centers and Corridors, Policy 5.1.1 – Desired Growth and Sub-policy C, 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 5.3.1 – Infill Development, Goal 5.6 - City Development Areas, Policy 5.6.2 – Areas of Change and Goal 8.1 - Placemaking,

The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and Policies. The request generally furthers goals and policies regarding Community Character, Major Transit Corridors, Land Uses, City Development Areas, Diverse Places, Resilient Economy and Infill Development and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, and general welfare.

The response to Criterion A is sufficient.

- B. If the subject site 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 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 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: The subject property is located wholly in an Area of Change; therefore the above criterion that pertains to Areas of Consistency do not apply.*

Staff: Lots 2-A and 2-B are the subject of the zone change, which are located wholly in an Area of Change. Therefore, this criterion does not apply.

- C. 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 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 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: The proposed request aligns with criteria three, emphasizing that the development of the vacant lot, as enabled by the Zone Map Amendment, aligns more advantageously with the community's vision as outlined in the ABC Comp Plan. By adjusting the boundaries of the MX-L and MX-T zones, this amendment champions several Comp Plan policies, including fostering a resilient economy, promoting infill development, endorsing sustainable land uses, and ensuring a balanced allocation of land for commercial and retail purposes.*

*A notable challenge with the current zoning is its division across individual lots, resulting in dual zoning designations on single parcels. This amendment seeks to rectify this by aligning the zoning boundaries with the proposed internal property demarcations as detailed in the Site Plan -EPC, ensuring distinct zones for proposed uses. This strategic realignment positions the higher-intensity MX-L zone adjacent to Coors Blvd, while the lower-intensity MX-T zone acts as a transitional space between the MX-L and the Alameda Drainage Canal. This configuration*

*adeptly manages land use intensity, offering a buffer to the unincorporated County residential area to the east.*

*Furthermore, the Zone Map Amendment underscores the city's commitment to directing growth to desired locations. The subject property's placement within an Area of Change, its proximity to a Major Transit Corridor, and adjacency to an Activity Center all highlight its strategic importance. By facilitating a development that mirrors the existing land use patterns, development intensity, and infrastructure access, the amendment ensures a harmonious and sustainable urban growth trajectory.*

Staff response: The applicant has adequately demonstrated that the request would generally meet Criteria 3. The proposed zone change would be more advantageous to the community as articulated by the ABC Comp Plan as amended because the applicant adequately demonstrates that the request furthers a preponderance of applicable Goals and Policies regarding land use, corridors, infill development, and economic development in an Area of Change where growth is expected and desired.

The proposed zone change would remain consistent with the existing permissive land uses on the subject site because it would result in relocating the floating zone line to the east to change a portion of Lots 2-A and 2-B from MX-T to MX-L would correspond with the center line of the street on the proposed future site plan associated with this request. This would allow the subject site to be re-platted to facilitate development of the site plan. The zone change would facilitate mixed use development of commercial services, retain and residential and uses outside of an activity center. The request would not permit development that is significantly different through infill development, utilization of existing utilities and infrastructure and maintain the development patterns of the surrounding area.

The response to Criterion C is sufficient.

- 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 Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

*Applicant: The proposed Zone Map Amendment aligns with the stipulations of 6-7(G)(3)(d). Rather than altering the zoning designations, the amendment aims to adjust the existing zoning boundaries to be consistent with the proposed site plan detailed in this application. Importantly, the amendment does not introduce any permissive uses that could potentially harm neighboring properties. The strategic zoning transition-from the higher intensity MX-L on the west to the less intense MX-T on the east-ensures a thoughtful gradation in land use intensity. This design not only maintains the integrity of the surrounding environment but also offers a protective buffer to the county residential areas, further reinforced by the presence of the Alameda Canal. This approach ensures that the community's well-being and the character of the neighborhood remain uncompromised.*

Staff: The purpose of the zone change is to re-establish the location of the floating zone line between the MX-L and MX-T zone districts on the subject site to correspond with the associated Site Plan-EPC. Upon approval, the applicant would be able to replat the site via the Site Plan zone boundary line. The zoning map amendment would not change the existing zoning on the site; rather it would move the MX-T zone boundary line to the east, expanding the MX-L zone boundary to facilitate a future mixed use-development. The zone change would not change

existing permissive uses, therefore would not allow uses that would be harmful to adjacent property, the neighborhood, or the community.

The applicant has adequately demonstrated how potential negative impacts to the adjacent Corrales Acequia by maintaining the MX-T transition zone on the eastern portion of the subject site. Future development could be mitigated through IDO development standards, use-specific standards and other applicable city development requirements in the MX-T zone district.

Staff generally agrees with the discussion and that any potential harm to the surrounding properties, the neighborhood, or the community could be mitigated.

The response to Criterion D is sufficient.

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. 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.

*Applicant: The proposed Zone Map Amendment aligns with the criteria of 6-7(G)(3)(e). Notably, the amendment will not necessitate any significant, unplanned capital expenditures by the City, given that the essential infrastructure to support this project is already in place either adjacent to or in close proximity to the property.*

*Furthermore, to ensure the development's seamless integration into the existing transportation framework, a Traffic Impact Study (TIS) is currently in progress. This study will pinpoint any potential adverse effects the development might have on the existing transportation network. Crucially, before any development commences on the site, any mitigation measures identified by the TIS will be addressed, and their implementation will be mandated as a prerequisite for the issuance of the building permit. This meticulous approach guarantees that the area's transportation infrastructure remains unaffected and operates optimally.*

*In addition to transportation, there's sufficient capacity to cater to all other infrastructure requirements, ensuring a holistic and sustainable development approach.*

3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.

*Applicant: The applicant/developer is committed to ensuring that all necessary infrastructure improvements are in place to accommodate the development of the subject property. This commitment will be realized in accordance with the obligations set forth in the IDO, the DPM, and any applicable Infrastructure Improvements Agreement (IIA). All required enhancements will be executed in line with the approved Site Plan and will adhere to the standard procedures and guidelines established by the City. This approach guarantees that the development will seamlessly integrate with existing infrastructure while meeting the capacity needs of the community.*

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: Reiterating previous points, the necessary infrastructure to facilitate the redevelopment of these vacant lots is already in place. Should there be any additional infrastructure improvements deemed necessary, the applicant/developer is committed to addressing them in alignment with the approved Site Plan. This ensures that both the City and the applicant will meet their respective obligations under any city-approved Development Agreement, guaranteeing a harmonious and well-integrated development process.*

Staff: 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 zone change. The applicant has a traffic impact study in process, and mitigation measures will be addressed with potential impacts on traffic prior to building permit.

The response to Criterion E is sufficient.

- F. The applicant's justification for the requested zone change is not completely based on the property's location on a major street.

*Applicant: The rationale behind this request extends beyond the property's location on a major street. While its location is a factor, the primary motivation for the proposed Zone Map Amendment is rooted in aligning with and furthering City policies. The development and amendment are driven by a broader vision that encompasses various aspects of urban planning and community development, ensuring a holistic approach that benefits the community at large.*

Staff: The applicant's justification is not solely based on the subject site's location in proximity to a major transit corridor. The applicant adequately justifies the request based on applicable Comprehensive Plan goals and policies.

The response to Criterion F is sufficient.

- G. The applicant's justification for the requested zone change is not completely or predominantly on the cost of land or economic conditions.

*Applicant: While economic considerations play a role in any development decision, they are not the primary or sole driving force behind this zone change request. The emphasis is on the strategic development of an existing, vacant site and the potential for job creation on the west side. Furthermore, this proposal champions one of the only true mixed-use developments on the west side of the city, filling a significant gap and promoting a diverse, vibrant community hub. These factors align with the broader objectives of efficient land use and community development. It's essential to recognize that leveraging existing facilities on or near the property is both an economically and environmentally sound approach, benefiting both the applicant and the City at large.*

Staff: Economic considerations are not the sole factor for the requested zone change. The applicant's justification is based on permitting land uses for future development on a vacant infill site on the west side, which could promote job growth and contribute to a mixed-use community, furthering applicable Comp Plan Goals.

The response to criterion G is sufficient.

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: The Zone Map Amendment seeks only to change the location of the zoning boundary of the existing zoning which currently bisects the subject properties lots. The request for the Zone Map Amendment does not create a spot zone or strip zone...*

Staff: The zone change would not create spot zone, therefore the response to Criterion H is sufficient.

***Integrated Development Ordinance (IDO) 14-16-6-6(I)(3) Site Plan-EPC, Major Amendment Review and Decision Criteria***

IDO Section 14-16-6-6(J)(3) states that any application for a Site Plan-EPC would be approved if it meets all of the following criteria:

- 6-6(I)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.  
*As demonstrated by the policy-based analysis, the request for a major amendment to the controlling site Plan is consistent with applicable Comprehensive Plan Goals and policies.*
- 6-6(I)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.  
*The subject site is zoned MX-L and MX-T and is within the boundaries of the controlling Site Development Plan for Subdivision.*
- 6-6(I)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.  
*The uses proposed in the major amendment are allowed with the MX-T and MX-L zone districts and the changes to parking and landscaping are consistent with the IDO the IDO, the DPM, other adopted City regulations, including any development standards in the controlling site plan for subdivision.*
- 6-6(I)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity

to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

*The applicant has demonstrated that a TIS is underway, which would ensure negative impacts to the surrounding areas transportation infrastructure for future development associated with the proposed major amendment. The subject site has adequate sidewalk infrastructure. The future Site Plan will be required to be approved by various city divisions which demonstrate that the City's existing Infrastructure has adequate capacity to serve the proposed development.*

- 6-6(I)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

*The proposed major amendment would facilitate future mixed-use development of townhomes, cannabis retail, restaurant, and an office. The associated future Site Plan would be required to mitigate impacts on the adjacent Corrales Acequia (AMAFCA North Coors Drainage- Calabacillas Outlet) by maintaining MX-T zone district boundaries and meeting MPOS Standards. The proposed development is adjacent to the Cottonwood crossings Detention basin to the south, which is classified as a FEMA floodway zone, therefore the grading and drainage plan will be required to be in compliance with applicable standards to mitigate potential impacts. Comments were received from City Parks and Open Space regarding development abutting the existing MPOS archeological site on the northern edge of the proposed development. The applicant is working with City Open Space to mitigate negative impacts on the protected site. The future development made possible by this request would be required to comply with IDO, DPM, and other City Regulations to ensure the proposed Site Plan would mitigate adverse impacts on the surrounding area to the greatest extent practicable.*

- 6-6(I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

*The subject property is not within the boundaries of an approved Master Development Plan, but it is within the boundaries of a previously approved Site Plan for subdivision and building permit, which is being amended as a part of this request to include the proposed uses.*

- 6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development would not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.



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*The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required. Therefore, the above criterion does not apply.*

### **III. EPC MAJOR AMENDMENT**

#### ***Overview/Reason for the request***

The proposed major amendment to the controlling site development plan for building permit and site development plan for subdivision would allow new uses on Lots 2-A and 2-B to include townhomes, cannabis retail, office, and a restaurant and change access and circulation, parking, and landscaping on approximately 3.1 acres (the “subject site”) of the 10-acre subject area (PR 1002792). The boundary of the controlling site plan includes approximately 10 acres and was approved for development of restaurants, a bank, and a car wash. The subject site was originally approved with four buildings and a parking lot (see controlling landscape plan attached).

Although the EPC will not be approving a new Site Plan, some elements of the controlling site development plan would change and constitute the Major Amendment request. Staff has analyzed these changes.

Since the request would: 1) increase the number of dwelling units from what is shown on the existing site development plan [6-4(Y)(2)5], 2) increase traffic accessing the site from local streets [6-4(Y)(2)8], 3) affect a property in an overlay zone, in which case amendments may be granted per the original approval process for the Site Plan governing the site,[6-4(Y)(2)11], and 4) approve land uses that were not authorized by the prior approval [6-4(Y)(2)12], a Site Plan EPC Major Amendment is required.

With the approval of the proposed major amendment, the EPC would review the associated Site Plan-EPC, which is to be decided following this request (PR-2023-009105, SI-2023-01402) and is contingent upon approval of the zone change and the major amendment request.

The proposed amendments would make the following changes to the controlling site development plan:

- A new Site Plan Layout which reflects the proposed change of uses and changes to access and circulation,
- new landscaping requirements (to be included in the future Site Plan-EPC)
- new parking requirements (reflected in this major amendment)

The proposed, future Site Plan would be analyzed for compliance with IDO standards and regulations. The major amendment reviewed here is to allow the proposed uses on the 10-acre site.

The applicant is following IDO Development Standards for the Site Plan Major Amendment request. The controlling Site Development Plan was implemented before the adoption of the IDO; therefore, IDO zoning requirements are more stringent than the controlling site development plan.

Pursuant to IDO Section 14-16-6-4(Q), the decision-making body may impose conditions necessary to ensure compliance with the development standards of this IDO via the Site Plan-EPC Review and Decision Criteria of IDO Section 14-16-6-6(J).

***Site Plan Layout/Configuration***

The proposed amendment incorporates new uses on Lots 2-A and 2-B, which are in the middle of the 10-acre site. The proposed uses are townhomes on the easternmost portion of the MX-T zoned portion of the site split between lots 2-A and 2-B, an office building on the southern portion on lot 2-B, a cannabis retail space central to the MX-L portion of the site, and a restaurant on lot 2-A.

***Vehicular Access, Circulation, and Parking***

The proposed amendment would add three access points and approximately 128 parking spaces to lots 2-A and 2-B. Parking standards are pursuant to the IDO parking requirements for the proposed uses: townhomes, cannabis retail, office, and restaurant.

***Landscaping***

The proposed amendment includes changes to the previously approved landscaping plan. The amendment would add required landscaping to lots 2-A and 2-B.

***Grading and Drainage Plan***

The amendment would facilitate future changes grading and drainage on lots 2-A and 2-B of the controlling plan.

***Utilities***

The proposed uses would add all required utilities for the development of lots 2-A and 2-B.

**VI. AGENCY & NEIGHBORHOOD CONCERNS**

***Reviewing Agencies***

City departments and other interested agencies reviewed this application. Agency Comments received were based upon a re-application submittal on November 2, 2023. Staff's analysis is based on a revised application received on November 29, 2023. Few but notable agency comments were received.

APS and PNM offered standard comments (see attachments).

The City Parks and Recreation Department, Open Space division offered several comments that are crucial to the development moving forward regarding possible negative impacts to the archeological site to the north of the proposed development. These include: erosion control, access to the property, and MPOS buffer regulations. The applicant will be required to work with Open Space prior to receiving Final Sign off from DFT staff.

AMAFCA offered various points to be addressed as the future Site Plan made possible by this request moves through the development process. There is grading within the existing AMAFCA easement to the east for the Corrales Acequia that will not be allowed without approval from AMAFCA and MRGCD. AMAFCA does not allow development to utilize AFMAFCA facilities as first flush, and approvals will be needed. The applicant must work with AMAFCA to address all comments regarding grading and drainage prior to DFT (Development Facilitation Team) final sign-off.

Agency Comments begin on page 40 of this report.

***Neighborhood/Public***

Notification requirements are found in 14-16-6, in the Procedures Table 6-1-1 and are further explained in 14-16-6-4(K), Public Notice. There are no affected neighborhood organizations for the subject site. Property owners within 100 feet of the subject site were notified as required.

A post-submittal facilitated meeting was requested by a resident of the Bosque del Acres Neighborhood Association. The facilitated meeting request outlined concerns from residents of the Bosque del Acres Neighborhood Association, which is adjacent to the site to the east, in Unincorporated Bernalillo County. Community members of the NA were concerned about the proposed uses and future development that would be made possible by this request. (see attached letter).

A post-submittal facilitated meeting was scheduled on December 6, 2023, but was rescheduled and held on December 12, 2023. Facilitated meeting notes will be provided to the commission as part of 48-hour materials.

Staff received a call from a representative of the west side coalition of neighborhood associations with questions about the request.

As of this writing no further support or opposition is known for the request.

***VII. CONCLUSION***

This is a two-part request for: 1) a zone change from MX-T to MX-L on lots 2-A and 2-B and from MX-L to MX-T on lot 2-B to relocate the existing floating zone line to correspond with the uses in the associated major amendment and facilitate development of the subject site, 2) a Major Amendment to the controlling Site Development Plan for Subdivision and Site Development Plan for Building Permit to allow proposed new uses, containing approximately 10 acres (the “subject site”) legally described as all or a portion of Lots 2-A, 2-B, 2-C and 2-D, (Being A Replat of Tract 2, Cottonwood Crossing Phase II) and Lots 1, 2, 3, 4, 5 and 6, Plat of Lots 1, 2, 3, 4, 5 & 6 (Being A Replat of Tracts 14-A & 14-B Black Ranch), Cottonwood Crossing Phase II, located east of Coors Blvd. at the intersection of Coors Blvd. NW and 7 Bar Loop Rd. (The “subject area”).

The request would:

- 1) change the zoning on a portion of Lots 2-A and 2-B from MX-T to MX-L and a portion of Lot 2-B from MX-L to MX-T which would result in relocating the existing zone boundary line to correspond with the center line of the street on the Major Amendment (and proposed future site plan) associated with this request. If approved, the zone boundary line shall correspond with the boundaries established via the future replat for the subject site.
- 2) Amend the controlling Site Development Plans to allow new uses and change circulation, parking, and landscaping on approximately 3.1 acres (lots 2-A and 2-B) of the 10-acre subject area, to facilitate development of the proposed site plan being reviewed as a separate request.

The subject area is zoned MX-T (Mixed-use transition, MX-L (Mixed-use Low intensity), and NR-PO-B (Non-residential – Parks & Open Space, City-Owned or Managed Park). It is located in an Area of Change and adjacent to an area of Consistency and within 660’ of the Seven bar Loop Rd. and Coors Blvd. Major Transit Corridors.

The request for a zone change furthers a preponderance applicable Comprehensive plan goals and policies and the request for a major amendment is generally consistent with applicable Comprehensive Plan goals and Policies.

Staff recommends approval of both requests and has crafted conditions of approval to create compliance with applicable IDO standards and to provide clarity for the future.

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***FINDINGS – PR-2023-009105, SI 2023-00028, Zoning Map Amendment, December 21, 2023***

1. This request is for a Zoning Map Amendment for lots 2-A and 2-B, containing approximately 3.1-acres (The “subject site”) of a 10-acre site legally described as Lots 2-A, 2-B, 2-C and 2-D, (Being a Replat of Tract 2, Cottonwood Crossing Phase II) and Lots 1, 2, 3, 4 5 and 6, Plat of Lots 1, 2, 3, 4, 5 & 6 (Being a Replat of Tracts 14-A & 14-B Black Ranch), Cottonwood Crossing Phase II, located east of Coors Blvd. at the intersection of Coors Blvd. NW and 7 Bar Loop Rd. NW(the “subject area”).
2. The subject site is zoned MX-L (Mixed-use – low intensity), MX-T (Mixed-Use – transition), and NR-PO-B (Non-Residential Park and Open Space, Major Public Open Space Zone District), zoning designations received upon adoption of the IDO. The subject site was formerly zoned SU-1 for C-1 and Restaurant with Full-service liquor and SU-1 for O-1, office.
3. The EPC is hearing the request because zone changes require EPC review and approval regardless of site size in the City pursuant to IDO 14-16-6-7(G). 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
4. The subject site contains a floating zone line that splits Lots 2-A and 2-B between MX-L (Mixed-Use – Low Intensity) and MX-T (Mixed-Use - Transition). The request would change the zoning on a 20,366 SF portion of Lots 2-A and 2-B from MX-T to MX-L and a 6,856 SF portion of Lot 2-B from MX-L to MX-T.
5. The request would result in relocating the existing zone boundary line to the east to correspond with the center line of the street, which is reflected on the proposed major amendment to be reviewed as a separate Site Plan-EPC associated with this request. The zone change would facilitate development of a mixed-use development of townhomes, cannabis retail, office, and a restaurant.
6. Upon approval by the EPC, the zone boundary line would be required to correspond with the boundaries established via a future replat for the subject site and an official zoning certificate would not be issued until approval of a Final Plat is granted.
7. The zoning map amendment and concurrent major amendment are mutually supportive of one another.
8. The subject site is located in an Area of Change and within 660-feet of Seven Bar Loop Rd Major Transit Corridor and Coors Blvd. NW Major Transit Corridor as designated by the Comprehensive Plan.
9. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.

10. The request furthers the following Comprehensive Plan Policy 4.1.2 Identity and Design from Chapter 4: 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 would generally protect the identity and cohesiveness of neighborhoods nearby because the existing MX-L and MX-T land uses would be preserved, therefore ensuring future development that is appropriate in scale, use, and design as intended for the subject site. The proposed major amendment would facilitate future mixed-use development that would be cohesive with retail, restaurant, and office uses in the surrounding area, which would help to protect the character of building design in the area.

11. The request furthers the following Comprehensive Plan Goal and Policies regarding Centers and Corridors from Chapter 5: Land Use:

- A. Goal 5.1 Centers and Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The request could facilitate growth of a mixed-use development near an existing employment center and within two major transit corridors. The subject site is within 660-feet of Seven Bar Loop Rd. Major Transit Corridor and along the Coors Blvd. Major Transit Corridor. It is adjacent to the Cottonwood Employment Center, across Coors Blvd. to the west, but not within it.

- B. 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 request could facilitate growth along two major transit corridors that would remain consistent with the MX-L and MX-T zoning to the north of the subject site, therefore proving a sustainable development pattern with the surrounding area. The request does not guarantee regional growth in a center, but the proposed major amendment would facilitate development that would encourage employment density on an infill site within a corridor, which is defined as an appropriate area to accommodate growth over time.

- C. 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 subject area is located in an Area of Change adjacent to the Cottonwood Employment Center and is within 660-feet of two Major Transit Corridors. The request would facilitate development along a Corridor where growth is desired. The MX-L and MX-T zone districts would ensure appropriate density and scale of development within the area.

- D. Policy 5.1.10 Major Transit Corridors: Foster corridors that prioritize high frequency transit service with pedestrian-oriented development.

The subject site is located within 660-feet of the Seven Bar Loop Rd. Major Transit Corridor and along the Coors Blvd. Major Transit Corridor. The request to allow the proposed uses would facilitate development of the associated Site Plan-EPC, being heard and reviewed by

the EPC following this request. The proposed future development meets access and connectivity standards and is designed to be pedestrian friendly.

12. The request furthers the following Comprehensive Plan Goal and Policy regarding Complete Communities from Chapter 5: Land Use

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

The request would facilitate a mixed-use development where residents could live, work, shop, and play together because the proposed amendment would allow townhomes, a restaurant, office space, and cannabis retail uses on one 3-acre portion of the subject site.

- B. 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 would contribute to a healthy, sustainable, and distinct community because it would facilitate a mixed-use development that is zoned to be consistent in scale with the surrounding community. The subject site is located along a designated Major Transit Corridor, adjacent to the Cottonwood Employment Center, and is conveniently accessible to pedestrians, bicyclists, and transit users nearby via sidewalks and bike routes.

13. The request furthers the following Comprehensive Plan Goal and Policy regarding Development Patterns from Chapter 5: Land Use

- A. 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 would generally promote efficient use of land because the subject site is connected to existing infrastructure and public facilities, which the future development associated with this request would utilize.

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

The request would facilitate a future mixed-use development, associated with this request, on an infill site that is located in an area served by existing infrastructure and public facilities.

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

The request would direct future growth to an area of change where development is expected and desired while reinforcing the character and intensity of the existing MX-L and MX-T zoning on site due to the adjacent areas of consistency abutting the site.

- D. Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The zone change and major amendment would direct future growth to the subject site, which is located adjacent to the Cottonwood Employment Center and within the Seven Bar Loop Rd. Major Transit Corridor and along the Coors Blvd. Major Transit Corridor where change is encouraged.

14. The request generally furthers Comprehensive Plan Goal, 8.1 Placemaking from Chapter 8 - Economic Development: Create places where business and talent will stay and thrive.

The request would facilitate a future mixed-use development that would bring businesses to an infill site with residential uses. The site is along a designated corridor, which could contribute to the businesses thriving near an established Employment center.

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

- A. Criterion 6-7(G)(3)(a): The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and Policies. The request generally furthers goals and policies regarding Community Character, Major Transit Corridors, Land Uses, City Development Areas, Diverse Places, Resilient Economy and Infill Development and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, and general welfare.
- B. Criterion 6-7(G)(3)(b): Lots 2-A and 2-B are the subject of the zone change, which are located wholly in an Area of Change. Therefore, this criterion does not apply.
- C. Criterion 6-7(G)(3)(c): The applicant has adequately demonstrated that the request would generally meet Criteria 3. The proposed zone change would be more advantageous to the community as articulated by the ABC Comp Plan as amended because the applicant adequately demonstrates that the request furthers a preponderance of applicable Goals and Policies regarding land use, corridors, infill development, and economic development in an Area of Change where growth is expected and desired.

The proposed zone change would remain consistent with the existing permissive land uses on the subject site because it would result in relocating the floating zone line to the east to change a portion of Lots 2-A and 2-B from MX-T to MX-L would correspond with the center line of the street on the proposed future site plan associated with this request. This would allow the subject site to be re-platted to facilitate development of the site plan. The zone change would facilitate mixed use development of commercial services, retain and residential and uses outside of an activity center. The request would not permit development that is significantly different through infill development, utilization of existing utilities and infrastructure and maintain the development patterns of the surrounding area



- D. Criterion 6-7(G)(3)(d): The purpose of the zone change is to re-establish the location of the floating zone line between the MX-L and MX-T zone districts on the subject site to correspond with the associated Site Plan-EPC. Upon approval, the applicant would be able to replat the site via the Site Plan zone boundary line. The zoning map amendment would not change the existing zoning on the site; rather it would move the MX-T zone boundary line to the east, expanding the MX-L zone boundary to facilitate a future mixed use-development. The zone change would not change existing permissive uses, therefore would not allow uses that would be harmful to adjacent property, the neighborhood, or the community.

The applicant has adequately demonstrated how potential negative impacts to the adjacent Corrales Acequia by maintaining the MX-T transition zone on the eastern portion of the subject site. Future development could be mitigated through IDO development standards, use-specific standards and other applicable city development requirements in the MX-T zone district.

Staff generally agrees with the discussion and that any potential harm to the surrounding properties, the neighborhood, or the community could be mitigated.

- E. Criterion 6-7(G)(3)(e): 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 zone change. The applicant has a traffic impact study in process, and mitigation measures will be addressed with potential impacts on traffic prior to building permit.
- F. Criterion 6-7(G)(3)(f): The applicant's justification is not solely based on the subject site's location in proximity to a major transit corridor. The applicant adequately justifies the request based on applicable Comprehensive Plan goals and policies.
- G. Criterion 6-7(G)(3)(g): Economic considerations are not the sole factor for the requested zone change. The applicant's justification is based on permitting land uses for future development on a vacant infill site on the west side, which could promote job growth and contribute to a mixed-use community, furthering applicable Comprehensive Plan Goals.
- H. Criterion 6-7(G)(3)(h): The zone change would not create spot zone because the request would maintain the existing MX-L and MX-T zone designations on site and would not create a zone district different than the surrounding properties.
16. The applicant notified property owners within 100 feet of the subject site as, required. The applicant contacted the City ONC and there were no affected Neighborhood Associations to notify.
17. A facilitated meeting was requested by a resident of the Bosque del Acres Neighborhood Association (NA) and held on December 12, 2023. Community members of the NA are concerned about the proposed uses associated with the zone change and future development made possible by this request.
18. Staff has been contacted by the West Side Coalition of Neighborhood Associations with concerns about the proposed cannabis use.

19. Staff is unaware of any opposition to the zone change at the time of this writing.

**RECOMMENDATION – PR-2023-008180, SI-2023-00628**

**APPROVAL of Project # 2023-009105, RZ-2023-00028, a Zoning Map Amendment for an approximately 3.1-acre portion of a 10-acre site, legally described as Lots 2-A, 2-B, 2-C and 2-D, (Being a Replat of Tract 2, Cottonwood Crossing Phase II) and Lots 1, 2, 3, 4 5 and 6, Plat of Lots 1, 2, 3, 4, 5 & 6 (Being a Replat of Tracts 14-A & 14-B Black Ranch), Cottonwood Crossing Phase II, located east of Coors Blvd. at the intersection of Coors Blvd. NW and 7 Bar Loop Rd. NW, zoned NR-PO-B, MX-L and MX-T, based on the preceding Findings and subject to the following Condition of Approval.**

**CONDITION OF APPROVAL – PR-2023-009105, RZ-2023-00028**

1. Upon approval by the EPC, the applicant shall submit a request for a re-plat through the DHO (Development Hearing Officer). The zone boundary line shall correspond with the boundaries established via the replat for the subject site and an official zoning certificate would not be issued until approval of a Final Plat is granted.

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**FINDINGS – SI-2023-00282, Site Plan-EPC, Major Amendment, December 21, 2023**

1. The request is for a Site Plan EPC, Major Amendment for an approximately 10-acre site legally described as Lots 2-A, 2-B, 2-C and 2-D, (Being a Replat of Tract 2, Cottonwood Crossing Phase II) and Lots 1, 2, 3, 4 5 and 6, Plat of Lots 1, 2, 3, 4, 5 & 6 (Being a Replat of Tracts 14-A & 14-B Black Ranch), Cottonwood Crossing Phase II, located east of Coors Blvd. at the intersection of Coors Blvd. NW and 7 Bar Loop Rd. NW(the “subject site”)
2. The subject site is zoned MX-L (Mixed-use – low intensity), MX-T (Mixed-Use – transition), and NR-PO-B (Non-Residential Park and Open Space, Major Public Open Space Zone District), zoning designations received upon adoption of the IDO. The subject site was formerly zoned SU-1 for C-1 and Restaurant with Full-service liquor and SU-1 for O-1, office.
3. The EPC is hearing the request because it exceeds the thresholds for a minor amendment in IDO section 14-16-6-4(Y)(2). In this case, the request would 1) increase the number of dwelling units in the development form what is shown on the existing site plan [6-4(Y)(2)5], 2) increases the traffic accessing the site from local streets [6-4(Y)(2)8], 3) affects property in an overlay zone, in which case amendments may be granted per the original approval process for the Site Plan governing the site,[6-4(Y)(2)11], and 4) approves a land use that was not authorized by the prior approval [6-4(Y)(2)12], therefore, it is a Major Amendment.
4. The request would amend the controlling Site Development Plans to allow new uses consisting of townhomes, cannabis retail, an office building, and a restaurant. The proposed Site Plan associated with this request would change access and circulation to the site, parking requirements, landscaping requirements, grading and drainage, and utilities on approximately 3.1 acres (lots 2-A and 2-B) of the 10-acre subject area.

5. The amendment would facilitate development of the proposed future Site Plan being reviewed by the EPC as a separate request at the December 21, 2023 hearing (PR-2023-009105/SI-2023-01402).
6. The elements that would amend the controlling site development plans as part of the Major Amendment request have been analyzed by staff for compliance with the IDO zone districts, overlay zones, and use specific standards.
7. The proposed future Site Plan associated with this request would be analyzed for compliance with IDO standards and regulations. This amendment is to allow the proposed uses on the 10-acre site.
8. The zoning map amendment and concurrent major amendment are mutually supportive of one another.
9. The subject site is located in an Area of Change and within 660-feet of Seven Bar Loop Rd. Major Transit Corridor and Coors Blvd. NW Major Transit Corridor as designated by the Comprehensive Plan.
10. The subject site is located in the Coors Blvd. View Protection overlay zone (VPO-1) and Coors Blvd. Character Protection Overlay Zone (CPO-2). The Major Amendment and future Site Plan-EPC are required to comply with the standards set forth in IDO sections 14-16-3-4(C) CPO-2 and IDO Section 3-6(D) VPO-1.
11. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
12. The request is consistent with the following Comprehensive Plan Policy 4.1.2 Identity and Design from Chapter 4: 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 would generally protect the identity and cohesiveness of neighborhoods nearby because the existing MX-L and MX-T land uses would be preserved, therefore ensuring future development that is appropriate in scale, use, and design as intended for the subject site. The proposed major amendment would facilitate future mixed-use development that would be cohesive with retail, restaurant, and office uses in the surrounding area, which would help to protect the character of building design in the area.

13. The request is consistent with the following Comprehensive Plan Goal and Policies regarding Centers and Corridors from Chapter 5: Land Use:
  - A. Goal 5.1 Centers and Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The request could facilitate growth of a mixed-use development near an existing employment center and within two major transit corridors. The subject site is within 660-feet of Seven Bar Loop Rd. Major Transit Corridor and along the Coors Blvd. Major Transit Corridor. It is

adjacent to the Cottonwood Employment Center, across Coors Blvd. to the west, but not within it.

- B. 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 request could facilitate growth along two major transit corridors that would remain consistent with the MX-L and MX-T zoning to the north of the subject site, therefore proving a sustainable development pattern with the surrounding area. The request does not guarantee regional growth in a center, but the proposed major amendment would facilitate development that would encourage employment density on an infill site within a corridor, which is defined as an appropriate area to accommodate growth over time.

- C. 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 subject area is located in an Area of Change adjacent to the Cottonwood Employment Center and is within 660-feet of two Major Transit Corridors. The request would facilitate development along a Corridor where growth is desired. The MX-L and MX-T zone districts would ensure appropriate density and scale of development within the area.

- D. Policy 5.1.10 Major Transit Corridors: Foster corridors that prioritize high frequency transit service with pedestrian-oriented development.

The subject site is located within 660-feet of the Seven Bar Loop Rd. Major Transit Corridor and along the Coors Blvd. Major Transit Corridor. The request to allow the proposed uses would facilitate development of the associated Site Plan-EPC, being heard and reviewed by the EPC following this request. The proposed future development meets access and connectivity standards and is designed to be pedestrian friendly.

14. The request is consistent with the following Comprehensive Plan Goal and Policy regarding Complete Communities from Chapter 5: Land Use

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

The request would facilitate a mixed-use development where residents could live, work, shop, and play together because the proposed amendment would allow townhomes, a restaurant, office space, and cannabis retail uses on one 3-acre portion of the subject site.

- B. 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 would contribute to a healthy, sustainable, and distinct community because it would facilitate a mixed-use development that is zoned to be consistent in scale with the surrounding community. The subject site is located along a designated Major Transit Corridor, adjacent to the Cottonwood Employment Center, and is conveniently accessible to pedestrians, bicyclists, and transit users nearby via sidewalks and bike routes.

15. The request is consistent with the following Comprehensive Plan Goal and Policy regarding Development Patterns from Chapter 5: Land Use

- A. 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 would generally promote efficient use of land because the subject site is connected to existing infrastructure and public facilities, which the future development associated with this request would utilize.

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

The request would facilitate a future mixed-use development, associated with this request, on an infill site that is located in an area served by existing infrastructure and public facilities.

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

The request would direct future growth to an area of change where development is expected and desired while reinforcing the character and intensity of the existing MX-L and MX-T zoning on site due to the adjacent areas of consistency abutting the site.

- D. Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The zone change and major amendment would direct future growth to the subject site, which is located adjacent to the Cottonwood Employment Center and within the Seven Bar Loop Rd. Major Transit Corridor and along the Coors Blvd. Major Transit Corridor where change is encouraged.

16. The request is generally consistent with Comprehensive Plan Goal, 8.1 Placemaking from Chapter 8 Economic Development: Create places where business and talent will stay and thrive

The request would facilitate a future mixed-use development that would bring businesses to an infill site with residential uses. The site is along a designated corridor, which could contribute to the businesses thriving near an established Employment center.

17. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(I)(3) as follows:

- A. 14-16-6-6(I)(3)(a) As demonstrated by the policy analysis, the request is consistent with applicable Comprehensive Goals and Policies.

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- B. 14-16-6-6(I)(3)(b) The subject site is zoned MX-L and MX-T and is within the boundaries of the controlling Site Development Plan for Subdivision and Site Development Plan for Building Permit.
- C. 14-16-6-6(I)(3)(c) The uses proposed in the major amendment are compliant with the MX-T and MX-L zone districts and the changes to parking and landscaping are consistent with the IDO, the IDO, the DPM, other adopted City regulations, including any development standards in the controlling site plan for subdivision.
- D. 14-16-6-6(I)(3)(d) The applicant has demonstrated that a TIS is underway, which would ensure negative impacts to the surrounding areas transportation infrastructure for future development associated with the proposed major amendment. The subject site has adequate sidewalk infrastructure. The future Site Plan will be required to be approved by various city divisions which demonstrate that the City's existing Infrastructure has adequate capacity to serve the proposed development.
- E. 14-16-6-6(I)(3)(e) The proposed major amendment would facilitate future mixed-use development of townhomes, cannabis retail, restaurant, and an office. The associated future Site Plan would be required to mitigate impacts on the adjacent Corrales Acequia (AMAFCA North Coors Drainage- Calabacillas Outlet) by maintaining MX-T zone district boundaries and meeting MPOS Standards. The proposed development is adjacent to the Cottonwood crossings Detention basin to the south, which is classified as a FEMA floodway zone, therefore the grading and drainage plan will be required to be in compliance with applicable standards to mitigate potential impacts. Comments were received from City Parks and Open Space regarding development abutting the existing MPOS archeological site on the northern edge of the proposed development. The applicant is working with City Open Space to mitigate negative impacts on the protected site. The future development made possible by this request would be required to comply with IDO, DPM, and other City Regulations to ensure the proposed Site Plan would mitigate adverse impacts on the surrounding area to the greatest extent practicable.
- F. 14-16-6-6(I)(3)(f) The subject property is not within the boundaries of an approved Master Development Plan, but it is within the boundaries of a previously approved Site Plan for subdivision and building permit, which is being amended as a part of this request to include the proposed uses.
- G. 14-16-6-6(I)(3)(g) The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required.
18. The applicant notified property owners within 100 feet of the subject site as, required. The applicant contacted the City ONC and there were no affected Neighborhood Associations to notify.
19. A facilitated meeting was requested by a resident of the Bosque del Acres Neighborhood Association (NA) and held on December 12, 2023. Community members of the NA are concerned about the proposed uses associated with the zone change and future development made possible by this request.
20. Staff has been contacted by the West Side Coalition of Neighborhood Associations with concerns and opposition to the proposed cannabis use.

**RECOMMENDATION – PR-2023-008180, SI-2023-00282**

**APPROVAL of Project # 2023-009105, SI-2023-01377, a Site Plan-EPC, major amendment request for an approximately 3.1-acre portion of the 10-acre site legally described as legally described as Lots 2-A, 2-B, 2-C and 2-D, (Being a Replat of Tract 2, Cottonwood Crossing Phase II) and Lots 1, 2, 3, 4 5 and 6, Plat of Lots 1, 2, 3, 4, 5 & 6 (Being a Replat of Tracts 14-A & 14-B Black Ranch), Cottonwood Crossing Phase II, located east of Coors Blvd. at the intersection of Coors Blvd. NW and 7 Bar Loop Rd. NW, zoned NR-PO-B, MX-L and MX-T, based on the preceding Findings and subject to the following Conditions of Approval.**

**CONDITIONS OF APPROVAL – PR-2023-009105, SI 2023-001377**

1. Upon approval of the Major Amendment by the EPC, the proposed Site Plan associated with this request shall be reviewed and decided by the EPC. Once approved, the future site Plan contingent upon this request shall go to the Development Facilitation Team (DFT) for final sign-off. The reviewer will be responsible for ensuring that the EPC Conditions have been satisfied and that other applicable City requirements have been met.
  2. The applicant shall coordinate with the Staff Planner prior to submitting to the DFT to ensure that EPC Conditions have been met.
  3. Major Amendment Sheet:
    - A. Parking Calculations shall be updated. The SF on the Table does not reflect the SF of buildings in the layout. The IDO requires parking totals to be rounded down to the nearest whole number. For example: For building A only 15 spaces would be required.
    - B. The note on the parking table shall be updated to state that a 10% parking reduction is requested, not required, pursuant to IDO 5-5(C)(5)c for proximity to transit.
    - C. A note shall be added to indicate that there is an associated Site Plan-EPC request (PR-2023-009105/SI-2023-01402).
- 

*Megan Jones*

**Megan Jones, MCRP  
Senior Planner**

**Notice of Decision CC list:**

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A Management Inc., [pierre@amestoy.ne](mailto:pierre@amestoy.ne)

Bosque dell Acres Neighborhood Association, Edward Decatur, [decature45@gmail.com](mailto:decature45@gmail.com)

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

EPC file

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# ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

## ***PLANNING DEPARTMENT***

***Zoning Enforcement***

***Long Range Planning***

## ***CITY ENGINEER***

***Transportation Development***

***Hydrology Development***

***New Mexico Department of Transportation (NMDOT)***

## ***DEPARTMENT of MUNICIPAL DEVELOPMENT***

***Transportation Planning***

***Traffic Engineering Operations (Department of Municipal Development)***

***Street Maintenance (Department of Municipal Development)***

***RECOMMENDED CONDITIONS FROM THE CITY ENGINEER:***

## ***WATER UTILITY AUTHORITY***

***Utility Services***

## ***ENVIRONMENTAL HEALTH DEPARTMENT***

***Air Quality Division***

***Environmental Services Division***

## ***PARKS AND RECREATION***

***Planning and Design***

***Open Space Division***

***City Forester***

## ***POLICE DEPARTMENT/Planning***

## ***SOLID WASTE MANAGEMENT DEPARTMENT***



***FIRE DEPARTMENT/Planning***

***TRANSIT DEPARTMENT***

***COMMENTS FROM OTHER AGENCIES***

***BERNALILLO COUNTY***

***Public Works Division, Transportation Planning***

***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY***

Public access to the MPOS/Historic Site via the existing AMAFCA/MRGCD access road will not be authorized.

AMAFCA will not allow the subdivision of lots across the existing AMAFCA/MRGCD Access Easement. This area must be dedicated as a single tract owned/maintained by an HOA-like group or the overarching property owner. Alternatively, the area encumbered by the easement can be dedicated as ROW to AMAFCA and/or MRGCD.

Below are items that must be addressed as this site moves through the City Development Process:

- AMAFCA will require review of the final Drainage Report and Grading and Drainage plan.
- The conceptual G&D included in the application appears to show a new storm drain penetration into AMAFCA's regional drainage facility. This is subject to review and approval of AMAFCA's Board of Directors as AMAFCA is to assume maintenance of the pipe penetration into the facility via a Turnkey Agreement.
- There does not appear to be any on-site stormwater quality treatment. The City of Albuquerque in the past have not allowed development to utilize AMAFCA facilities as their first flush (stormwater quality) volume requirements. If this is how the development intends to address this requirement, there will likely need to be an additional agreement in place to allow for this. The City of Albuquerque may retain their requirement for on-site ponding and/or payment in-lieu.
- There appears to be grading within the existing AMAFCA & MRGCD Access Easement to the east for the Corrales Main, this will not be allowed without approval from AMAFCA and MRGCD. Any modification to the grading must allow for the agencies' continuous access to the facility.
- There are existing drainage inlets now shown to be in the back of individual lots. These inlets must be removed and capped. The grading against the existing block wall separating this site from the existing pond must be adjusted to direct drainage to the streets and proposed drainage infrastructure as the narrative indicates.

From: Jared Romero, P.E., CFM - Development Review Engineer, AMAFCA

***ALBUQUERQUE PUBLIC SCHOOLS***

- d. Request Description: Zoning map amendment from MX-T and MX-L to MX-T. Development to include the building of 15 townhomes
- e. APS Comments: Existing residential use at this location impacts Seven Bar Elementary School, Taylor Middle School, and Cibola High School.
- f. Residential Units: 15

- g. Est. Elementary School Students: 4
- h. Est. Middle School Students: 2
- i. Est. High School Students: 2
- j. Est. Total # of Students from Project: 8

\*The estimated number of students from the proposed project is based on an average student generation rate.

**School Capacity**

<b>School</b>	<b>2022-2023 (40<sup>th</sup> Day) Enrollment</b>	<b>Facility Capacity</b>	<b>Space Available</b>
Seven Bar Elementary School	486	660	174
Taylor Middle School	315	600	285
Cibola High School	1,771	2,160	389

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long-term solution)
  - o Construct new schools or additions
  - o Add portables
  - o Use of non-classroom spaces for temporary classrooms
  - o Lease facilities
  - o Use other public facilities
- Improve facility efficiency (short-term solution)
  - o Schedule Changes
  - Double sessions
  - Multi-track year-round
  - o Other
  - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short-term solution)
  - o Boundary Adjustments / Busing
  - o Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

**MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)**

**KIRTLAND AIR FORCE BASE**

**MIDDLE RIO GRANDE CONSERVANCY DISTRICT**

**PUBLIC SERVICE COMPANY OF NEW MEXICO**

There are PNM facilities and/or easements along the west/northwest side of the site and within the southern portion of the site running east-west from the site’s vehicular access drive to the Corrales Acequia.

It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements. Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.

Any existing and/or new PNM easements and facilities need to be reflected on the Site Plan and any resulting Plat.

Typical electric utility easement widths vary depending on the type of facility. On-site transformers should have a five-foot clear area on the sides and rear and ten-foot in front to allow for access and maintenance.

Structures, especially those made of metal like storage buildings and canopies, should not be within or near PNM easements without close coordination with and agreement from PNM.

Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities.

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

Figure 1: Looking SW from the northern boundary of the subject site towards Coors Blvd. Commercial buildings abutting Coors Blvd. are seen in the foreground.



Figure 2: Looking NE from the northern boundary of the subject site towards Coors Blvd. Commercial buildings abutting Coors Blvd. are seen in the foreground.

**Hearing Date: December 21, 2023**

**Pictures Taken: December 8, 2023**

**Figure 3:** Looking north from the SE boundary of the subject site. The subject site's eastern boundary (delineated by the fence) can be seen on the right side of the photo.



**Figure 4:** Looking west towards Coors Blvd. from the SE boundary of the subject site. The incline of the subject site is observed in this photo.

**Hearing Date: December 21, 2023  
Pictures Taken: December 8, 2023**



**Figure 5:** Looking east at the subject site from the site's western boundary.

**Figure 6:** Looking east at the irrigation ditch abutting the subject site.



**Figure 7:** Sign Posting

## ZONING

Please refer to IDO Section 14-16-2-4(A) for the MX-T Zone District and IDO Section 14-16-2-4(B) for the MX-L Zone District

## HISTORY



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



## OFFICIAL NOTIFICATION OF DECISION

November 18, 2021

JB Holdings LLC/Take 5 Car Wash  
10416 Morning Star Dr. NE  
Albuquerque NM, 87111

**Project #2021-005816**  
**SI-2021-01684, VA-2021-00363**  
Site Plan Major Amendment and Variance-EPC

### LEGAL DESCRIPTION:

Consensus Planning, agent for JB Holdings, LLC/Take 5 Car Wash, requests the above action for Lot 2-C, Cottonwood Crossing Phase II Subdivision, an approximately 0.8 acre portion of the following: Lots 1, 2-A, 2-B, 2-C, 2-D, 3, 4, 5, and 6 of Cottonwood Crossing Phase II being a replat of Tracts 14-A and 14-B, Black Ranch, zoned MX-L, located at 10,084 Coors Blvd. NW, between Coors Bypass and Seven Bar Loop (B-14-Z).

Staff Planner: Silvia Bolivar

On November 18, 2021, the Environmental Planning Commission (EPC) voted to APPROVE Project #2021-005816/SI-2021-01684/VA-2021-00363, Site Plan-EPC Major Amendment and Variance-EPC based on the following Findings and Conditions of Approval:

### FINDINGS- SI-2021-01684- Major Amendment

1. The request is for a a Major Amendment to a Prior Approved Site Plan for Lot 2C of Lots 1, 2-A, 2-B, 2-C, 2-D, 3, 4, 5, & 6 Cottonwood Crossing Phase II being a replat of Tracts 14A/14B, Black Ranch, located at 10084 Coors Blvd NW, containing approximately 0.8 acres (the "subject site").
2. The subject site is part of a larger, approximately 10-acre site controlled by a site development plan for subdivision approved by the EPC in August of 2003. The approved site plan included four buildings on the property closest to Coors Boulevard.
3. The applicant proposes to amend the approved site plan by developing Lot 2-C with a car wash instead of the previously approved parking lot.
4. The EPC is hearing the case pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-4(Z), Amendments of Pre-IDO Approvals. Major amendments shall be reviewed by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in Part 14-16-6-1 (Administration and Enforcement. The amendment exceeds the thresholds found in IDO Table 6-4-4: Allowable Minor Amendments,

because all previous minor amendments are cumulative to the current proposal. IDO Section 14-16-6-5(Z)(1)(b)1, states that Major Amendments shall be reviewed and decided by the decision-making body that issued the permit or approval being amendment. In this case, the EPC approved the Site Development Plan in August 2003, prior to the effective date of the IDO.

5. The subject site is zoned MX-L (Mixed-Use – Low Intensity Zone District, IDO 14-16-2-4(B)) which was assigned upon adoption of the IDO based upon prior zoning and land use designations SU-1 for C-1 (restaurant with full service liquor) and SU-1 for O-1. Upon adoption of the IDO, these uses were converted to MX-L and MX-T respectively.
6. The subject site is located in an Area of Change as designated by the Comprehensive Plan and is in the Northwest Mesa Community Planning Area (CPA).
7. The subject site is within the boundaries of the Coors Boulevard Character Protection Overlay Zone (CPO-2) and the Coors Boulevard View Protection Overlay Zone (VPO-1).
8. Coors Boulevard NW and Seven Bar Loop Road NW are classified as Major Transit Corridors as designated by the Comprehensive Plan.
9. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
10. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use pertaining to Employment Centers and complete communities.
  - A. Subpolicy 5.1.1(a): Prioritize office and commercial employment in areas with good access via automobile and transit.

The request would add commercial employment along Coors Boulevard, a Major Transit Corridor with good access via automobile and transit served by Fixed Route 157 and Commuter Route 96 that run north-south on Coors Boulevard.

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

The request would facilitate development of a car wash, a use allowable in MX-L zones, that include townhouses, live-work, and multi-family residential uses that would help foster a community where people can live near work. The increase in employment density would also foster a community where residents would shop in the area as there are many commercial and retail services nearby.

11. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use pertaining to land uses, efficient development patterns and infill development.
  - A. 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 would contribute to creating a healthy, sustainable community because it would facilitate further development in an auto-oriented district. The request would facilitate redevelopment of an established commercial development and would contribute to a mix of uses

that would be conveniently accessible from surrounding neighborhoods. The residential zones to the to the south, east, and west would benefit from additional uses along Coors Boulevard NW.

- B. Subpolicy 5.2.1(h): Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request would further this subpolicy because the proposed use under the MX-L zone would encourage infill development and would add a complementary use to this auto-oriented area. The request would allow for the proposed infill development to be compatible in form and scale to the immediately surrounding auto-oriented development that include restaurants and commercial retail and services.

- C. Subpolicy 5.2.1(n): Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The request furthers this subpolicy because the subject site has been vacant for many years following the initial grading. The redevelopment of the 0.8 acres would allow for more productive use of a portion of an existing commercial development.

- D. 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 would this Goal because it would promote development patterns that maximize the utility of existing infrastructure and public facilities and efficient use of land to support the public good. The proposed development would be located near the intersection of Coors Boulevard NW and Seven Bar Loop NW which provides excellent access and would promote efficient use of the existing roadways and associated infrastructure.

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

The subject site is located in an already developed area that has existing infrastructure and public facilities and the request would support additional growth.

12. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use pertaining to Areas of Change.

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

The request would further Goal 5.6 – City Development Areas because it would result in growth near the Cottonwood Employment Center and adjacent to Coors Boulevard NW, a Major Transit Corridor where change is generally encouraged. Major Transit Corridors are intended to be transit and pedestrian oriented near transit stops, while auto-oriented along much of the corridor. The proposed use would be auto-oriented but would be accessible by pedestrians from Coors Boulevard NW and Seven Bar Loop NW.

- B. Policy 5.6.2 – Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request would direct growth and more intense development to a property located near the Cottonwood Employment Center and along Coors Boulevard NW and Seven Bar Loop NW where change is encouraged as per the Comprehensive Plan.

- C. Subpolicy 5.6.2(f): Minimize potential negative impacts of development on existing residential uses with respect to noise, stormwater runoff, contaminants, lighting, air quality, and traffic.

The request would help minimize the potential negative impacts of development on existing residential uses by situating the proposed use near a major transit corridor and away from single-family residential properties located to the east of the subject site. A revised landscape plan has been submitted that shows more trees were added to the eastern side of the site to minimize potential negative impacts.

13. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3) as follows:
- A. 14-16-6-6(J)(3)(a) As demonstrated by the policy analysis of the site plan, the request is consistent with applicable Comprehensive Goals and Policies.
  - B. 14-16-6-6(J)(3)(b) The subject site is zoned MX-L therefore, this criterion does not apply.
  - C. 14-16-6-6(J)(3)(c) With the application of conditions of approval, the site plan would comply with all applicable provisions of the IDO.
  - D. 14-16-6-6(J)(3)(d) The City's existing infrastructure has adequate capacity for the proposed development. A traffic impact study is not required for this major amendment because the proposed use for the subject site, a car wash, does not meet thresholds established by the DPM.
  - E. 14-16-6-6(J)(3)(e) The future, proposed development would be required to comply with the decisions made by the EPC. The EPCs' conditions of approval would improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas.
  - F. 14-16-6-6(J)(3)(f) The subject property is not within an approved Master Development Plan; therefore, this criterion does not apply.
  - G. 14-16-6-6(J)(3)(g) The subject property is not within a Railroad and Spur Area and a cumulative impact analysis is not required, therefore this criterion does not apply.
14. The affected, registered neighborhood organizations is the Westside Coalition of Neighborhood Associations which was notified as required. Property owners within 100 feet of the subject site were also notified, as required.
15. A post-submittal neighborhood meeting was held with the Bosque del Acres Neighborhood Association (in the County) on November 4, 2021. Topics discussed included where the car wash would be located, hours of operation, traffic concerns and how tall the lights would be. In response, the applicant has submitted a revised landscape plan where more trees have been added on the eastern side to address concerns over noise, light, etc.
16. As of this writing, Staff has not received any comments in support or opposition to the request.
17. The Commission finds that Lot 1 was not zoned as a Major Public Open Space (MPOS) at the time of application and hearing of the request.

### **CONDITIONS- SI-2021-01684- Major Amendment**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB) to ensure all technical issues are resolved. The DRB is responsible for ensuring that technical EPC Conditions have been satisfied and that other applicable City requirements have been met.
2. The applicant shall meet with the Staff planner prior to applying to the DRB to ensure that all conditions of approval are addressed and met. Upon receiving sign-off from the DRB, the applicant shall submit a finalized version of the site plan for filing at the Planning Department.
3. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
4. The branding tower shall meet the VPO-1 requirement and shall be lowered to a maximum height of 27'-4".
5. Signage – Provide monument sign detail if a monument sign is proposed. The detail shall be dimensioned and shall specify colors and materials. Provide detail for the “prefabricated illuminated aluminum accent” that is to be placed 10'-8" above the finished floor elevation. The details shall include height, width, square footage of the sign face, colors, and materials at the time of DRB submittal.
6. Bicycle and motorcycle calculations shall be incorporated into the design and all parking calculations shall be revised.
7. Conditions from the Transportation Development Review Services shall be addressed.
  - Full sidewalk requirements along frontage of site where it is adjacent to a roadway. For NMDOT coordination, contact them for a permit for any work within their right-of-way.
  - Extend striping for east leg of traffic signal to incorporate queuing from the proposed development and to allow for rechannelization.
  - Shared access is needed when sharing an accessway with an adjacent parcel.
  - Provide clear sight triangle onto private accessway from proposed site.
  - List dimensions for all parking aisles and parking spaces. List all curb radii.
  - For one-way aisles, incorporate “Do Not Enter” signage, “One-Way” signage, and directional arrows.
  - Incorporate ADA parking, bicycle parking, and motorcycle parking as part of the IDO requirements. List all dimensioning and provide all necessary signage and details.
  - Provide curb and sidewalk details.
  - Call out the 6-foot ADA pathway from the building to the right-of-way and from the required handicapped spaces to the building.

8. Conditions from PNM shall be addressed.

There are existing PNM facilities abutting the site and/or in easements along Coors Blvd NW and within the site.

Any existing and/or new PNM easements and facilities need to be reflected on the Site Plan.

Perimeter and interior landscape should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements should comply with IDO Section 5-6(C)(10). Shrubs and ground cover and small trees are generally acceptable within PNM easements.

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

If existing lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

9. The proposed colors for the subject site must comply with IDO 14-16-3-6(D)(6) where exterior surfaces of structures, including but not limited to mechanical devices, roof vents, and screen materials, shall be colors with light reflective value (LRV) ranging from 20 and 50 percent. This middle range of reflectance is intended to avoid very light and very dark colors.

#### **FINDINGS – VA-2021-00363, Variance-EPC**

1. The request is for a Variance – EPC for Lot 2C of Lots 1, 2-A, 2-B, 2-C, 2-D, 3, 4, 5, & 6 Cottonwood Crossing Phase II being a replat of Tracts 14A/14B, Black Ranch, located at 10084 Coors Blvd NW, containing approximately 0.8 acres (the “subject site”).
2. The applicant is requesting that the 50% landscape coverage requirement for the setback along Coors Boulevard CPO-2 (IDO 3-4(C)(5)(c)) be reduced by 33%. There are several utility easements including water and sanitary sewer that run parallel to Coors Boulevard that prevent the Applicant from planting trees and shrubs that would otherwise provide a significant amount of required coverage. The proposed landscape plan shows landscape coverage of 17% of the setback area.
3. The subject site is zoned MX-L (Mixed-Use – Low Intensity Zone District, IDO 14-16-2-4(B)) which was assigned upon adoption of the IDO based upon prior zoning and land use designations SU-1 for C-1 (restaurant with full service liquor) and SU-1 for O-1. Upon adoption of the IDO, these uses were converted to MX-L and MX-T respectively.
4. The subject site is located in an Area of Change as designated by the Comprehensive Plan and is in the Northwest Mesa Community Planning Area (CPA).
5. The subject site is within the boundaries of the Coors Boulevard Character Protection Overlay Zone (CPO-2) and the Coors Boulevard View Protection Overlay Zone (VPO-1).

6. Coors Boulevard NW and Seven Bar Loop Road NW are classified as Major Transit Corridors as designated by the Comprehensive Plan.
7. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
8. Pursuant to IDO Section 6-6(N)(1) The request meets Variance-EPC Review and Decision Criteria 6-6(N)(3).
  - A. There are special circumstances applicable to a single lot that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, physical characteristics, natural forces, or by government actions for which no compensation was paid. Such special circumstances of the lot either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or economic return on the property, or practical difficulties results from strict compliance with the minimum standards.

There are several utility easements abutting the site and/or in easements along Coors Boulevard NW and within the site that impact development of the property, specifically in a way that is not generally applicable to other lots. The circumstances are not self-imposed but are the result of previous actions that required the placement of easements for utilities on private property. In addition to the easements, the site also provides parking for the adjacent restaurant which further limits what could be developed on the property.

PNM has provided comments noting that perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements should comply with IDO Section 5-6(C)(10). Shrubs and ground cover and small trees are generally acceptable within PNM easements therefore the landscape plan and variance request are acceptable.

- B. The Variance would not be materially contrary to the public safety, health, or welfare.

The Variance request would not be materially contrary to public safety, health or welfare. The Variance would help facilitate infill development of a vacant property. The Applicant submitted a preliminary site plan to DRB for initial direction and comments and was informed by the Albuquerque/Bernalillo County Water Authority that planting trees within the easements along Coors Boulevard is unacceptable.

- C. The variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

The Variance would not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

The proposed car wash use will be accommodated on the small site and infrastructure is available to serve the development along Coors Boulevard, a Major Transit Corridor. The proposed car wash building meets the setback requirements of Coors Boulevard.

- D. The Variance would not materially undermine the intent and purpose of this IDO or the applicable zone district.

The request would not materially undermine the intent and purpose of this IDO because it implements subsections 14-16-1-3, Purpose. 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.

In general, the Variance would not materially undermine the intent and purpose of the applicable zone district because it provides for an underutilized lot to be redeveloped and the uses for the subject site would be similar to those in the surrounding area.

- E. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

The Variance is the minimum necessary to avoid extraordinary hardship or practical difficulties. Staff finds practical difficulties supports the Variance because there are existing easements that hinder development of the site without the Variance approval. The Landscape Plan shows plantings throughout the site that are in excess of what would normally be required along the site edges.

9. The EPC finds that the request for a Variance to the landscaping in setback along Coors Boulevard CPO-2 (IDO 3-4(C)(5)(c)) shall be 33% of the required 50%. The total required landscape shall be 17%.
10. The affected, registered neighborhood organization is the Westside Coalition of Neighborhood Associations. Property owners within 100 feet were also notified as required.
11. A post-submittal neighborhood meeting was held on November 4, 2021 with the Bosque del Acres Neighborhood Association. Topics discussed included where the car wash would be located, hours of operation, traffic concerns and how tall the lights would be. In response, the applicant has submitted a revised landscape plan where more trees have been added on the eastern side to address concerns over noise, light, etc.
12. The Albuquerque Metropolitan Arroyo Flood Control (AMAFCA) has noted that the lot falls into the Cottonwood Crossing Phase II Subdivision which currently has an on-site drainage issue that is severely and negatively impacting an AMAFCA facility. The proposed variance for vegetation cover may impact the runoff and thus exacerbate the existing problems. AMAFCA will need to see resolution of the existing problem and how this increase in runoff associated with the increase in impervious surface is to be mitigated.
13. As of this writing, Staff has not received any comments in support or opposition.



**APPEAL**: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **December 3, 2021**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO), Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal an EPC Recommendation to the City Council since this is not a final decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the IDO must be complied with, even after approval of the referenced application(s).

Sincerely,

for Alan M. Varela,  
Planning Director

AV/SB

cc: JB Holdings, LLC/Take 5 Car Wash, 10416 Morning Star Dr NE, Albuquerque, NM 87111  
Jesse Macias, M3 Design, 2008 N 7th Avenue, Phoenix, AZ 85007  
Consensus Planning, [fishman@consensusplanning.com](mailto:fishman@consensusplanning.com)  
Westside Coalition of Neighborhood Associations, Rene Horvath, [aboard111@gmail.com](mailto:aboard111@gmail.com)  
Westside Coalition of Neighborhood Associations, Elizabeth Haley, [ekhaley@comcast.net](mailto:ekhaley@comcast.net)  
Legal, [kmorrow@cabq.gov](mailto:kmorrow@cabq.gov)  
EPC file



City of Albuquerque  
Planning Department  
Development Services Division  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Date: August 22, 2003

## OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002792 \***  
03EPC-01086 EPC Site Development Plan-  
Subdivision  
03EPC-01085 EPC Site Development Plan-Building  
Permit

Trust of Albert & Mary Black  
3613 NM State Rd. 528 NW  
Albuq. NM 87114

**LEGAL DESCRIPTION:** for all or a portion of  
Tracts 14-A & 14B, **Black Ranch**, zoned SU-1 for  
C-1 & restaurant with full service liquor and O-1,  
located on COORS BLVD. NW, between COORS  
NW and SEVEN BAR LOOP NW, containing  
approximately 10 acre(s). (B-14) Debbie Stover,  
Staff Planner

On August 21, 2003 the Environmental Planning Commission voted to approve Project 1002792/03EPC 01086, a site plan for subdivision, for Tracts 14A and 14B, Black Ranch, zoned SU-1 for C-1 & Restaurant w/Full Service Liquor & O-1 based on the following Findings and subject to the following Conditions:

### FINDINGS:

1. This is a request for site development plan for subdivision for a 10-acre site known as Tract 14A and 14B, Black Ranch, located on Coors Boulevard between Alameda Boulevard and the Coors Bypass.
2. The submitted plan is in compliance with the *Albuquerque/Bernalillo County Comprehensive Plan* by providing an effective buffer for the residential development east of the site. The commercial uses will help minimize the effects of this busy, high-automobile usage area on the rural neighborhood to the east. The proposal is using existing streets (Policy e) and is not putting forward a harmful use that would adversely affect nearby neighborhoods (Policy i).
3. The subject request complies with the policies of the *West Side Strategic Plan* by providing appropriate commercial services in areas along a major commercial corridor (Policy 3.8).

OFFICIAL NOTICE OF DECISION  
AUGUST 21, 2003  
PROJECT #1002792  
PAGE 2 OF 5

4. The site plan for subdivision contains all the required components as defined in the *Zoning Code* (§14-16-1-5).
5. The site development plan for subdivision meets the requirements of the *Coors Corridor Plan*.
6. There is no known neighborhood opposition to this request.

**CONDITIONS:**

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

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On August 21, 2003 the Environmental Planning Commission voted to approve Project 1002792/03EPC 01085, a site plan for building permit, for Tracts A1, A2, A3, & A4, Black Ranch, zoned SU-1 for C-1 & Restaurant w/Full Service Liquor & O-1, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for a site development plan for building permit for Tracts A1, A2, A3, A4 & A5, Black Ranch, a .94-acre parcel located on Coors Boulevard between Paseo del Norte and Irving Boulevard NW.
2. The submitted plan is in compliance with the *Albuquerque/Bernalillo County Comprehensive Plan* by providing an effective buffer for the residential development east of the site. The commercial uses will help minimize the effects of this busy, high-automobile usage area on the neighbors below the bluff. The proposal is using existing streets (Policy e) and is not putting forward a harmful use that would adversely affect nearby neighborhoods (Policy i).
3. The subject request complies with the policies of the *West Side Strategic Plan* by providing appropriate commercial services in areas along a major commercial corridor ((Policy 3.8).
4. With some changes and adjustments, the submittal will be in compliance with the policies of the *Coors Corridor Plan*.

5. The proposal meets the goals of the *Seven-Bar Ranch Sector Development Plan* by adhering to the principles and recommendations of the plan and specifically by providing quality design with landscape buffers and a development that relates to the pedestrian walkway along Coors Boulevard.
6. The submittal will be adequate with some changes and additions.
7. The remaining intact portion of the Calabacillas Pueblo Ruin is located on the northeast corner of the site. The applicant has worked with the State Historic Preservation Office to ensure preservation of the Ruin and intends to dedicate a sufficient portion of the property sufficient to preserve the Ruin to the Albuquerque Open Space Division.
8. There is no known neighborhood opposition to this request.

**CONDITIONS:**

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. A connection to each tract from the 6-foot wide meandering pathway shall be provided.
3. A detail of the proposed light poles shall be provided with height, colors, material and description of the fixture that ensures that it is a full cut-off type that will not allow light spillage to escape the property. In addition, no lights shall be higher than 16-feet if within 100-feet of a residential area.
4. A pedestrian crossing shall be provided at the south entrance to the site. This crossing shall be clearly demarcated with slightly raised and/or textured paving and shall serve as a link to the 6-foot wide meandering pathway along Coors.
5. A minimum of 14 bicycle spaces shall be provided. The calculations and the locations of the bike racks shall be shown within the site plan.
6. Landscaping shall be provided "in" and "around" the paved area of the parking lots. A minimum of 20% of the parking lot area shall be landscaped and shall consist primarily of shade trees and shrubs (CCP, Policy 5, B. 1., p. 94). One tree shall be planted every 10 parking spaces and distributed such that at least one tree is planted per every 15 linear parking space (CCP, Policy 5, B. 2., p. 94).

7. The site plan shall show an average of a 35-foot landscape buffer between Coors Boulevard and the parking areas, buildings and pedestrian ways along the property. No parking area shall intrude upon the 35-foot- wide landscaped setback in Segments 4 of the *Coors Corridor Plan*. A minimum of 50% of this area shall be planted and maintained with live landscaping material which will visually screen and buffer parking development behind the street yard (*Coors Corridor Plan*, Policy 3, p. 91).
8. All colors, including the color of the roof tile and the refuse enclosure, shall be specified as to basic color family.
9. The signs that are shown within the meandering pathway shall be moved. A detail of the two proposed sign shall be provided within the submittal. Details of the signs, including height, width, square-footage of sign face (in accordance with the restrictions in the *Coors Corridor Plan*), colors and materials shall be provided within the site plan prior to DRB approval. No sign shall be higher than 9-feet.
10. The type of native seed to be planted shall be specified on the landscape plan and shall include native grass seed as well as native wildflower seed.
11. **CONDITIONS FROM CITY ENGINEER and PUBLIC WORKS:**
  - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for, if applicable.
  - b. Traffic Impact study (TIS) is required (has been submitted).
  - c. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
  - d. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
  - e. Site shall comply and be designed per DPM Standards.
  - f. Right turn lanes on Coors may be required at site entrances by the Traffic Engineer. Check TIS and DPM requirements.
  - g. Main site drive width may need to be adjusted to accommodate four lanes exiting and one lane entering (see TIS).
  - h. Provide cross access agreement between all tracts.
  - i. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Coors Boulevard, a limited access, principal arterial as designated on the Long Range Roadway System.
  - j. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
  - k. Platting consummating the proposed vacation should be a concurrent DRB action.

OFFICIAL NOTICE OF DECISION  
AUGUST 21, 2003  
PROJECT #1002792  
PAGE 5 OF 5

12. The applicant shall provide a minimum 30 inch high screening of parking areas which abut Coors Road NW.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **SEPTEMBER 5, 2003** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

  
For Victor J. Chavez  
Planning Director

VJC/DS/ac

cc: George Rainhart Arch., 2325 San Pedro NE, Suite 2B, Albuquerque, NM 87110

**Tax Code No.:** \_\_\_\_\_

**Legal:** Lot numbered one of Cottonwood Crossing, Phase II (Being a Replat of Tracts 14-A and 14-B, Black Ranch) within the Town of Alameda Grant in projected Section 8, T11N, R3E, NMPM

**Grantor/Grantee:** John F. Black and Albert Wade Black, IV, Co-Trustees of the Albert J. Black and Mary Jane Black Revocable Trust

**Project Name:** Charitable Donation

**File No.:** B-14-502 A



# *City of Albuquerque*

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

**LEGAL DEPARTMENT  
REAL PROPERTY DIVISION**

July 14, 2004

**Thomas P. Macken  
Macken Law Firm, LLC  
6000 Indian School Rd. NW, Suite 100  
Albuquerque, NM 87110**

**Dear Mr. Macken**

**As you requested, enclosed is a copy of the Special Warranty Deed conveying property from Black Trust to the City for the Archaeological Site in Cottonwood Crossings Phase II.**

**If you have any further questions, please contact me at 768-3145.**

Sincerely

**Josephine B. Silva  
Real Property Technician**



**SPECIAL WARRANTY DEED**

JOHN F. BLACK and ALBERT WADE BLACK, IV, Co-Trustees of the ALBERT J. BLACK and MARY JANE BLACK REVOCABLE TRUST ("Grantor"), as a charitable donation, grant to CITY OF ALBUQUERQUE, a New Mexico municipal corporation, whose address is P.O. Box 1293, Albuquerque, NM 871103 ("Grantee"), for use by Grantee as open space, all its right, title and interest in and to that certain real property situate in the City of Albuquerque, County of Bernalillo, State of New Mexico, described as follows:

Lot numbered One (1) of COTTONWOOD CROSSING, PHASE II (Being a Replat of Tracts 14-A and 14-B, Black Ranch) within the Town of Alameda Grant in projected Section 8, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 19, 2004 in Plat Book 2004C, page 56.

LESS AND EXCEPT, and Grantor herein reserves unto itself, all oil, gas and other sub-surface mineral rights appurtenant to the above-described real property, provided that Grantor herein agrees that Grantee's use and possession of the above-described real property shall not be disturbed in any material respect by Grantor's excavation or removal of any oil, gas or other sub-surface minerals.

SUBJECT TO covenants, , conditions, easements and restrictions of record, and taxes for the year 2004 and thereafter; and further

SUBJECT TO the condition subsequent that, in the event the above conveyed real property shall cease to be used by Grantee for open space, it shall automatically, without the need for any action on the part of Grantor, revert and revest in Grantor, or Grantor's successors and assigns;  
With special warranty covenants.

  
Mary Herrera      Bern. Co. SP4D      R 11.00      2004090366  
611059  
Page: 1 of 2  
07/14/2004 01:14P  
Bk-A00 Pg-0100

ORT 2100381 KJW

**FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,  
RESTRICTIONS AND GRANT OF EASEMENTS**

THIS FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND GRANT OF EASEMENTS (this "First Amendment") is made and entered into effective as of the 26 day of March, 2021, by the parties set forth on Exhibit "A", which is attached hereto and incorporated herein by reference.

**PREAMBLE:**

A. WHEREAS, A. Wade Black and John F. Black, Co-Trustees of the Albert J. Black and Mary J. Black Revocable Trust ("Declarant") made and recorded that certain Declaration of Protective Covenants, Restrictions and Grant of Easements dated February 8, 2004, and recorded on February 19, 2004 in the Real Property Records of Bernalillo County, New Mexico in Book A73, Page 711, as Document No. 2004020771 ("Declaration"), which Declaration covers the property more specifically described in Exhibit "B" attached hereto and made a part hereof by reference (the "Property").

B. WHEREAS, Lot 2 was subdivided and platted into Lot 2-A, Lot 2-B, Lot 2-C, and Lot 2-D by that Plat dated February, 2004, and recorded in the records of the County of Bernalillo as Doc. No. 2004092818 in Book-2004C, Page 201 on July 1, 2004.

C. WHEREAS, the undersigned desire to amend the Declaration to amend certain terms and provisions.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. Except as otherwise defined herein, capitalized terms shall have the definitions set forth in the Declaration.

2. The undersigned represent all of the Owners of the Tracts.

3. Exhibit "B" attached hereto and made a part hereof sets forth the legal description of the Lots included in the Declaration as shall replace the legal description set forth in the Declaration.

4. A. Wade Black and John F. Black, Co-Trustees of the Albert J. Black and Mary J. Black Revocable Trust have transferred the rights of Declarant to John F. Black, Manager of JB Holding, LLC, as the trust has been settled. Further, at any time Declarant may transfer its specific rights to a third party who owns an interest in the Shopping Center.

5. The last sentence of Section 1.01 entitled Building Area(s) is hereby deleted.

6. Section 2.01 entitled Construction Compatibility shall be revised as follows:

In order to produce a compatible Premises pursuant to the common general plan contemplated by this Declaration, and to comply with the City ordinances all construction and reconstruction on the Premises shall comply with the building standards concerning design, color, treatments and exterior materials to be

used in the construction and reconstruction of all buildings and structures expressed in the Site plans, as the same may be amended or superseded by applicable City ordinances. With respect to any perimeter-type wall constructed by a Tract Owner, whether voluntarily or by order of the City of Albuquerque, such wall shall be constructed of masonry and color to match the existing perimeter wall on Lot 6. This design criteria pertains to the perimeter wall on the east side of Lots 2A and 2B and of developed Lots immediately adjacent to the Corrales Main Canal, if required by the City.

7. Article III shall be amended to delete the last sentence.

8. Section 5.01 shall be amended as follows:

“Except as provided in Subsections 5.02 and 5.03 below, the Tracts may be used for any lawful purpose not otherwise contrary to the terms of this Declaration. No illegal business or business which is in violation of any zoning law or ordinance will be allowed to function on the Tracts. During the term of this Declaration, the Premises shall be used only for retail purposes, restaurant, brew pubs, office, hotel, motel, financial institution, multi-family residential development or self-storage units on Lots 2A and 2B only, and other uses commonly found in or in close proximity to a first-class mixed-use development.”

9. Paragraph 5.02 (i) is amended as follows:

“Any Mortuary or veterinary hospital except that a small animal veterinary hospital shall be an allowed use on Lots 2A or 2B only”

10. Paragraph 5.02 (k) is amended as follows:

“Any skating rink, bowling alley, bar or pool room, indoor amusement (except incidental to restaurant use or brew pub use), discotheque, dance hall, massage parlor, off-track betting facility, racetrack, adult book stores or "x" rated adult cinemas, "peep shows", or operation of a business devoted primarily to providing entertainment or the sale of products of an obscene or pornographic nature.”

11. Section 5.03 shall be amended as follows:

“Notwithstanding the foregoing, no use or operation will be made, conducted or permitted on or with respect to all or any part of the Premises (other than Lot 5 of the Premises) as a full service, sit down Italian or pizza restaurant without the written permission of the Owner of Lot 5 of the Premises, which permission may be withheld in the sole discretion of the Owner of Lot 5 of the Premises, provided that upon the first to occur of: (a) Lot 5, or any part thereof ceases to be used as, or in connection with, a full service, sit down Italian or pizza restaurant, or (b) the Tract Owner of Lot 5 of the Premises, first operating such restaurant ceases to be the Tract Owner of Lot 5 of the Premises, then the restriction in this subsection 5.03 shall terminate and be deemed lifted and no longer binding on the Premises as to the prohibition on use described in this subsection 5.03. Notwithstanding the foregoing, no use or operation will be made, conducted or permitted on or with respect to all or any part of the Premises (other than Lot 6 of the Premises) as a quick service restaurant whose primary sales are the sale of chicken without the written permission of the Owner of Lot 6 of the Premises, which permission may be withheld in the sole discretion of the Owner of Lot 6 of the Premises, provided that upon the first to occur of: (a) Lot 6, or any part thereof ceases to be used as, or in connection with, a quick service restaurant whose primary sales are the sale of chicken, or (b) the Tract Owner of Lot 6 of the Premises, first operating such restaurant ceases to be the Tract Owner of Lot 6 of the Premises, then the restriction in this subsection 5.03 shall terminate and be deemed lifted and no longer binding on the Premises as to the prohibition on use described in this subsection 5.03. Notwithstanding the foregoing, no use or operation will be made, conducted or permitted on or with respect to all or any part of the Premises (other than Lot 2C of the Premises) as a full service carwash, self-service

carwash or automated carwash without the written permission of the Owner of Lot 2-C of the Premises, which permission may be withheld in the sole discretion of the Owner of Lot 2-C of the Premises, provided that if Lot 2-C permanently ceases to be used as, or in connection with a full service carwash, then the restriction in this subsection 5.03 shall terminate and be deemed lifted and no longer binding on the Premises as to the prohibition on use described in this subsection 5.03.”

12. The Declaration may be modified or cancelled only by the mutual written agreement of (a) Declarant (so long as Declarant owns any Tract in the Shopping Center) and (b) all of the Tract owners; provided, however, future amendments to the Declaration that do not impose any additional obligations or restrictions on Lot 1 shall not require the signature of AMAFCA.

13. All reference to Lot 7 and Lot 8 are hereby deleted as there are no Lot 7 and Lot 8 in the Property.

14. Except as herein modified and amended, the remaining terms and provisions of the Declaration shall remain in full force and effect.

15. This Amendment shall run with the Land and be binding upon the undersigned, their heirs, personal representatives, successors and assigns and all respects.

16. This Amendment may be executed in several counterparts and all so executed counterparts shall constitute one agreement binding on all parties hereto, notwithstanding that all of the parties are not signatories to the original or same counterpart.

IN WITNESS WHEREOF, the parties have executed this Amendment effective as provided for hereinabove.

**SEE SIGNATURE PAGES ATTACHED HERETO  
AND MADE A PART HEREOF.**

SIGNATURE PAGE NO. 1  
TO  
FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,  
RESTRICTIONS AND GRANT OF EASEMENTS

LOT 1:

City of Albuquerque

By: David J. Simon

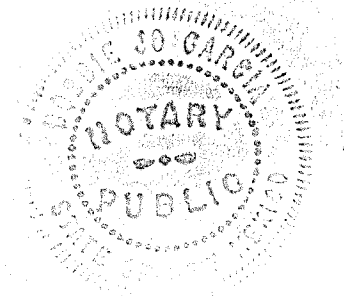
Its: DIRECTOR PARKS + RECREATION DEPT

STATE OF NEW MEXICO     )  
   )  
COUNTY OF BERNALILLO    )

This instrument was acknowledged before me on March 24 2021, by David J. Simon, the Director, PRD of City of Albuquerque.

MY COMMISSION EXPIRES:  
June 27, 2022

Bolivia Garcia  
Notary Public



SIGNATURE PAGE NO. 2  
TO  
FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,  
RESTRICTIONS AND GRANT OF EASEMENTS

LOT 2-A:

Rolfe Black Trusts

By: Stephanie J Black  
Its: Trustee

By: Stephanie J Black  
Its: Trustee

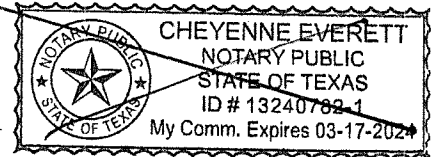
STATE OF Texas )  
COUNTY OF Burnet )

~~SEE ATTACHED~~

This instrument was acknowledged before me on March 26, 2021, by  
~~TEAS Drive~~ the Trustee of Rolfe Black Trusts.

MY COMMISSION EXPIRES:  
03/17/2024

[Signature]  
Notary Public



STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_, 2021, by  
\_\_\_\_\_, the Trustee of Rolfe Black Trusts.

MY COMMISSION EXPIRES:  
\_\_\_\_\_

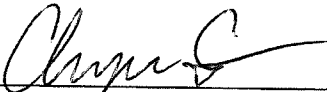
\_\_\_\_\_  
Notary Public

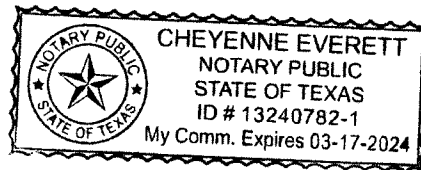
**ACKNOWLEDGEMENT**

STATE OF TEXAS            )  
  ) SS  
COUNTY OF Burnet    )

This instrument was acknowledged before me on March 26, 2021 by  
Stephanie L. Black as Trustee of the Rolfe Black Trust on behalf of said Trust

My commission expires:

  
\_\_\_\_\_  
Notary Public



SIGNATURE PAGE NO. 3  
TO  
FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,  
RESTRICTIONS AND GRANT OF EASEMENTS

LOT 2-B:

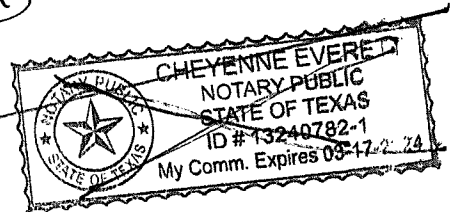
Rolfe Black Trusts

By: Stephan L. Black  
Its: Trustee

By: Stephan L. Black  
Its: Trustee

~~STATE OF TEXAS )  
COUNTY OF Brewster )~~

~~SEE ATTACHED~~



~~This instrument was acknowledged before me on March 26, 2021, by  
Texas Driver License Trustee of Rolfe Black Trusts.~~

~~MY COMMISSION EXPIRES:  
03/17/2024~~

~~[Signature]  
Notary Public~~

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_, 2021, by  
\_\_\_\_\_, the Trustee of Rolfe Black Trusts.

MY COMMISSION EXPIRES:  
\_\_\_\_\_

\_\_\_\_\_  
Notary Public

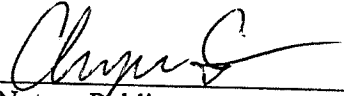


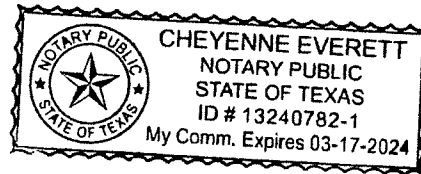
**ACKNOWLEDGEMENT**

STATE OF TEXAS            )  
  ) SS  
COUNTY OF Burnet        )

This instrument was acknowledged before me on March 26, 2021 by  
Stephanie L. Black as Trustee of the Rolfe Black Trust on behalf of said Trust

My commission expires:

  
\_\_\_\_\_  
Notary Public



SIGNATURE PAGE NO. 4

TO  
FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,  
RESTRICTIONS AND GRANT OF EASEMENTS

Lot 2-C:

JB Holding, LLC

By: \_\_\_\_\_

(Its: Manager)

STATE OF NEW MEXICO )

COUNTY OF BERNALILLO )

This instrument was acknowledged before me on Apr. 5<sup>th</sup>, 2021, by  
John F. Black, the Manager of JB Holding, LLC, an Alaska limited liability  
company.

MY COMMISSION EXPIRES:

Nov. 29, 2023

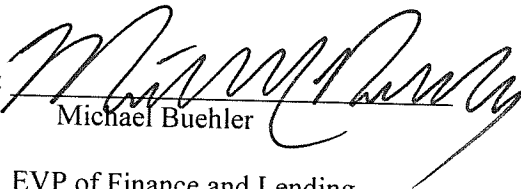
Sharon L. Hollins  
Notary Public



SIGNATURE PAGE NO. 5  
TO  
FIRSTAMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,  
RESTRICTIONS AND GRANT OF EASEMENTS

Lot 2-D:

Nusenda Federal Credit Union, a  
federal credit union

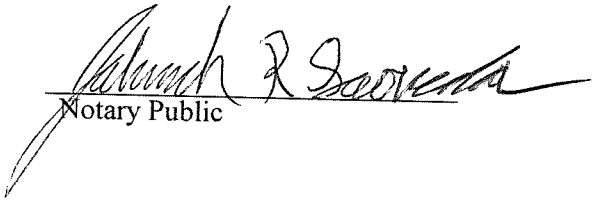
By:   
Michael Buehler

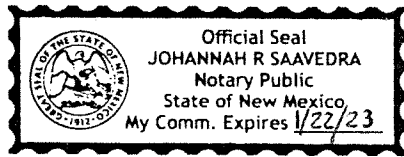
Its: EVP of Finance and Lending

STATE OF NEW MEXICO )  
  )  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on May 10, 2021, by  
Michael Buehler, the EVP of Finance and Lending of Nusenda Federal Credit Union.

MY COMMISSION EXPIRES:  
January 22nd, 2023

  
Notary Public



SIGNATURE PAGE NO. 6  
TO  
FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,  
RESTRICTIONS AND GRANT OF EASEMENTS

Lot 3:

Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA),  
a political subdivision of the state of New Mexico

By: [Signature]  
Executive Engineer  
AMAFCA

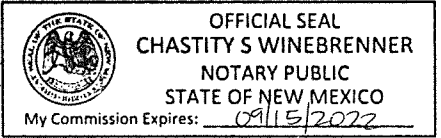
By: Jerry Lovato  
Its: \_\_\_\_\_

STATE OF NEW MEXICO    )  
  )  
COUNTY OF BERNALILLO    )

This instrument was acknowledged before me on March 31, 2021, by  
Jerry Lovato, the Executive Engineer of AMAFCA.

MY COMMISSION EXPIRES:  
09/15/2022

[Signature]  
Notary Public



SIGNATURE PAGE NO. 7  
TO  
FIRSTAMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,  
RESTRICTIONS AND GRANT OF EASEMENTS

Lot 4:

Double R Farm, Inc., a New Mexico corporation

By: Randy Roberts  
Its: President

STATE OF NEW MEXICO )

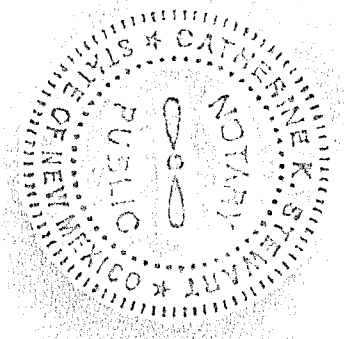
COUNTY OF UNION )

This instrument was acknowledged before me on 24th March, 2021, by  
Randy Roberts, the President of Double R Farms, Inc.

MY COMMISSION EXPIRES:

Sept 20, 2021

Catherine K Stewart  
Notary Public

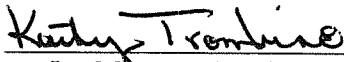


SIGNATURE PAGE NO. 8  
TO  
FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,  
RESTRICTIONS AND GRANT OF EASEMENTS

Lot 5:

Gourmet Investors, LLC

By:   
Its: Manager Raymond P. Trombino

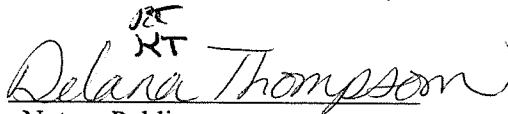
By:   
Its: Manager Kathy Trombino

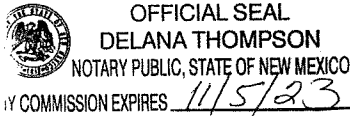
STATE OF NEW MEXICO )

COUNTY OF BERNALILLO )

This instrument was acknowledged before me on March 29, 2021, by  
Raymond, the Manager of Gourmet Investors, LLC

MY COMMISSION EXPIRES:  
11/5/23

  
Notary Public

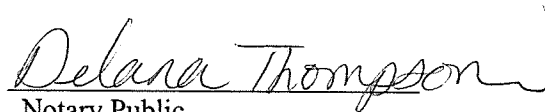


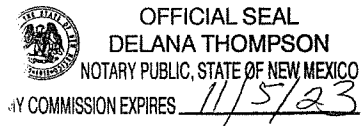
STATE OF NEW MEXICO )

COUNTY OF BERNALILLO )

This instrument was acknowledged before me on March 29, 2021, by  
Kathy, the Manager of Gourmet Investors, LLC

MY COMMISSION EXPIRES:  
11/5/23

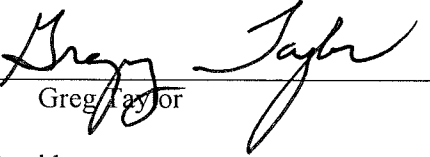
  
Notary Public



SIGNATURE PAGE NO. 7  
TO  
FIRSTAMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,  
RESTRICTIONS AND GRANT OF EASEMENTS

LOT 6:

GLS Foods, Inc. , d/b/a Popeyes

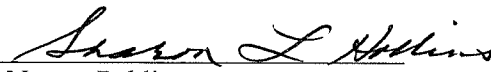
By:   
Greg Taylor

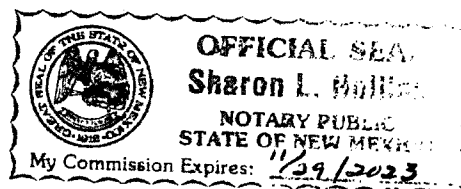
Its: President

STATE OF NEW MEXICO    )  
  )  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on May 5, 2021, by  
Greg Taylor, the President of GLS, Foods, Inc.

MY COMMISSION EXPIRES:  
Nov. 29, 2023

  
Notary Public



**EXHIBIT "B"**  
**LEGAL DESCRIPTION OF PROPERTY**

Lots 2-A, 2-B, 2-C and 2-D Cottonwood Crossing, Phase II (being a replay of Tract 2, Cottonwood Crossing Phase II) within the Town of Alameda Grant in Projected Section 8, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico as shown on the Plat thereof dated February, 2004 and recorded in the records of the County of Bernalillo as Doc. No. 2004092818 in Book-2004C, Page 201 on July 1, 2004.

and

Lots 1, 3, 4, 5, and 6 Cottonwood Crossing, Phase II (Being a replat of Tracts 14-A and 14-B, Black Ranch) within the Town of Alameda Grant in Projected Section 8, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico as shown on the Plat thereof dated November, 2003 and recorded in the records of the County of Bernalillo as Doc. No. 200402772 in Book 2004C, Page 56 on February 19, 2004.



## APPLICANT 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 checked="" 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: A Management, Inc		Phone: 505-822-0044
Address: 4461 Irving Blvd NW		Email: pierre@amestoy.net
City: Albuquerque	State: NM	Zip: 87114
Professional/Agent (if any): Tierra West, LLC		Phone:
Address: 5571 Midway Park Pl. NE		Email: SLozoya@tierrawestllc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site:	List <u>all</u> owners:	

**BRIEF DESCRIPTION OF REQUEST**

Major Amendment to Site Plan - EPC  
 Amendment to Zoning Map - EPC; no new zones are being created. Rather, the changing of boundaries of the existing zone is proposed.

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

Lot or Tract No.: LT 2-B LOTS 2-A 2-B 2-C AND 2-D COTTONWOOD CROSSING PHASE II LT 2-A LOTS 2-A 2-B 2-C AND 2-D COTTONWOOD CROSSING PHASE II	Block: 0000	Unit:
Subdivision/Addition: COTTONWOOD CROSSING PHASE 2	MRGCD Map No.:	UPC Code: 101406520329520320 101406521531220323
Zone Atlas Page(s): B-14-Z	Existing Zoning: MX-T and MX-L	Proposed Zoning: MX-T
# of Existing Lots: 2	# of Proposed Lots: 17	Total Area of Site (acres): 3.1392

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 10080 COORS BLVD NW  
10088 COORS BLVD NW

Between: COORS BLVD NW and: 7 BAR

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

Signature:

Date: 11/2/2023

Printed Name: Sergio Lozoya

Applicant or  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)**

- No 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

<p><i>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.</i></p>		
<p>Signature: </p>	<p>Date: 11/2/2023</p>	
<p>Printed Name: Sergio Lozoya</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>	
<p><b>FOR OFFICIAL USE ONLY</b></p>		
<p>Project Number:</p>	<p>Case Numbers</p>	
	-	
	-	
	-	
<p>Staff Signature:</p>		
<p>Date:</p>		

**FORM P1: SITE PLAN – EPC**

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

- SITE PLAN – EPC
- MASTER DEVELOPMENT PLAN
- MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN
- EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN

No Interpreter Needed for Hearing?  if yes, indicate language: \_\_\_\_\_

A Single PDF file of the complete application including all 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. PDF *shall be organized* with the Development Review Application and this Form P1 at the front followed by the remaining documents *in the order provided on this form*.

Zone Atlas map with the entire site clearly outlined and labeled

Letter of authorization from the property owner if application is submitted by an agent

Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)

Signed Traffic Impact Study (TIS) Form

Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-6(J)(3) or 14-16-6-6(F)(3), as applicable

N/A Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P)

Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)

Office of Neighborhood Coordination neighborhood meeting inquiry response

Proof of email with read receipt OR Certified Letter offering meeting to applicable associations

Completed neighborhood meeting request form(s)

If a meeting was requested/held, copy of sign-in sheet and meeting notes

Sign Posting Agreement

Required notices with content per IDO Section 14-16-6-4(K)(1)

Required notices with content per IDO Section 14-16-6-4(K)(1) (*not required for extension*)

Office of Neighborhood Coordination notice inquiry response

Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.

Proof of emailed notice to affected Neighborhood Association representatives

Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing

Completed Site Plan Checklist

Scaled Site Plan or Master Development Plan and related drawings

*Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.*

Copy of the original approved Site Plan or Master Development Plan (for amendments only)

Site Plan or Master Development Plan

Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)

Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for all commercial and multifamily site plans except if the development is industrial or the multifamily is less than 25 units.


N/A Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone


**VARIANCE – EPC**

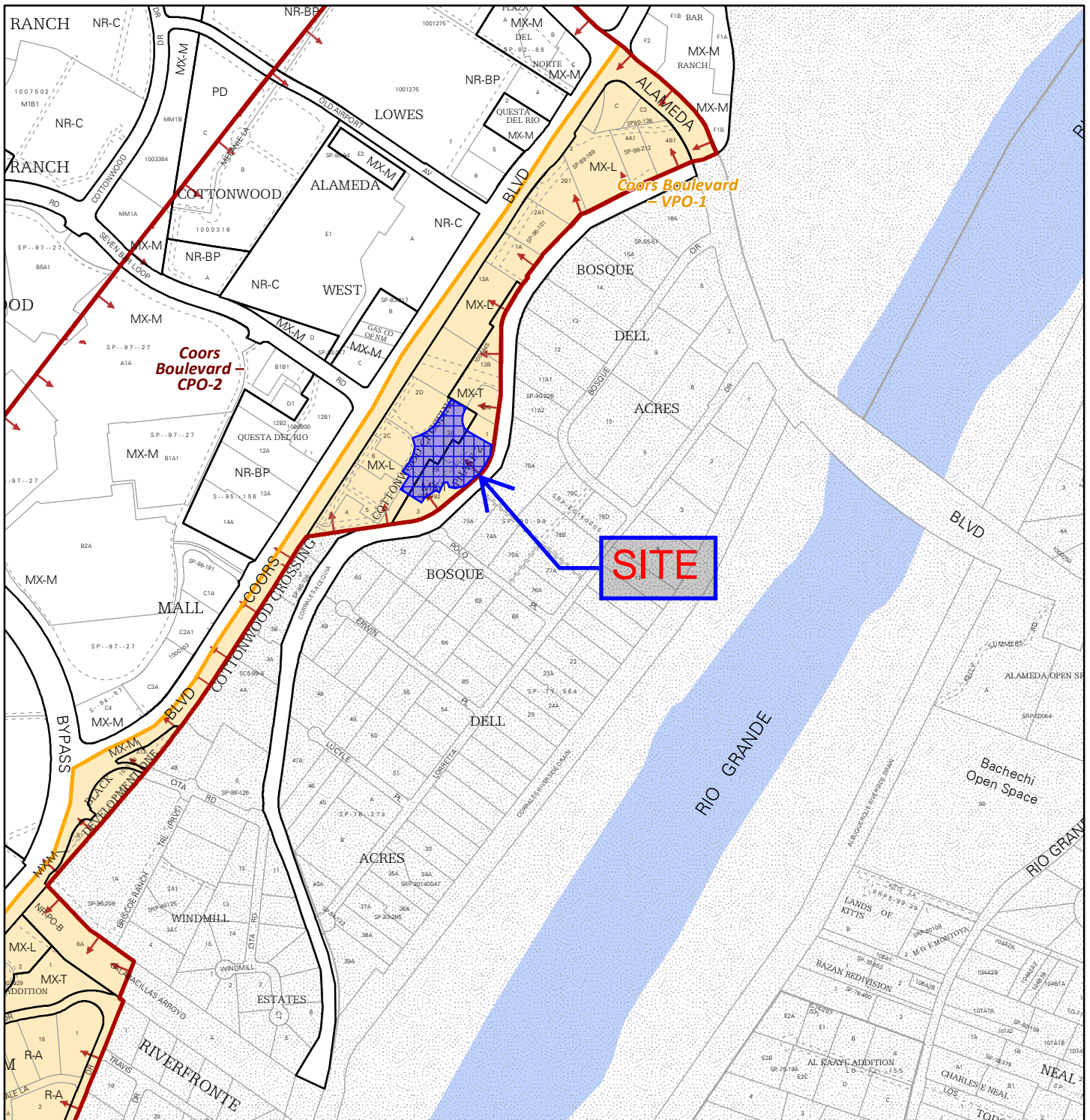
\_\_\_ In addition to the above requirements for the Site Plan – EPC or Master Development Plan the proposed variance request is related to, please describe, explain, and justify the variance per the criteria in IDO Section 14-16-6-6(N)(3).

*Note: Any variance request from IDO Standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), 14-16-5-5 (Parking and Loading), or DPM standards shall only be granted by the DRB per IDO Section 14-16-6-6(L) See Form V.*

**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.**

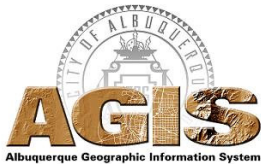
<b>Signature:</b> 	<b>Date:</b> 11/2/2023
<b>Printed Name:</b> Sergio Lozoya	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
<b>Staff Signature:</b>	
<b>Date:</b>	

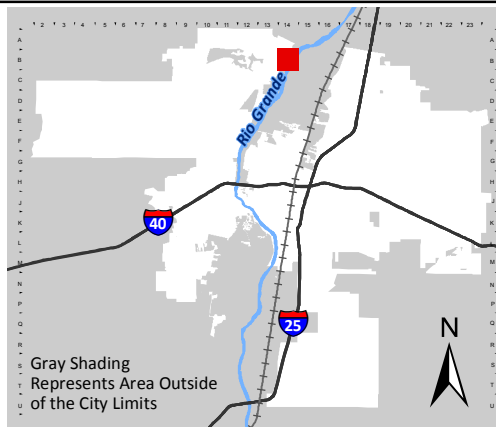


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

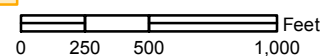


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**B-14-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



**Agent Authorization Form**

March 1, 2023

Mr. Tim MacEachen, Chair  
Environmental Planning Commission  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

RE: All EPC Submittals  
LT 2-B LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSINGPHASE II (BEING A  
REPLAT OF TRACT 2 COTTONWOOD CROSSINGPHASE II) CONT 1.5483 AC and  
LT 2-A LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSINGPHASE II (BEING A  
REPLAT OF TRACT 2 COTTONWOOD CROSSINGPHASE II) CONT 1.5908 AC  
Zone Atlas Page: B-14-Z

I/We, Pierre Amestoy, A Management, Inc, as the owner(s) of the real property described as follows. LT 2-B LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSINGPHASE II and LT 2-A LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSINGPHASE II, do hereby authorize to act as my/our agent (Agents Name), **Tierra West, LLC**, to execute any and all documents necessary to affect the application approval requested to the Development Hearing Officer, and to appear on my/our behalf before any administrative or legislative body in the county of Bernalillo considering this application and to act in all respects as our agent in matters pertaining to the application.

Pierre Amestoy  
Print Name

  
Signature

owner  
Title

3-2-23  
Date



# City of Albuquerque

P.O. Box 1293 Albuquerque, NM 87103

## Planning Department

Alan Varela, Interim Director

**Tim Keller, Mayor**  
**Sarita Nair, CAO**

**DATE:** March 6, 2023

**SUBJECT:** Albuquerque Archaeological Ordinance - Compliance Documentation

**Case Number(s):** PR-2021-005816  
**Agent:** Tierra West, LLC  
**Applicant:** A Management Corporation  
**Legal Description:** LT 2-B LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSING PHASE II  
**Zoning:** MX-L & MX-T  
**Acreage:** 3.1392  
**Zone Atlas Page(s):** B-14-Z

**CERTIFICATE OF NO EFFECT:**  Yes  No

**CERTIFICATE OF APPROVAL:**  Yes  No

### **SUPPORTING DOCUMENTATION:**

Historic Google Earth Images, NMCRIS Records

**SITE VISIT:** January 17, 2023

### **RECOMMENDATIONS:**

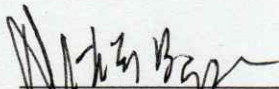
The boundary of the area under review avoids LA 289/SR 1173 (see several NMCRIS numbers) and the site is well-fenced. This area was bladed by 2004.

CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 1 "an archaeological investigation has been conducted..." and criterion 2 "The property has been disturbed through previous land use"

### **SUBMITTED BY:**

### **SUBMITTED TO:**

Planning, Development Services

  
\_\_\_\_\_  
Douglas H. M. Boggess, MA, RPA Date  
Senior Principal Investigator  
Acting City Archaeologist  
Lone Mountain Archaeological Services, Inc.

3/6/2023

October 27, 2023

Mr. David Shaffer, Chair  
Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

**RE: Request for Approval of Zone Map Amendment / Site Plan – EPC Major Amendment for all or a portion of Lots 2-A, 2-B, 2-C, and 2-D, (Being A Replat of Tract 2, Cottonwood Crossings Phase II) and Lots 1, 2, 3, 4, 5, and 6, Plat of Lots 1, 2, 3, 4, 5, & 6 (Being a Replat of Tracts 14-A & 14-B Black Ranch), Cottonwood Crossing Phase II, located east of Coors Blvd. at the intersection of Coors. Blvd. NW and 7 Bar Loop Rd. NW, containing approximately 10 acres. ZONE ATLAS PAGE: B-14-Z**

Dear Mr. Chairman:

The purpose of this letter is to notify city Planning Staff that we are in the process of completing a TIS as scoped in the following form.

Thank you,



Sergio Lozoya  
Sr. Planner



## SCOPE OF TRAFFIC IMPACT STUDY (TIS)

**TO:** Terry Brown, P.E.  
Tierra West LLC.  
5571 Midway Park Pl. NE  
Albuquerque, NM 87103

**MEETING DATE:** Thursday Mat 11, 2023

**ATTENDEES:** Matthew Grush, P.E. (City of Albuquerque), Margaret Haynes, P.E. (NM DOT D3), Ronald R. Bohannon, P.E., Amanda Herrera, P.E., Terry Brown, P.E., and Derek Bohannon (Tierra West, LLC).

**PROJECT:** Retail @ 7 Bar Loop (7 Bar Loop Rd. / Coors Blvd.)

**REQUESTED CITY ACTION:**  Zone Change  Site Development Plan

Subdivision  Building Permit  Sector Plan  Sector Plan  
Amendment

Curb Cut Permit  Conditional Use  Annexation  Site Plan Amendment

**ASSOCIATED APPLICATION:** Building A - General Office Building 4,056 sf (Alternatively Commercial), Building B – Dispensary 4,940 sf, Building C – Restaurant 5,000 sf, and 15 Townhome units.

### SCOPE OF REPORT:

The Traffic Impact Study should follow the standard report format, which is outlined in the DPM. The following supplemental information is provided for the preparation of this specific study.

1. Trip Generation - Use Trip Generation Manual, 11th Edition.  
Local data may be used for certain land use types as determined by staff.  
Consultant to provide.
2. Appropriate study area:  
Signalized Intersections;  
Coors Blvd / 7 Bar Loop Rd.  
Coors Blvd. / Old Airport Ave  
Coors Blvd. / Cottonwood Loop NW  
  
Unsignalized Intersections; N/A  
  
Driveway Intersections:  
East entrance at Albertsons across from Hong Kong Buffet.
3. Intersection turning movement counts  
Study Time – 6-9 a.m. peak hour, 11a.m.-2p.m. peak hour, 3-6 p.m. peak hour  
Consultant to provide for all intersections listed above.  
(Intersection turning movements counts to be correlated with TAQA data)
4. Type of intersection progression and factors to be used.

Type III arrival type (see “Highway Capacity Manual, current edition” or equivalent as approved by staff). Unless otherwise justified, peak hour factors and % heavy commercial should be taken directly from the MRCOG turning movement data provided or as calculated from current count data by consultant.

5. Boundaries of area to be used for trip distribution.

City Wide - residential, office or industrial;

2 mile radius – commercial;

Interstate or to be determined by consultant - motel/hotel

APS district boundary mapping for each school and bus routes

6. Basis for trip distribution.

Residential – Use inverse relationship based upon distance and employment. Use employment data from 2040 Socioeconomic Forecasts, MRCOG – See MRCOG website for most current data.

Office/Industrial - Use inverse relationship based upon distance and population. Use population data from 2040 Socioeconomic Forecasts, MRCOG – See MRCOG website for most current data.

Commercial - Use relationship based upon population. Use population data from 2040 Socioeconomic Forecasts, MRCOG – See MRCOG website for most current data.

Residential -  $T_s = (T_t) (S_e / D) / (S_e / D)$

$T_s$  = Development to Individual Subarea Trips

$T_t$  = Total Trips

$S_e$  = Subarea Employment

$D$  = Distance from Development to Subarea

Office/Industrial -  $T_s = (T_t) (S_p / D) / (S_p / D)$

$T_s$  = Development to Individual Subarea Trips

$T_t$  = Total Trips

$S_p$  = Subarea Population

$D$  = Distance from Development to Subarea

Commercial -

$T_s = (T_t) (S_p) / (S_p)$

$T_s$  = Development to Individual Subarea Trips

$T_t$  = Total Trips

$S_p$  = Subarea Population

7. Traffic Assignment. Logical routing on the major street system.

8. Proposed developments which have been approved but not constructed that are to be Included in the analyses. Projects in the area include:

a. Car Wash @ 7 bar Loop / Coors Blvd.

9. Method of intersection capacity analysis - planning or operational (see “2016 Highway Capacity Manual” or equivalent [i.e. HCS, Synchro, Teapac, etc.] as approved by staff). Must use latest version of design software and/or current edition of design manual.

Implementation Year: 2024

Horizon Year: 2034

10. Traffic conditions for analysis:
  - a. Existing analysis  yes  no - year (N/A);
  - b. Phase implementation year(s) without proposed development – 2024
  - c. Phase implementation year(s) with proposed development – 2024
  - d. Project completion year without proposed development – 2034
  - e. Project completion year with proposed development – 2034
  - f. Other –
  
11. Background traffic growth.  
Method: use 10-year historical growth based on standard data from the MRCOG Traffic Flow Maps. Minimum growth rate to be used is 1/2%.
  
12. Planned (programmed) traffic improvements.  
List planned CIP improvements in study area and projected project implementation year:
  - a. Project – Location (Implementation Year) – N/A
  
13. Items to be included in the study:
  - a. Intersection analysis. Yes
  - b. Signal progression - An analysis is required if the driveway analysis indicates a traffic signal is possibly warranted. Analysis Method: N/A
  - c. Arterial LOS analysis; No
  - d. Recommended street, intersection and signal improvements. Yes
  - e. Site design features such as turning lanes, median cuts, queuing requirements and site circulation, including driveway signalization and visibility. Yes
  - f. Transportation system impacts. Yes
  - g. Other mitigating measures.
  - h. Accident analyses  yes  no; Location(s): Coors Blvd/7 Bar Loop, Coors/Old Airport Rd, Coors/Cottonwood Loop. (3 years)
  - i. Weaving analyses  yes  no; Location(s):
  
14. Other: Highlight Pedestrians and Bicycles at the intersections.

**SUBMITTAL REQUIREMENTS:**

1. Number of copies of report required
  - a. 1 paper copy
  - b. 1 digital copy
2. Submittal Fee – \$1300 for up to 3 reviews (plus technology fee)

The Traffic Impact Study for this development proposal, project name, shall be performed in accordance with the above criteria. If there are any questions regarding the above items, please contact me at 924-3362.



5/17/2023

---

Matt Grush, P.E.  
Senior Engineer  
City of Albuquerque, Planning  
Transportation Development Section

---

Date

**PRE-APPLICATION REVIEW NOTES**

PA#: 23-049 Notes Provided (date):   

Site Address and/or Location: 10080 and 10088 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** Requirements to adjust zoning on 2 sites with 2 zones per site (MX-T and MX-L) and a new Site Plan for Commercial mixed use

**Basic Site Information**

Current Use(s): Vacant Size (acreage): 10 acres total  
Zoning: MX-T & MX-L Overlay Zone(s): VPO-1 (IDO 3-6) Coors Blvd. & CPO-2 (IDO 3-4) Coors Blvd.

**Comprehensive Plan Designations**

Corridor(s): 7 Bar Loop MT, Coors MT,  
Development Area: Change Near Major Public Open Space (MPOS)?: Yes, Lot 1  
Center: NA adjacent.

**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): Residential town homes, commercial, cannabis retail, restaurant  
Use Specific Standards: Dwelling, Townhouse 4-3(B)(6), Cannabis retail 4-3(D)(35), Restaurant 4-3(D)(8)

**Applicable Definition(s):**

**Cannabis Retail**

A retail sales establishment licensed by the State to sell cannabis under Sections 26-2C-1 to 26-2C-42 NMSA 1978. Retail establishments selling cannabis solely for consumption by users with a medical card issued by the State under Sections 26-2B-1 to 26-2B-10 NMSA 1978 (the Lynn and Eric Compassionate Use Act) are considered general retail and are not regulated by this definition. On-site cannabis consumption licensed by the State is considered an incidental activity of cannabis retail. See also General Retail and Commercial On-site Consumption.

**Commercial Services**

Any activity involving the provision of services carried out for profit, generally for a business customer and not an individual buyer, including but not limited to upholstering, welding, laundry, printing, or publishing, that is not listed separately as a distinct use in Table 4-2-1.

**Restaurant**

An establishment that serves food and beverages that are consumed on its premises by customers seated at tables and/or counters either inside or outside the building thereon and/or that may provide customers with take-out service of food and/or beverages for off-site consumption. Sale of alcoholic beverages is controlled by other provisions in this IDO and the New Mexico State statutes regarding alcoholic drink sales. See also Bar and Taproom or Tasting Room.

**Zone Boundary**

The boundary of a zone district is a lot line unless clearly otherwise shown on the Official

Zoning Map, in which case, the boundary of a zone is determined by use of the scale of measurement shown on the Official Zoning Map.

Sensitive Lands: *Please see IDO Section 14-16-5-2 for information about required analysis, development standards, and changes to process that may result if this Section applies.*

### 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): Zone Map Amendment, Site Plan Major Amendment & Site Plan EPC

Specific Procedure(s)\*: 6-7(G) & 6-6(I)

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

Decision Making Body/ies: EPC Is this a PRT requirement? No

### Handouts Provided

- |  |   |  |   |
|--|---|--|---|
| <input type="checkbox"/> Zoning Map Amendment      | <input type="checkbox"/> Site Plan Amendments | <input 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 type="checkbox"/> Subdivision    |
| <input type="checkbox"/> Site History/Research     | <input type="checkbox"/> Transportation       | <input 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:

- Site History: 1002792 Is the controlling site plan for building permit approved by the EPC in August 2003. Several Administrative Amendments have occurred since and a major amendment was approved in November 2021 for a car wash on the NW tract (PR-2021-005816 SI-2021-01684 Car wash, Major amendment).
- The applicant listed a proposed use as commercial, but there are several allowable Commercial uses in the MX-T zone district. It would be on the burden of the applicant /property owner to determine these uses.
- The Townhouse Use and Cannabis retail are permissive in MX-T, but Restaurant is Conditional Primary (i.e. a primary use allowed only after the applicant obtains a Conditional Use Approval pursuant to Subsection 14-16-6-6(A)) and subject to any Use-specific Standards.
- Please read ALL Use Specific standards for Cannabis Retail:
  - 4-3(D)(35)(j) In the MX-T zone district, this use is prohibited, unless associated with an establishment by the State as a cannabis microbusiness, in which case this use shall not exceed 10,000 square feet of gross floor area. Please see Development Standards Applicable in CPO-2 and VPO-1.
- Use Specific Standard for Townhouse:

- 4-3(B)(6)(e) In any Mixed-use zone district west of the Rio Grande on properties abutting the public right-of-way of a Major Transit (MT) or Premium Transit (PT) Corridor, allowable uses in the Commercial category are required along at least 50 percent of the ground floor of the façade facing the Major Transit or Premium Transit Corridor.
- Area of change next to area of consistency. Please see edge buffer requirements Table 5-6-5: Edge Buffer – Development Area Summary
- A View Protection Analysis is required for the subject Site Pursuant to IDO 3-6(D) COORS BOULEVARD – VPO-1. All development shall meet standards in 3-6(D)(4) which can be shown through this analysis (examples in this section of the IDO). If these standards are not met, a Variance-EPC may be requested, but not guaranteed for approval.
- Notification boundaries must correspond with the boundaries of controlling Site Development Plan, not just the two lots that are the focus of the request.

### QUESTIONS / REQUEST:

1. Request input as to what requirements need to be met in order to adjust the zoning on the site in which 2 zone distinctions bisect the existing property?

A floating zone line exists on the subject sites (10080 & 10088 Coors Blvd.) which is split between MX-L and MX-T. The two lots are split between two parcels.

The subject sites would be required go through a zone change from MX-L (and MX-T) to solely MX-T to eliminate the floating zone line. The applicant is requesting MX-T for the proposed future commercial mixed-use development. See USS.

2. What additional items are needed for the Site Plan Approval?

The proposed zone change and Site Plan would b a three part request as follows:

1. Zone Change request to eliminate the floating zone line- One project Number with two case numbers for the two separate lots.
2. A Major Amendment to controlling Site Development Plan, which would include the changes to parking, landscaping, and add the proposed uses, etc. The subject sites were originally included as “Lot 2” in the approved Site Plan for Subdivision and is now Lot 2-A and lot 2-B. The controlling Site Plan includes 4 proposed buildings, a parking lot, and landscaping on the site. Separate case number.
3. A Site Plan-EPC would be required for approval of the proposed Site Plan contingent upon approval of the zone change (to allow the uses eliminate the floating zone line), and major amendment to allow the new uses and changes. Separate cse number

A Site Plan-EPC is required pursuant to IDO 6-6(I)(1)(c) 3. “Any application for development on a lot 5 acres or greater adjacent to Major Public Open Space.”

Lot 1, adjacent to the Site to the north, is zoned NR-PO-B, which a Major Public Open Space lot (MPOS). It is noted on the controlling Site Development Plan that the lot is protected for archeological reasons so the City went through a zone change in June 2022 to change the zone designation to NR-PO-B. This is not updated in AGIS yet, but we have the zoning certificate.

3. Can the Zone Map amendment and the site plan approval be heard as the same case with two different project numbers?

The requests could be submitted together under one project number, but they would have four separate case #'s and would be required to be decided on individually.

4. Is anything needed greater than a zone map amendment and site plan approval?

Once the zone map amendment is approved, the proposed used would be allowed and a Site Plan Major Amendment could be heard and decided by the EPC. Once the EPC decides on the proposed major amendment, the Site Plan-EPC would be heard and decided and would go to the DFT for final sign off.



November 29, 2023

Mr. David Shaffer, Chair  
Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

**RE: Request for Approval of Zone Map Amendment / Site Plan – EPC Major Amendment for all or a portion of Lots 2-A, 2-B, 2-C, and 2-D, (Being A Replat of Tract 2, Cottonwood Crossings Phase II) and Lots 1, 2, 3, 4, 5, and 6, Plat of Lots 1, 2, 3, 4, 5, & 6 (Being a Replat of Tracts 14-A & 14-B Black Ranch), Cottonwood Crossing Phase II, located east of Coors Blvd. at the intersection of Coors. Blvd. NW and 7 Bar Loop Rd. NW, containing approximately 10 acres.  
ZONE ATLAS PAGE: B-14-Z**

Dear Mr. Chairman:

The purpose of this letter is to request two concurrent approvals which are required to facilitate the development of the Mixed-Use project referenced as “7 Bar – Retail”. The approvals we are seeking are for following:

- 1) Zone Map Amendment**
- 2) Site Plan - EPC Major Amendment**

The subject property is located at 10080 and 10088 Coors Blvd NW, as seen in Figure 1 below. The two sites total 3.1388 acres and are zoned MX-T (Mixed Use-Transition) and MX-L (Mixed Use-Low Intensity), legally described as Lot 2-A and 2-B of Lots 2-A, 2-B, 2-C, and 2-D Cottonwood Crossing Phase II (Being a Replat of Tract 2 Cottonwood Crossing Phase II). The property is comprised of two lots with two different zoning designations bisecting each lot, MX-T and MX-L, constituting a floating zone line. (Reference Figure 2 in this document).

#### *Summary of Requested Items*

##### **1) Zone Map Amendment**

Our first request is the approval of a Zone Map Amendment that seeks to re-establish the existing floating zone line boundary. The request is for a change from MX-T to MX-L on a portion of Lots 2-A and 2-B in which the zone line would be shifted to coincide with the proposed property boundaries as shown on the Major Site Plan Amendment as well as the Site Plan – EPC. This re-establishment is necessary for the platting of the property. If approved, the zone boundary line will correspond with the boundaries established via the future replat for the subject site. The resulting change from the shift in the existing MX-T/MX-L boundary by the Zone Map Amendment can be found in Figure 3 in this document. The net change increases the MX-L from 1.39 acres to 1.70 acres and decreases the MX-T portion of the site from 1.75 acres to 1.44 acres.



The requested amendment allows for the facilitation of a true mixed-use development that is lacking in this area of Albuquerque. The change is also sensitive to the intended use of transitional zoning designations in order to mitigate adverse impacts to less intense neighboring zones. The zone change as proposed would allow for the development of townhomes and less intense commercial uses to be situated between Bernalillo County residences to the east and the more intense autocentric uses already developed to the west along Coors Blvd.

## 2) Site Plan – EPC, Major Amendment

Regarding the second request, the Environmental Planning Commission is hearing this case as a Major Amendment because such amendments are required to return to the original decision-making body, per IDO Section 14-16-6-4-(Z). The original Site Development Plans contains Lots 1, 2-A, 2-B, 2-C, 2-D, 3, 4, 5, and 6 of Cottonwood Crossing Phase II being a replat of Tracts 14-A and 14-B, Black Ranch. The Major Site Plan is zoned MX-T, MX-L, and NR-PO-B.

The proposed amendment would be an amendment to the controlling Site Development Plan for Subdivision *and* to the controlling Site Development Plan for Building Permit. The Major Amendment includes the following proposed uses: 3 commercial spaces (Office, Restaurant, and Cannabis Dispensary) and 15 townhomes on Lots 2-A and Lots 2-B, which comprise approximately 2.6 acres of the controlling site plan.



Figure 1: Master Plan Boundary and Subject Site

## Project Context

### **History**

The subject site is part of a larger commercial development on the east side of Coors Boulevard NW at Seven Bar Loop that was originally approved by EPC (Project# 1002792).

The original site plan for Subdivision included four buildings on the property closest to Coors Boulevard, future building pad locations that were mass graded, installation of the AMAFCA drainage facility, and preservation of the remaining intact portion of the Calabacillas Pueblo Ruin in the northeast corner of the property. Lot 1 of the subject site is the Black Ranch, a Major Public Open Space (MPOS) that was donated to the City of Albuquerque in 2004. The donation was made with the understanding that the archaeological site would not impede or prevent commercial development on the rest of the shopping center property. In June 2022 the City went through a zone map amendment to change the zoning to NR-PO-B - Major Public Open Space (MPOS). However, there is a signed "First Amendment to Declaration of Protective Covenants, Restrictions and Grant of Easement" signed March 24, 2021, that granted the property owner more flexibility due to the land donation.

- **August 2003** (03EPC-01085 and 03EPC-01086): A combination Site Development Plan for Subdivision and Site Development Plan for Building Permit was approved for all, or portion of, Tracts 14-A and 14-B, Black Ranch, zoned SU-1 for C-1 & Restaurant with full-service liquor and O-1. This first plan included four buildings on the property closest to Coors Boulevard, future building pad locations that were mass graded, installation of drainage facility, and preservation of the remaining intact portion of Calabacillas Pueblo Ruin in the northeast corner of the property.
- **March 2004** (04AA-00222): Approximately one month after achieving final sign-off by the Development Review Board, an Administrative Amendment was approved, which replaced the original Japanese themed restaurant building with a multi-tenant commercial building and adjusted parking.
- **January-June 2004** (03EPC-02034 to 03-EPC-02037): While the first site plan approved was being finalized through the DRB process, and the first Administrative Amendment was being approved, a zone change and Sector Development Plan amendment were approved to adjust the zoning boundaries of the site to provide "one uniform zone category except for the archeological and pending sites/" Note: it does not appear that this zone change was finalized on the zoning map, even though the required replat of the property was completed. The associated Site Development Plans provided more details on development of the eastern portion of the property, adjusted lot lines for each pad site, and noted which lots were subject to the earlier approvals.
- **June 2005 (05AA-00819)**: An Administrative Amendment is approved to replace the multi-tenant commercial building approved by the March 2004 amendment with a Popeye's fast-food restaurant with drive-through. This restaurant is located immediately southwest of the subject site.
- **March 2006 (06AA-00053)**: This amendment replaced a Chic-fil-A restaurant originally proposed to the northwest of the subject site with a credit union.

- **November 2018:** Major Amendment approved to include a Car Wash west of the Subject Site.

### Existing Conditions & Land-Use

The subject site lies within the Northwest Mesa Community Planning Area of the Comprehensive Plan and is designated as an Area of Change. The site is accessed and bordered on the west by a Private Drive and 7 Bar Loop Road, with 4 existing businesses to the west between Coors Blvd and the subject site (Car Wash, Fast Food with Drive through, Credit Union ith Drive through, and Restaurant). The ABQ Ride Route 155 and 790 pass by the subject site on Coors Corridor. The nearest bus stop is located on Seven Bar Loop approximately 800 feet west of the site.

Immediately west of Coors Boulevard is the Cottonwood Employment Center, and the surrounding area is predominantly commercial retail and service uses, including the Cottonwood Mall. The property at the northwesterly corner of the Coors and Seven Bar Loop intersection was just recently approved for a Major Amendment to construct additional retail and restaurant uses. To the east of the subject site across the AMAFCA Hard Channel – North Coors Drainage – Calabacillas Outlet are large lot single-family residential properties in the unincorporated Bernalillo County.

### Transportation System

Old Coors Blvd borders the site on the west and is controlled by the New Mexico Department of Transportation (NMDOT). Access is limited to three access points, Old Coors Cottonwood Loop to the south, Seven Bar Loop Road that runs into the middle of the project and the last is Old Airport Road to the north. The developments both north and south have made provisions to have pedestrian and vehicular access to the middle part limiting the access to the NMDOT facility. In other words, the development has contemplated that continuous access from Cottonwood Loop to Seven Bar loop would be established so that the properties do not have to take direct access from Old Coors. This project continues that pattern.

### Zoning

The subject site, as it relates to the Master Plan, was previously zoned a combination of SU-1 for C-1 & Restaurant with Full-Service Liquor and SU-1 for O-1. Upon adoption of the IDO, these uses converted to MX-L and MX-T, respectively. Other surrounding zone districts to the west of Coors Boulevard include MX-M, NR-C, and NR-BP providing higher intensity commercial and mixed uses within the Cottonwood Employment Center.

The strip of commercial properties southwest of the subject site between Coors Boulevard and the AMAFCA Hard Channel – North Coors Drainage – Calabacillas Outlet are in unincorporated Bernalillo County and zoned A-1 with a Special Use Permit for Shopping Center uses. The low-density residential property to the east of the AMAFCA Hard Channel – North Coors Drainage – Calabacillas Outlet is zoned A-1.

Along the NE corner of the site is the NR-PO-B (MPOS) Major Public Open Space that was previously discussed in the preceding “*History*” section. Surrounding land use and zoning: Nearby uses are primarily MX-T, MX-L, MX-M, NR-BP, NR-C, and Unincorporated Area (Bernalillo County).

Table 1 - Surrounding Zoning and Land Use		
Direction	Zoning	Land Use
<b>NORTH</b>	MX-T, MX-L, MX-M, NR-C	Commercial Retail and Services
<b>EAST</b>	MX-T and Bernalillo County A-1	Vacant and Single Family Residential
<b>SOUTH</b>	MX-T, MX-L, Bernalillo County A-1	Commercial retail and services; single-family residential
<b>WEST</b>	MX-M, MX-L and NR-BP	Commercial retail and services

### Site Plan – EPC – Major Amendment :Proposed Use and Development

The proposed Major Amendment to the Cottonwood Crossing Site Development Plan is to allow for the development of Lot 2-A and Lot 2-B, which were previously shown as future commercial pad sites and parking areas. The proposed project is a mixed-use development that will be comprised of 3 commercial spaces and 15 townhomes. In relation to Coors Boulevard, the 3 proposed commercial spaces are situated approximately 250'-300' from Coors with 3 existing commercial uses between the site and Coors. The existing buildings west of the proposed development include a fast-food drive through, a carwash facility, and credit union with drive through. All proposed uses are permissible in their respective zoning designations per IDO Table 4-2-1. The proposed Zone Map Amendment will result in the MX-L zone being applied to the lots closest to Coors and then transitioning to a lower intensity MX-T zoning designation between the MX-L and AMAFCA Hard Channel – North Coors Drainage – Calabacillas Outlet. This proposed configuration can be seen in Figure 3 Proposed Zoning on page 8. The site would be one of the few actual mixed-use developments in the MX zone in the area. While other properties and sites are designated with the MX zoning, the instances in which housing and commercial are blended in a single development are limited, especially in the NW quadrant of the city.

In 2003, the property owner of the shopping center, John Black, donated a 0.4-acre parcel of land (Lot 1) containing an archaeological site to the City of Albuquerque. This was done in coordination with the then-Open Space Superintendent, Matt Schmader, who requested that the site be fenced, and no public access be allowed. The donation was made with the understanding that the archaeological site would not impede or prevent commercial development on the rest of the shopping center property. The subject parcel proposed for the development borders this lot on the NE corner.

### Zoning Map Amendment Request

The first request is a zoning map amendment for the subject site. The amendment would adjust the zone line boundary between the MX-L and MX-T to match the boundaries of the proposed site plan. This request does not change the zoning of the respective parcels. Rather, it adjusts the location of the zone line separating the two zones to match the proposed site plan's property lines. These changes can be referenced in Figure 3 below. All proposed uses as shown on the

Site Plan are permissible in the respective zones, and the project meets the requirements of the IDO.

### Zone Map Amendment

The first request is a zoning map amendment for the subject site. The amendment would adjust the zone line boundary between the MX-L and MX-T to match the boundaries of the proposed site plan. This request does not change the zoning of the respective parcels, rather it adjusts the location of the zone line separating the two zones to match the site plans property lines, these changes can be referenced in Figure 3 below All proposed uses as shown on the Site Plan are permissible in the respective zones, and the project meets the requirements of the IDO. Please note that the subject property cannot be re-platted prior to a Zone Map Amendment due to the floating zone line that bisects the properties.

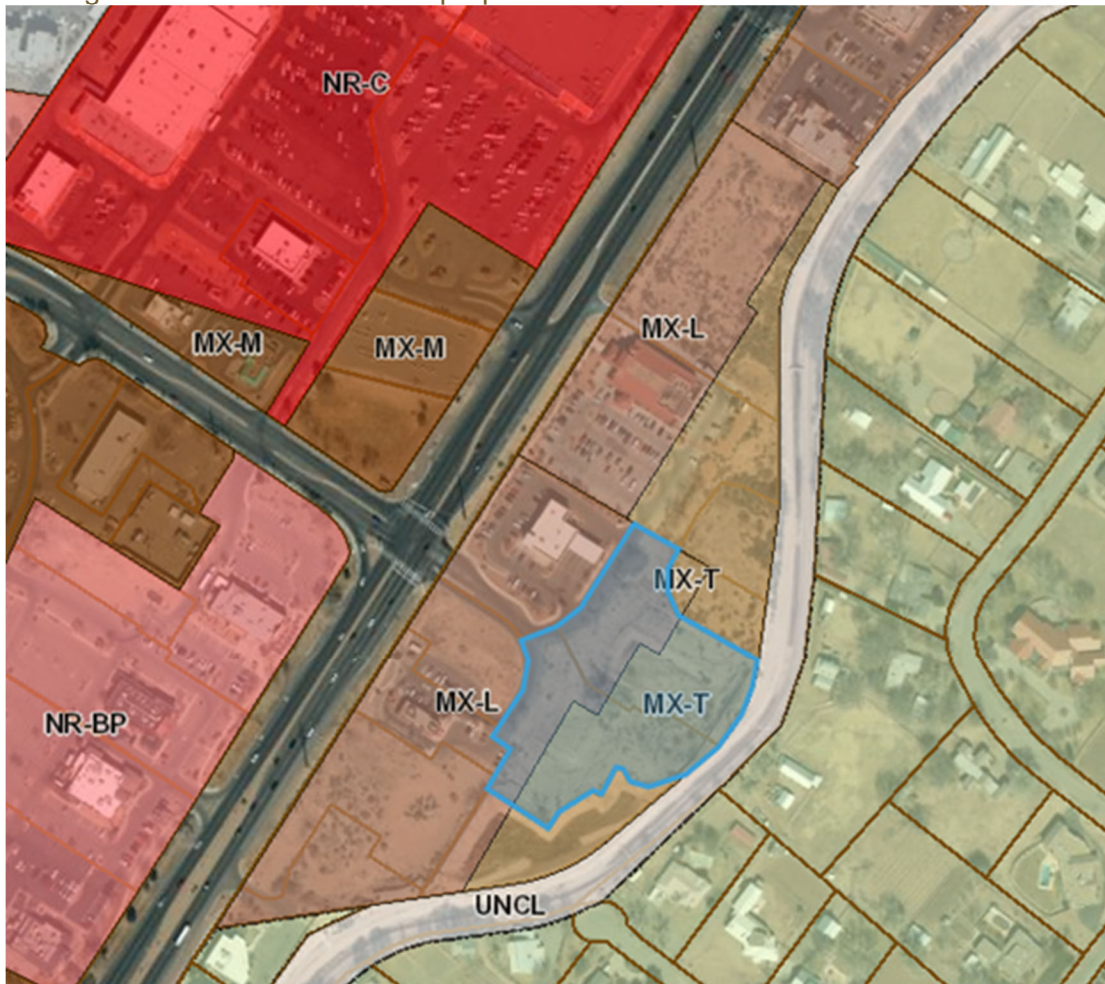


Figure 2- Existing Zoning

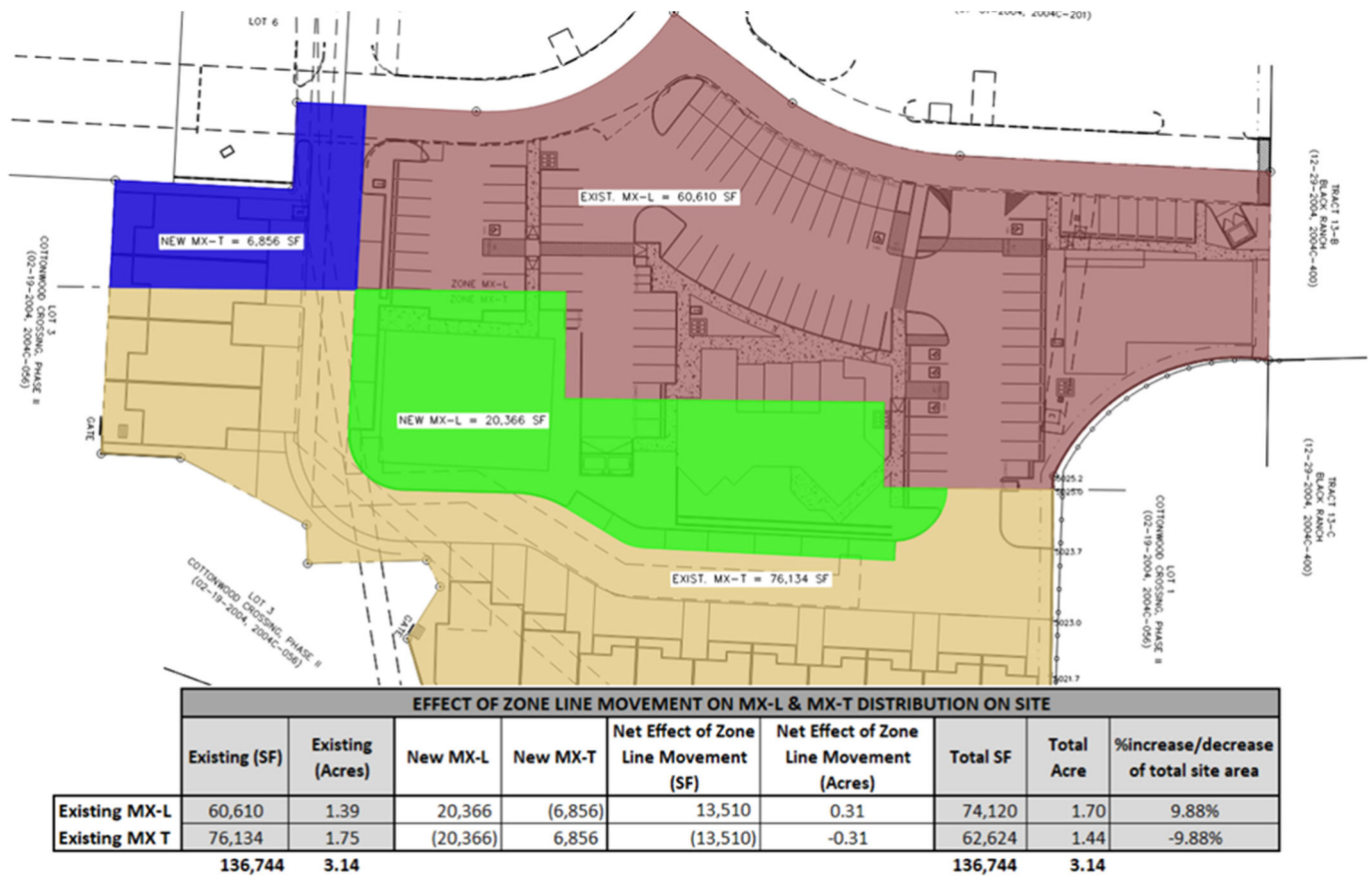


Figure 3 - Zone Map Amendment Exhibit

### Policy Analysis

The policy analysis is for both requests: the Zone Map Amendment and The Major Site Plan Amendment. Both further several goals and polices within the Albuquerque / Bernalillo Comprehensive Plan as outlined below. The Zone Map Amendment and Major Site Plan Amendment work congruently to facilitate future development. The request furthers the health, safety, and general welfare of the City because it aligns with several goals and policies within the Comprehensive Plan. It reinforces the existing character and identity of the Cottonwood area, ensures growth is captured along corridors where it is desired, and provides an opportunity to strengthen the local economy.

### Albuquerque/Bernalillo Comprehensive Plan

**Goal 4.1 Character:** Enhance, protect, and preserve distinct communities.

**RESPONSE:** The proposed Zone Map Amendment and Major Site Plan Amendment further Goal 4.1 because they champion quality development that aligns with the unique character of the community. This is evident in the community's aspiration for increased job opportunities and the optimal utilization of vacant land. By endorsing more permissive commercial activities, the proposal not only supports job creation but also resonates with the community's vision for development that mirrors its distinct identity. The distinct

identity of this community is exemplified by the abutting Comprehensive Plan Center, Cottonwood Center, with high-density commercial on the west side of the Rio Grande.

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

**RESPONSE:** The request for a zone map amendment and major site plan amendment further Policy 4.1.1 because they champion quality development that aligns with the unique character of the community. The Cottonwood Center is a high-density commercial center with a small amount of multi-family residential development within. The subject property abuts this center and the amended uses within the major site plan amendment would be consistent with the distinct character of the surrounding community. Furthermore, as the abutting Employment Center is largely developed, it may be beneficial to introduce mixed-use development.

**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.

**RESPONSE:** The proposed major site plan amendment furthers Policy 4.1.2 because it ensures harmony with the neighboring City of Albuquerque land uses and complements the diverse development to the west. This is evident in its commitment to uphold the established scale and architectural design of the vicinity. Moreover, the change accentuates a judicious blend of residential and commercial spaces, positioning them in a locale that's aptly suited for such endeavors. By facilitating a nuanced transition in use intensity, the proposal respects the adjacent County A-1 residents to the east. It's noteworthy that these residences benefit from additional layers of separation from the development, courtesy of an unpaved service road, a drainage pond, and a substantial drainage/irrigation canal, further emphasizing the zone change's dedication to preserving neighborhood identity and design.

**Goal 5.1 Centers & Corridors:** Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The request is consistent with Goal 5.1 because it emphasizes the importance of a multi-modal network, particularly in its proximity to major transit corridors like Coors Blvd and Seven Bar Loop. The development promotes connectivity and accessibility, fostering a community where residents can conveniently access various services and employment opportunities. This is evident in the Zone Map Amendment's alignment with the ABC Comp Plan, which encourages growth in areas supported by existing infrastructure, such as the subject property. Furthermore, the development's strategic location along a major corridor ensures efficient land use, promoting economic development and a resilient economy. The emphasis on infill development, as seen in the proposed Zone Map Amendment, further bolsters the city's vision of strong Centers & Corridors. Both the Site Plan - Major Amendment and the Site Plan - EPC are consistent with this goal, as they aim to transform an existing vacant lot into a vibrant mixed-use development, enhancing the city's network of Centers and Corridors.

**Policy 5.1.1 Desired Growth:** Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

**Response:** The proposed zone change aligns perfectly with Policy 5.1.1 and its Sub-policy c) by emphasizing its strategic location along the significant Coors Blvd corridor. Coors Blvd is classified as a Regional Principal Arterial in the Long-Range Roadway System by MRCOG. This major transit corridor is pivotal for shaping the city's sustainable development pattern, offering easy access and visibility for businesses and residents alike.

The ABC Comprehensive Plan has underscored a prevailing imbalance between housing and job opportunities west of the Rio Grande River. This zone change directly addresses this concern because it will facilitate future mixed-use development. By fostering employment density and championing the redevelopment of an underutilized property, the proposal is in sync with Sub-policy c). It accentuates infill development, especially given the property's prime position along a major Transit Corridor. This zone alteration not only amplifies the commercial prospects of the area but also ensures a smooth zoning transition for the county residents situated to the east.

The emphasis on the Coors Corridor in the zone change is paramount, as it nurtures employment density, thereby mitigating the inclination for urban edge developments. At present, the subject properties are underutilized. However, with the introduction of MX-L and MX-T permissive uses, the development will seamlessly blend with its surroundings. Moreover, its strategic location might act as a catalyst, triggering further developments on neighboring vacant lots, leading to a surge in business and employment opportunities, furthering the city's vision for sustainable growth along major corridors.

The proposed major site plan amendment is consistent with Policy 5.1.1 because it actively seeks to capture regional growth by emphasizing development along major transit corridors, such as Coors Blvd and Seven Bar Loop. By focusing on these corridors, the development not only promotes connectivity and accessibility but also encourages a sustainable pattern of growth. The Zone Map Amendment, in particular, aligns with the ABC Comp Plan's vision of directing growth to areas with existing infrastructure, ensuring that development is both sustainable and efficient. The emphasis on infill development, as showcased in the proposed development, further aligns with the city's objectives of capturing growth in strategic areas. The development's potential to introduce stability to an area of change, its promotion of a resilient economy, and its commitment to sustainable land uses all underscore its consistency with this policy. Both the Site Plan - Major Amendment and the Site Plan - EPC further this vision by transforming an existing vacant lot into a hub of activity, thereby capturing regional growth and contributing to the city's desired growth trajectory.

**Sub Policy 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.

**RESPONSE:** The development is consistent with Sub Policy c because it promotes employment density through its strategic location in an "Area of Change" along a Major Transit Corridor. This infill project not only emphasizes compact development and redevelopment but also aligns with Albuquerque's vision for growth on the Westside. By focusing on these strategic areas, the development discourages expansion at the urban edge, ensuring that growth is concentrated in designated Centers and Corridors. Both the



**Site Plan - Major Amendment and the Site Plan - EPC support this policy by prioritizing development in areas best suited to accommodate future growth in the city and county.**

**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.

**RESPONSE:** The proposed zone change furthers Policy 5.1.2 by emphasizing its strategic positioning along two pivotal transit corridors, namely Coors and Seven Bar. By permitting certain uses, the development aims to optimize the currently vacant land along these major corridors. This zone alteration not only complements the diverse mix of uses in the surrounding areas but also harmonizes with the non-residential zoning of properties to the North, West, and South. The introduction of MX-T Zoning is instrumental in ensuring a seamless transition from denser developments along the corridors to less intense uses. This thoughtful zoning approach serves as an effective buffer, especially considering the county residents to the east, further underscoring the proposal's commitment to maintaining the appropriate density and scale of development along major transit corridors.

**POLICY 5.1.10 Major Transit Corridors:** Foster corridors that prioritize high frequency transit service with pedestrian-oriented development.

**Response:** The proposed development furthers Policy 5.1.10 because it is strategically positioned near two prominent transit corridors, Coors Blvd and Seven Bar Loop. These corridors, equipped with multiple bus routes, make the location ideal for employees, encouraging them to leverage transit services. Furthermore, the development furthers the goal of pedestrian-oriented development because it offers residential users the convenience of pedestrian transit for both on-site commercial facilities and the surrounding area. This approach not only enhances pedestrian mobility but also aligns with the city's vision of promoting pedestrian-centric development along major transit corridors.

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

**RESPONSE:** The proposed Zone Map Amendment furthers Goal 5.2 because it introduces a variety of new businesses within an established commercial framework. This setup allows nearby residents the unique opportunity to both work and, if they prefer, reside within the same mixed-use development. Such a holistic approach to community planning not only enhances convenience but also promotes a sustainable living model where various facets of daily life converge seamlessly. The alignment with Goal 5.2 is further underscored by its consistency with the subsequent policy and sub-policy, emphasizing the commitment to fostering complete communities.

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

**RESPONSE:** The proposed Zone Map Amendment furthers Policy 5.2.1 because it introduces a diverse range of new businesses and employment prospects within a commercial framework that's easily reachable for residents of nearby neighborhoods. This development not only infuses the area with much-needed commercial services but also amplifies job opportunities, addressing a pressing need in the locality. By doing so, the amendment contributes to the transformation of an evolving area into a more stable and

sustainable community, echoing the essence of creating distinct and accessible mixed-use communities.

**Sub-policy h:** Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

**RESPONSE:** The proposed development furthers Sub-policy h because it aligns with the character of the immediate vicinity, which boasts a mix of commercial retail, service outlets, and eateries. These existing establishments mirror the form and scale of both the proposed site uses and the previously sanctioned controlling site plan, ensuring that the new development complements and seamlessly integrates with the existing landscape.

The proposed development furthers Sub-policy h by seamlessly integrating with the existing neighborhood fabric. The Zone Map Amendment paves the way for infill development that harmonizes with neighboring establishments like the Popeye's restaurant to the south, Nusenda Credit Union to the north, and the recently erected car wash to the west, all of which feature drive-through amenities. This amendment not only ensures compatibility in terms of use but also addresses concerns related to noise and disturbances. By facilitating the development of this site, it acts as a protective barrier for the county residents to the east, shielding them from the sounds of Coors Blvd, bank windows, drive-thru ordering boards, and the operational noises from the car wash. In essence, the proposed Zone Map Amendment champions a development approach that thoughtfully transitions between zones, minimizing any adverse effects on the broader community.

**Sub-policy n:** Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

**RESPONSE:** The subject site has been vacant for several decades after the initial grading and development of the site, installation of utilities, and creation of the overall drainage facility for the shopping center. The Zone Map Amendment furthers Sub-policy n by encouraging productive and complimentary uses to locate in this area and helps to buffer nearby residents from activities associated with the existing drive-through restaurant, car wash, and credit union.

**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.

**RESPONSE:** The proposed Zone Map Amendment furthers Goal 5.3 because it champions infill development in a strategically chosen location, already equipped with essential infrastructure. With direct access to major thoroughfares like Coors Boulevard (a principal arterial) and Seven Bar Loop (a major collector), and the availability of water and sewer services, the site is primed for development. Furthermore, a drainage facility catering to the broader development is already in place. By fostering new development here, the amendment ensures the optimal utilization of these existing amenities, emphasizing the efficient and sustainable use of land in alignment with the public good.

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

**RESPONSE:** The proposed request furthers Policy 5.3.1 because it champions growth in an infill development zone that's already bolstered by established infrastructure and public amenities. By promoting development in such a well-equipped area, the amendment underscores the efficient and sustainable use of resources, aligning with the city's vision for smart growth.

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

**RESPONSE:** The proposed request furthers Policy 5.3.2 because it emphasizes development in areas already equipped with essential infrastructure and public amenities. By facilitating growth in such a well-supported location, the amendment actively discourages leapfrog development patterns. Furthermore, the subject property's position away from the urban fringe reinforces its alignment with the city's vision for concentrated and efficient growth.

**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.

**RESPONSE:** The proposed Zone Map Amendment furthers Goal 5.6 because it targets a site situated within an Area of Change. By promoting development in this designated zone, the amendment not only aligns with the city's aspirations for directed growth but also contributes to enhancing the stability and vibrancy of the region. This proactive approach ensures that development is both anticipated and welcomed, fostering a harmonious and sustainable urban landscape.

**Policy 5.6.2 Areas of Change:** Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

**RESPONSE:** The proposed Zone Map Amendment furthers Policy 5.6.2 because it emphasizes development in a location along a Major Transit Corridor—areas earmarked for heightened growth and development intensity. By facilitating the transformation of an existing, vacant 3.1833-acre parcel(s), the amendment not only optimizes land use but also promises to inject approximately 150-250 NEW job opportunities into the community. This proactive approach ensures that development aligns with the city's vision for directing growth to designated Areas of Change, bolstering economic vitality and sustainable urban planning.

**Sub-policy e:** Encourage job creation in business and industrial parks, near freight routes, and where adequate transitions and buffers can be provided to protect abutting residential uses.

**RESPONSE:** The proposed zone change furthers Sub-policy e because it paves the way for job creation within a well-established area that already boasts a diverse mix of uses, such as commercial retail and office spaces. Furthermore, the subject site's proximity to Coors, a recognized freight corridor as outlined in the 2040 Transportation Management Plan, underscores its strategic positioning. This alignment not only promotes economic growth but also ensures that development is in harmony with the city's transportation and land-use objectives.

**Sub-policy g:** Encourage development where adequate infrastructure and community services exist.

**RESPONSE:** The proposed development furthers Sub-policy g because it capitalizes on an existing vacant parcel(s) of land that is already equipped with the requisite infrastructure. This infrastructure, which was designed and constructed to accommodate the previously developed and existing uses, is detailed in the controlling site plan. By promoting growth in such a well-prepared location, the amendment aligns with the city's vision for efficient and sustainable land use.

**Sub-policy h:** Encourage development in areas with a highly connected street grid and frequent transit service.

**RESPONSE:** The proposed development furthers Sub-policy h because it is strategically situated with direct access to non-residential streets that seamlessly connect to Coors Blvd and Seven Bar Loop. Moreover, the property's proximity to bus stops—just 0.16 miles away—and a Rapid Ride stop within 0.34 miles ensures that frequent transit services are readily available. This accessibility not only benefits potential future employees of the development but also underscores the project's alignment with the city's vision for promoting growth in well-connected and transit-rich areas.

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

**Response:** The proposed request furthers Goal 8.1 because it lays the groundwork for transforming a currently vacant lot into a vibrant hub for business and talent. The Zone Map Amendment, by facilitating the potential development of the subject site, signifies a substantial investment in the region, acting as a magnet for prospective businesses while reinforcing existing ones. This proactive approach to rezoning and anticipated development ensures that both new and established businesses have the environment they need to flourish. Moreover, with the potential to generate 100+ new job opportunities upon approval, the amendment underscores the city's commitment to fostering thriving and sustainable business ecosystems.

**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.

**Response:** The proposed Zone Map Amendment furthers Policy 8.1.1 by championing the transformation of an existing vacant lot into a dynamic space that embodies diversity in development. Situated strategically near major transit corridors and equipped with existing infrastructure, the site is primed for a mix of uses that can cater to both commercial and residential needs. The anticipated development, with its potential to introduce a variety of businesses and generate 100+ new job opportunities, embodies the essence of diverse places. By facilitating different intensities and scales of buildings, the amendment ensures a harmonious blend of spaces that can cater to a wide range of economic activities. This approach not only promotes economic growth but also creates a vibrant and multifaceted environment, resonating with the city's vision of fostering diverse and economically thriving places.

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

**RESPONSE:** The proposed request furthers Sub-policy a) by emphasizing the diversification of development intensities and uses, thereby bolstering economic development prospects. By championing the expansion of commercial, retail, and restaurant sectors, the Zone Map Amendment paves the way for a surge in job opportunities. Meeting the criteria of Sub-policy a), this request underscores the city's commitment to investing in its Centers and Corridors. Through the proposed Zone Map Amendment, the anticipated project will introduce a myriad of commercial, retail, and dining establishments, leading to the creation of a wide array of job opportunities. This approach ensures that individuals with varying skill sets and salary expectations can find suitable employment, reinforcing the city's vision of fostering diverse and inclusive economic growth.

**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.

**Response:** The proposed request furthers Policy 8.1.2 by addressing the economic stagnation of a historically vacant site. By advocating for the MX-L and MX-T zoning designations, the amendment paves the way for a diverse array of commercial, retail, and transitional land uses, thereby catalyzing economic contributions to the city. This proactive approach not only stimulates economic growth but also enhances the quality of life for existing residents. By promoting development in an Area of Change, the request underscores the city's commitment to revitalizing underutilized spaces, ensuring that residents benefit from a broader spectrum of development options and a more resilient economic landscape.

**Policy 8.2.1 Local Business:** Emphasize local business development.

**Response:** The proposed request directly furthers Policy 8.2.1 by championing the growth of local businesses. With the property owner set to establish at least one new locally-owned enterprise in Albuquerque, the city stands to gain a fresh entrepreneurial addition. Furthermore, the anticipated development of office and restaurant spaces offers ample opportunities for local businesses to either set roots or expand their footprint on the west side of Albuquerque. This Zone Map Amendment, by facilitating the property owner's aspirations for a new business facility, not only supports their entrepreneurial journey but also underscores the city's commitment to nurturing and emphasizing local business development, thereby enriching the community's economic fabric.

Zone Map Justification

## **SECTION 14-16-6-7(G)(3) REVIEW AND DECISION CRITERIA ZONING MAP AMENDMENT**

This request is well-supported by the Comprehensive Plans goals and policies as well as the governing CPO and meets the criteria for a Zoning Map Amendment as described further in this section.

### **6-7(G)(3) Review and Decision Criteria**

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

- A.** 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.

**RESPONSE:** *The proposed zone change furthers the health, safety, and general welfare of the City because it aligns with the overarching objectives of the Comprehensive Plan and the governing CPO. This is evident as the change promotes the utilization of long-standing vacant land, which in turn will bolster the city's economic foundation. Additionally, the zone change is beneficial because it paves the way for substantial job opportunities, thereby enhancing the city's employment landscape. Furthermore, the change is in harmony with a multitude of goals and policies outlined in the Comprehensive Plan, such as fostering growth in designated centers and corridors, championing mixed-use developments that encompass both residential and commercial prospects, endorsing local businesses and budding entrepreneurs, and fortifying the West Side's employment scenario to achieve a balanced jobs-to-housing ratio. By emphasizing infill development and directing growth towards designated change areas, the zone change not only amplifies the city's economic base but also resonates with its strategic vision for sustainable growth.*

**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 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).

**RESPONSE:** **The subject property is located wholly in an Area of Change; therefore the above criterion that pertains to Areas of Consistency do not apply.**

**6-7(G)(3)(c)** 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 any 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)

**RESPONSE:** The proposed request aligns with criteria three, emphasizing that the development of the vacant lot, as enabled by the Zone Map Amendment, aligns more advantageously with the community's vision as outlined in the ABC Comp Plan. By adjusting the boundaries of the MX-L and MX-T zones, this amendment champions several Comp Plan policies, including fostering a resilient economy, promoting infill development, endorsing sustainable land uses, and ensuring a balanced allocation of land for commercial and retail purposes.

A notable challenge with the current zoning is its division across individual lots, resulting in dual zoning designations on single parcels. This amendment seeks to rectify this by aligning the zoning boundaries with the proposed internal property demarcations as detailed in the Site Plan -EPC, ensuring distinct zones for proposed uses. This strategic realignment positions the higher-intensity MX-L zone adjacent to Coors Blvd, while the lower-intensity MX-T zone acts as a transitional space between the MX-L and the Alameda Drainage Canal. This configuration adeptly manages land use intensity, offering a buffer to the unincorporated County residential area to the east.

Furthermore, the Zone Map Amendment underscores the city's commitment to directing growth to desired locations. The subject property's placement within an Area of Change, its proximity to a Major Transit Corridor, and adjacency to an Activity Center all highlight its strategic importance. By facilitating a development that mirrors the existing land use patterns, development intensity, and infrastructure access, the amendment ensures a harmonious and sustainable urban growth trajectory.

**6-7(G)(3)(d)** The requested zoning does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-0 associated with that use will adequately mitigate those harmful impacts.

**RESPONSE:** The proposed Zone Map Amendment aligns with the stipulations of 6-7(G)(3)(d). Rather than altering the zoning designations, the amendment aims to adjust the existing zoning boundaries to be consistent with the proposed site plan detailed in this application. Importantly, the amendment does not introduce any permissive uses that could potentially harm neighboring properties. The strategic zoning transition—from the higher intensity MX-L on the west to the less intense MX-T on the east—ensures a thoughtful gradation in land use intensity. This design not only maintains the integrity of the surrounding environment but also offers a protective buffer to the county residential areas, further reinforced by the presence of the Alameda Canal. This approach ensures that the community's well-being and the character of the neighborhood remain uncompromised.

**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 any of the following criteria:

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.

**RESPONSE:** The proposed Zone Map Amendment aligns with the criteria of 6-7(G)(3)(e). Notably, the amendment will not necessitate any significant, unplanned capital expenditures by the City, given that the essential infrastructure to support this project is already in place either adjacent to or in close proximity to the property.

Furthermore, to ensure the development's seamless integration into the existing transportation framework, a Traffic Impact Study (TIS) is currently in progress. This study will pinpoint any potential adverse effects the development might have on the existing transportation network. Crucially, before any development commences on the site, any mitigation measures identified by the TIS will be addressed, and their implementation will be mandated as a prerequisite for the issuance of the building permit. This meticulous approach guarantees that the area's transportation infrastructure remains unaffected and operates optimally.

In addition to transportation, there's sufficient capacity to cater to all other infrastructure requirements, ensuring a holistic and sustainable development approach.

3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA).

**Response:** The applicant/developer is committed to ensuring that all necessary infrastructure improvements are in place to accommodate the development of the subject property. This commitment will be realized in accordance with the obligations set forth in the IDO, the DPM, and any applicable Infrastructure Improvements Agreement (IIA). All required enhancements will be executed in line with the approved Site Plan and will adhere to the standard procedures and guidelines established by the City. This approach guarantees that the development will seamlessly integrate with existing infrastructure while meeting the capacity needs of the community.

4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a city [1] approved Development Agreement between the City and the applicant.

**Response:** Reiterating previous points, the necessary infrastructure to facilitate the redevelopment of these vacant lots is already in place. Should there be any additional infrastructure improvements deemed necessary, the applicant/developer is committed to addressing them in alignment with the approved Site Plan. This ensures that both the City and the applicant will meet their respective obligations under any city-approved Development Agreement, guaranteeing a harmonious and well-integrated development process.

**6-7(G)(3)(f)** The applicant's justification for the Zoning Map Amendment is not completely based on the property's location on a major street.

**RESPONSE:** The rationale behind this request extends beyond the property's location on a major street. While its location is a factor, the primary motivation for the proposed Zone Map Amendment is rooted in aligning with and furthering City policies. The development and amendment are driven by a broader vision that encompasses various aspects of urban planning and community development, ensuring a holistic approach that benefits the community at large.



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

**RESPONSE:** While economic considerations play a role in any development decision, they are not the primary or sole driving force behind this zone change request. The emphasis is on the strategic development of an existing, vacant site and the potential for job creation on the west side. Furthermore, this proposal champions one of the only true mixed-use developments on the west side of the city, filling a significant gap and promoting a diverse, vibrant community hub. These factors align with the broader objectives of efficient land use and community development. It's essential to recognize that leveraging existing facilities on or near the property is both an economically and environmentally sound approach, benefiting both the applicant and the City at large.

**6-7(G)(3)(h)** 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 Map Amendment seeks only to change the location of the zoning boundary of the existing zoning which currently bisects the subject properties lots. The request for the Zone Map Amendment does not create a spot zone or strip zone.

## Site Plan Major Amendment - EPC

### Major Site Plan Amendment Criteria

The request is for a Major Amendment of a prior approved Site Plan (10-acre) for a site located on the east side of Coors Boulevard NW. In August 2003, the EPC approved a Site Development Plan for Subdivision (approximately 10 acres to subdivide 2 tracts- 14A & 14B into 5 smaller tracts) and a Site Development for a Building Permit that proposed almost 22,000 sf of shops and restaurants.

The Site Plan Major Amendment and Site Plan – EPC request complies with the criteria outlined in IDO Section 14-16-6-6(J)(3) as follows:

**6-6(J)(3)(a)** The Site Plan is consistent with the ABC Comp Plan, as amended.

**RESPONSE:** The Site Plan is consistent with the Comp Plan by furthering the following Goals and Policies discussed in the Policy Analysis above.

**CRITERION 6-6(J)(3)(b)** The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

**Response:** The site is zoned MX-L with MX-T on parts of the property covered by the prior Site Development Plan. These zones were converted based on prior SU-1 designations but are not specifically NR-SU or PD zones with specific terms and conditions limiting development of the site. The proposed Major Amendment and Site Plan are consistent with the prior approvals for development of a shopping center with a variety of commercial uses, and the proposal is consistent with that purpose.

**CRITERION 6-6(J)(3)(c)** The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

**Response:** The proposed development complies with the applicable provisions of the IDO for the MX-L and MX-T zone district, including setbacks, parking requirements, etc. The Applicant will submit a grading and drainage plan to City Hydrology and will submit to DHO with a sketch plat as necessary, and will comply with the DPM standards with the related improvements associated with this development.

**CRITERION 6-6(J)(3)(d)** The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

**Response:** The City's existing infrastructure has adequate capacity for the proposed development. A Traffic Impact Study is currently underway for the project. The TIS will identify any adverse impacts the development would have on the existing transportation network. Prior to development of the site, any mitigation requirements as a result of the TIS will be addressed and made a condition of issuance of the building permit. This process ensures no negative impacts to the area's transportation infrastructure. There is adequate capacity to serve all other infrastructure needs. There is existing sidewalk to the west of the subject site that was built with the adjacent development, which will be connected by the sidewalk installed by this new phase.

The Applicant is in the process of submitting to City Hydrology a grading and drainage plan for the proposed development. The grading and drainage plan demonstrates that the existing drainage facility that was built with the early phases of development of this shopping center contains adequate capacity to serve this new use.

**CRITERION 6-6(J)(3)(e)** The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

**Response:** The application mitigates any significant adverse impacts on the project site and surrounding area to the maximum extent practicable. The Major Amendment adds the proposed new uses on a portion of the property that was originally proposed for additional parking and commercial pad uses and closest to the Coors Boulevard and Seven Bar Loop intersection, which mitigates impacts on the properties to the east by maintaining the buffer with the AMAFCA Hard Channel – North Coors Drainage – Calabacillas Outlet and transitional intensity development on the east as originally intended. The application leaves in place the protected archaeological site at the northeast corner of the site plan, which was deeded to the City of Albuquerque for preservation. Other properties along Coors Boulevard and to the west are of

similar uses and intensities, so it is not anticipated that there will be any significant adverse impacts to those other areas.

**CRITERION 6-6(J)(3)(f)** If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

**Response:** The Site Plan has been designed to align with all relevant standards outlined in the approved Master Development Plan. Additionally, it adheres to the standards applicable in the zone district the subject property resides in.

**CRITERION 6-6(J)(3)(g)** If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(F) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

**Response:** A cumulative impact analysis is not required in this location because it does not fall within a Railroad and Spur Small Area.

## Notice to Association and Neighboring Properties

The Office of Neighborhood Coordination was contacted, and no City of Albuquerque neighborhood associations were listed. The property owners within 100 feet were notified as required per IDO section 6-4(K)(3). The property to the east lies within Bernalillo County and we have contacted those neighbors to discuss the project.

## Conclusion

We respectfully request EPC to approve the proposed actions,

- To amend the zoning lines and reestablish the zone line for the boundary between the MX-L and MX-T zone line to reflect the proposed site plan.
- Approval of the Site Plan - Major Amendment with the proposed uses.
- If you have any questions or need information regarding this matter, please do not hesitate to contact me.

Sincerely,

Sergio Lozoya

JN: 2023004  
VC/db/jg/sl

## STAFF INFORMATION

To: Sergio Lozoya, Tierra West LLC

From: Megan Jones, Senior Planner, CABQ Planning, UD&D

Date: 11-21-2023

Re: 7-Bar Retail\_PR-2023-009105\_SI-2023-001377 (EPC Major Amendment), RZ-2023-00028 (zone change)

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On October 26, 2023 City Planning Staff, met with the applicant's agent to discuss options moving forward for the original three-part request for the 7-Bar retail site. The request has been Deferred to the December 21, 2023 hearing and resubmitted as two separate applications to provide clarity in the request for the commission. The applicant re-submitted the requests on November 2<sup>nd</sup>.

I've completed an initial review of the two-part request for the Site Plan – EPC, Major Amendment and the Zone Change. I would like to discuss each of the requests and revisions needed.

Please provide the following:

=> Revised Justification Letters (Electronically)

=> Revised Major Amendment Sheet (24x36 hard copy and electronic),

By 5 pm on Wednesday November 29, 2023.

Note: If you have difficulty with meeting this deadline, please let me know.

**1) Introduction:**

- A. Additional items may arise as the case progresses. If so, I will inform you immediately.
- B. The Legal description for the whole site is: All or a portion of Lots 2-A, 2-B, 2-C and 2-D, (Being A Replat of Tract 2, Cottonwood Crossing Phase II) and Lots 1, 2, 3, 4 5 and 6, Plat of Lots 1, 2, 3, 4, 5 & 6 (Being A Replat of Tracts 14-A & 14-B Black Ranch), Cottonwood Crossing Phase II, located east of Coors Blvd. at the intersection of Coors Blvd. NW and 7 Bar Loop Rd. NW, containing approximately 10 acres.
  - a. Please provide an updated zone atlas page that includes the boundary of the entire site in the Site Plan for Subd. & BP.
- C. This is a two-part request for
  - 1) a zone change (ZMA) from MX-L to MX-T on Lots 2-A and 2-B to remedy a floating zone line and facilitate future development of the associated Site Plan, and
    - a. It is my understanding that the zone change increases the MX-L from 1.39 Acres to 1.70 Acres and decreases the MX-T portion of the site from 1.75 Acres to 1.44 acres. Is this correct?

2) a Major Amendment (MA) to the controlling Site Development Plan for Subdivision and Site Development Plan for Building Permit to allow the proposed new uses (townhomes, Office, Restaurant, and Cannabis Dispensary) and changes to circulation, parking, and landscaping on lots 2-A and 2-B.

Thank you for revising the request for the zone change to reflect that the zone change would include a condition of approval stating that A zoning cert. will not be issued until a replat is approved.

- D. It is my understanding that the applicant has been in contact with Open Space Staff to discuss the proposed development adjacent to the dedicated MPOS archeological Site. The applicant and Open Space determined the type of buffering and mitigation measures are expected to continue to protect the Archeological Site adjacent to the proposed development. The Major amendment sheet shall reflect these mitigation measures.

## 2) Process:

- A. Information 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>
- B. The request will be heard at the regular December 21, 2023 EPC hearing and Final staff reports will be available one week prior, on December 14<sup>th</sup>. Any clarifying material must be submitted prior to December 11<sup>th</sup> at 9AM.
- C. Agency comments will be distributed November 29-30th, 2023. We will email you a copy of the comments.

## 3) Notification & Neighborhood Issues:

- A. Notification requirements are explained in Section 14-16-6-4(K), Public Notice (IDO, p. 384). The required notification consists of: i) an offer of neighborhood meeting, ii) an emailed letter to neighborhood representatives indicated by the ONC, iii) a mailed letter (first-class) to property owners within 100 feet of the subject site, and iv) a yellow sign posting.
- B. The re-notification appears complete, but the buffer map does not seem correct. Can you verify that property owners within 100-feet of the entire site boundary were notified?
- C. A facilitated meeting was requested for this request and the associated site plan. Has a meeting time and date been set? The meeting shall occur within 15-calendar days of the request to ADR. Please See IDO section 6-4(L)(3).

- a) The facilitator shall attempt to contact all Neighborhood Associations whose boundaries include or are adjacent to the subject property. I believe there is a NA to the east of the site. Bosque dell Acres Neighborhood Assoc. shall be invited to the meeting.
- D. The notification to property owners and NAs is complete. You included the entire site which is what we need. Thank you for providing photos of the certified mail receipts and a list of the neighbors within a 100' buffer.
- E. The sign posting period is Wednesday, November 29, 2023 to Friday, December 29, 2023. Please have signs posted with photo evidence to me.
- F. Have any other neighborhood representatives or members of the public contacted you or are you aware of any opposition? It is my understanding that the requestor of the facilitated meeting attempted contacting you with no luck.

### **3. Project Letter**

- A. The justification letter is off to a good start, but I have a few suggested revisions to clean up the request.
- B. Under Summary of requested items please remove:
  - a. "Please note that Zone Map Amendment option was presented by Staff as the proper procedure after requesting a decision from ZEO, James Aranda." This was not an official ZEO decision, it was a determination made by the ZEO with City planning and zoning staff.
  - b. On the controlling site plan as a whole, when considering the entire 10 acres, this change constitutes a 9% change. The change only affects lot 2-a and 2-b, so we don't need to bring the entire site up.
- C. Great History section.
- D. Transportation System:
  - a. Please remove the paragraph about the proposed site development plan, since this letter is just about the major amendment and zone change. Let's keep the requests in their separate baskets.
- E. Figure 3 in the document is very blurry and its hard to read. Please enhance the quality. I saw that this is included as a separate exhibit sheet. Please add a title block to that sheet.

### **4. Justification Criteria, goals & policies:**

- A. The task in a zone change justification is to choose applicable Goals and Policies from the Comprehensive Plan and demonstrate how the request furthers each applicable Goal and Policy. Furthering is shown by providing explanations using "because" statements and tailoring the response to match the wording of the Goal or Policy.

- B. Please note: Responding to the zone change criteria is more of a legal exercise than anything else. It is critical to “hit the nail on the head” both conceptually and in terms of form. This can be done by:
1. answering the questions in the customary way
  2. using conclusory statements such as “because \_\_\_\_\_”.
  3. re-phrasing the requirement itself in the response, and
  4. choosing an option when needed to respond to a requirement
- C. The applicant does not need to include two sets of goals and polices. This is too much. Remember, the zone change and major amendment are mutually supportive. Please revise to include one set of goals and polices. You can speak to each request in one set of responses. Please let me know if you’d like to see examples.
- D. Tips for the first set of goals and polices. Please revise or expand on the following responses to goals and polices:
1. For Example: Goal 4.1 states “enhance, protect, and preserve district communities.” Is the subject site in a distinct community? I don’t think it is. You also lump this goal with the Policy 4.1.1. so please choose one to respond to. If you include both, you need to respond to both.
  2. policy 4.1.2: how does the zone change “ensure the appropriate scale and location of development”? how would the zone change uphold the established scale and architectural design of the vicinity?
  3. Goal 5.1 Centers & Corridors: there’s no response?
  4. Policy 5.1.1: How would a zone change Capture regional growth in Centers and Corridors? This is not responded to. Sub policy c is mentioned, but not included. Please also note, that sub-policies are not as crucial as Goals and Policies.
  5. Policy 5.1.10: remember this is a zone change request that would facilitate future development, which is not guaranteed. How would the zone change foster a corridor with pedestrian oriented development?
  6. In your responses, remember to tie the goal to the request, which remedies a floating zone line to allow a replat to occur for a future development. Usually for a zone change, we are looking at all permissive uses. In this case we know the zone cert will not be issued until a final plat is approved. Make that apparent.
  7. Sub-policies do not hold much weight and do not have to be included.
- E. Criterion C: Good response, but please amend to state with the “Associated/future Site Plan-EPC” since that is not a part of this request.
- F. Criterion D: IDO reference is wrong, please correct. The response also references the proposed site plan detailed in this application, but remember this request is just the zone change and major amendment, so be sure to keep them separate or make it clear that these responses are only for the zone change.



**5. Major Amendment**

- A. Review and Decision Criterion: Please make sure that the responses are tailored to the major amendment to allow the proposed uses. You can reference the future development made possible by this request, but the responses should be written for the major amendment.
- B. The CPO, VPO or Drainage sections do not need to be included in this request, just in the Site Plan request. Please remove.
- C. Major Amendment Sheet:
  - 1. Please add NR-PO-B to the zoning description
  - 2. North arrow & scale missing.
  - 3. Take grading lines off.
  - 4. Need BP & Subdivision sheets reflecting the amendments
  - 5. Need to see the controlling site plans, with only the additions clouded, in red. (need to include controlling site plan sheets with the amended sheet on top)
  - 6. Why is the landscape sheet listed as a major amendment sheet?
  - 7. I don't think we need the landscape, Major grading and drainage, utility plans. Just the "top" sheet. The major amendment to the controlling site plan showing the new proposed uses.

### Project Memo 3

To: Derek Bohannon, Tierra West LLC

From: Megan Jones, Senior Planner, CABQ Planning, UD&D

Date: 10-26-2023

Re: 7-Bar Retail Request Clean up and MPOS Edges Determination

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On October 12, 2023 City Planning Staff, EPC attorney, and City Legal determined that private agreement made between City Parks and Rec. and the property owner does not take precedents over IDO development standards. Although, the Warranty Deed and Private Agreement is a legally binding document requiring the property owner to work with Open Space in regards to the Archeological site, the City cannot contract zone and MPOS Edge Buffer requirement shall be met. This Private agreement was signed with the intention that development could still occur adjacent to the MPOS site (Lot 1 Plat of Lots 1, 2, 3, 4, 5 & 6, Cottonwood Crossing Phase II).

It is our understanding that the applicant met with City Parks and Rec., Open Space Staff on Thursday October 12<sup>th</sup> to discuss the proposed development adjacent to the dedicated MPOS archeological Site. The applicant and Open Space determined the type of buffering and mitigation measures are expected to continue to protect the Archeological Site adjacent to the proposed development.

Staff is available to clarify any of the following information as needed and will inform you of any new updates as they come up.

#### **1) Application Clean Up**

City Planning Staff and ZEO are providing the applicant with a clear pathway moving forward in regards to the 5-part request for a Major Amendment, Zone change, Site Plan-EPC, and 2 Variance-EPC requests. We are requesting that the applicant separate the request out into two applications as follows:

1. Site Plan-EPC Major Amendment & Zoning Map Amendment to be heard at the December 21, EPC hearing.
2. Site Plan-EPC and 2 Variance requests to be heard at the January EPC hearing.

Keep in mind that the Site Plan-EPC and associated Variance requests cannot move forward if the Major Amendment and Zone Change are not approved. This would help to clean up the request and narrow it down for the public and commission to have a clear understanding of all aspects of the development.

#### **2) Variance-EPC to MPOS Edge Buffer requirements**

In addition to the Variance to VPO-2 height standards, a Variance request of 39-feet to MPOS edge buffering requirements will be required. Please incorporate a second variance request

pursuant to IDO 14-16-6-6(N). Please keep in mind that a Variance shall be fully justified by the applicant in a way that demonstrates that the variance is needed rather than wanted by the property owner.

Things to think about in regards to the MPOS:

- The variance to MPOS requirements would help to mitigate impacts on a Historic Pueblo Site
- The applicant is working with open space, who is in support of the project
- There was approved development adjacent to the MPOS site prior to its re-zoning to NR-PO-B.

Staff will request two case numbers for the requested variances, which the applicant will be invoiced for. These shall be paid prior to the December 21, 2023 hearing.

### **1) Proposed Site Plan Revisions/incorporations to accommodate MPOS Buffering**

The proposed development agreements shall be outlined by the applicant and included in a memo addressed to the EPC as part of the application. Please work with Open Space to get this memo signed or a get a written letter from them stating that City Parks and Rec, Open Space is in agreement with the proposed buffering and mitigation measures. Open Space Staff has agreed to provide a letter of support for the project if what was agreed upon is upheld.

The applicant and Open space determined that the following shall be incorporated into or revised on the Site plan.

- 6ft buffer from the property line which will result in a shift to the townhomes and the restaurant at the West end of the property. (Variance-EPC from 45-feet to 6-feet, a 39-foot variance)
- 5' pedestrian access easement and gate at the NW corner where the Open Space property abuts the Project Property.
- A rail-post combination fence would be acceptable. Please work with Open space to advise on the limits of where they would like to include this prior to the Site Plan update.
  - The applicant is proposing a partial block (4ft) with railing on top (2' +/-), but development standards in IDO section 5-7(E)(4) Walls Adjacent to Major Arroyos or Major Public Open Space shall be met. Please review this section.
  - Open Space Staff requested a block wall on the applicant's side of the property to protect the site. There shall not be human activity without Open Space permission on site.
- Shared Parking Agreement
  - incorporating a bus space at the larger parking area on the western central parking field of the proposed development and a large van parking space at the furthest NW parking spot to accommodate educational opportunities.
  - The applicant shall provide the Shared Parking Agreement as part of the Site Plan-EPC application. Pursuant to IDO 5-5(C)(5)(b) The sharing of any required parking shall be guaranteed by a legally binding agreement between the owner of the parking area and the owner of the building or use that is located on a different lot and served by the parking area.

- Agreed to generate a working operational protocol during earthwork activities if artifacts are discovered.
  - This should be included in the project letter and outlined in a memo signed by the applicant.

Please provide all changes to the site plan and associated letters and memos with the revised Site Plan-EPC and Variance-EPC requests.

#### **4) Moving Forward**

Please provide staff with:

- A new Project letter for the two-part request for a major amendment and zone change by November 2, 2023 at 3:00 PM. Please include any revisions to the major amendment sheet and let us know if any changes have occurred.
- A new project letter for the three-part request for a Site Plan-EPC, Variance to VPO-2 and Variance to MPOS Edge Buffer requirements, and an updated Site Plan Drawing set by December 7, 2023 to be heard at the January 18, 2024 EPC.

Please keep me informed of progress moving forward and of any communications with Open Space staff, letters of support or opposition, and timelines.

## MEMO

To: Tierra West LLC

From: Megan Jones, Senior Planner

RE: Decision regarding Re-establishing a floating zone line boundary, RZ-2023-00028

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A Zoning discussion was held with the ZEO and other planning staff on 8-30-2023 to discuss the request to re-establish the location of the “floating zone line” on Lots 2-A and 2-B of the 7-Bar Retail Site.

A Zoning Map Amendment (zone change) will be required for this request, because there is no other mechanism in the IDO to establish a new zone boundary that does not correspond with a parcel/lot line.

There are two options moving forward. Both cases require all IDO 6-7(G)(3) review and decision criterion for a zone change to be met. Pursuant to IDO 6-4(E)(3) “The applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence.”

Option 1: Request either MX-T or MX-L zoning on Lots 2-A and 2-B in their entirety and proceed to replat the subject site. The proposed Site Plan would be required to meet all applicable standards for the requested zoning and would be contingent upon the zone change and Major Amendment approval.

Option 2: A zone change request from MX-T to MX-L on a portion of Lots 2-A and 2-B, which would result in relocating the existing zone boundary line to the east to correspond with the “center line of the proposed street on the proposed site plan.” If approved, the zone boundary line must correspond with the boundaries established via the future replat for the subject site. The EPC approved zone boundaries and plat must match. An official zoning certificate would not be issued until approval of a Final Plat is granted. This would be conditioned as a part of the EPC Notice of Decision.

Major Amendment & Site Plan - EPC: The proposed Site Plan is contingent upon approval of the proposed major amendment and zone change, which would be a condition of approval.

If the EPC approves all three requests, the applicant must demonstrate that all conditions of approval have been fulfilled for the Zone Change, Major amendment, and Site Plan. At that time the Site Plan could move forward to the DFT for final sign off.

**August 24, 2023**

TO: Derek Bohannon, Tierra West  
FROM: Megan Jones, Senior Planner  
City of Albuquerque Planning Department  
TEL: (505) 924-3352  
RE: PR-2023-009105, RZ-2023-00028, SI-2023-01377, SI 2023-01402 – Zone  
Change, Major Amendment & Site Plan – EPC - 7 Bar Retail

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I've completed an initial review of the three part request for Site Plan – EPC, Major Amendment, Zone Change, and EPC-Major Amendment. I would like to discuss each of the requests and clarification and revisions needed. I'm available to answer questions about the process and requirements moving forward. Please provide the following:

- => Revised Justification Letter (Electronically)
- => Revised Site Plan drawings (24x36 hard copy and electronic)
- => Revised Major Amendment Sheet (24x36 hard copy and electronic), by

**12 pm on Thursday, August 31, 2023.**

Note: If you have difficulty with this deadline, please let me know.

**1) Introduction:**

- A. Additional items may arise as the case progresses. If so, I will inform you immediately.
- B. Legal description is: All or a portion of Lots 2-A, 2-B, 2-C and 2-D, (Being A Replat of Tract 2, Cottonwood Crossing Phase II) and Lots 1, 2, 3, 4 5 and 6, Plat of Lots 1, 2, 3, 4, 5 & 6 (Being A Replat of Tracts 14-A & 14-B Black Ranch), Cottonwood Crossing Phase II, located east of Coors Blvd. at the intersection of Coors Blvd. NW and 7 Bar Loop Rd. NW, containing approximately 10 acres
  - 1. The request is an amendment to the Cottonwood Crossings Site Plan for Building Permit (1002792), therefore all 10 acres are included for advertising purposes for the requests.
- C. This is a three-part request is for:
  - 1. A Zoning Map Amendment for Lots 2-A containing 1.6 acres and 2-B containing 1.5 Acres. (~3-acres total). Are you requesting MX-L on the two tracts? If so, please specify in your letter that this is a zone change from MX-T to MX-L to remedy the floating zone line. This is a zone change to remedy the floating zone

line. There is no such thing as moving a floating zone line. (see IDO 6-6(K)(2)(c) for example).

2. A Site Plan – EPC, Major Amendment to include the proposed uses (3 commercial spaces (Office/Retail, Restaurant, and Cannabis Dispensary) and 15 townhomes.) on Lots 2-A, and 2-B, (containing ~ 2.6 acres of the controlling site plan). The Major Amendment shall include amendments to all applicable sheets of the controlling site plan, including additions/amendments to parking and landscaping calculations, utilities, G&D, etc. The project letter needs to explain why the EPC is seeing this request.
    - i. Are any changes to parking and landscaping, G&D, utilities, etc. occurring on lots 4-6?
    - ii. Has the applicant checked to see if a conditional use approval is needed for cannabis retail?
  3. A new Site Plan-EPC for mixed use development of townhomes, cannabis retail, commercial (please specify the use per Table 4-2-1), and a restaurant.
    - i. Please note that “retail” is not a standalone use. Are you suggesting general retail, small? Please specify which retail use you are choosing (See IDO Table 4-2-2)
- D. The agent authorization form does not include all tracts. The letter needs to include all tracts and shall be signed from each of the property owners for the major amendment to the controlling site plan.
- E. The site is zoned MX-T MX-L and NR-PO-B. Please update this in the letter.
- F. The Major Amendment Sheet and Site Plan sheets require revisions. See below.
- G. The Site Plan sheets need revisions and will require a second meeting to discuss. Please have all other revisions to the letter and zone change/major amendment request cleaned up so that staff can conduct a full site plan review for compliance. General revisions are provided below.
- H. Please note that the three requests will be decided on separately by the EPC and unless the major amendment is approved, the proposed site plan cannot be heard/approved.
- I. I have been notified that the Zone map amendment fee has not been paid. Please ensure that this is paid. Any unpaid application will result in a deferral.
- J. Is there anything else you'd like to tell us about the proposed requests or do you have any questions?

## 2) **Process:**

- A. Information 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>
- B. Timelines and EPC calendar: the EPC public hearing is September 21, 2023. Final staff reports will be available one week prior.
- C. Agency comments will be distributed around August 31, 2023. We will email you a copy of the comments and forward any late ones to you.

## 3) **Notification & Neighborhood Issues:**

*Notification requirements for a Site Plan – EPC are explained in Section 14-16-6-4(K), Public Notice (IDO, p. 384). The required notification consists of: i) an offer of neighborhood meeting, ii) an emailed letter to neighborhood representatives indicated by the ONC, iii) a mailed letter (first-class) to property owners within 100 feet of the subject site, and iv) a yellow sign posting.*

- A. The applicant included a letter stating that there are no NAs, but the westside Coalition of NAs should have been notified. Please ensure proper notice to this coalition is sent out and provide this email to me.
- B. It does not appear that a public meeting was held, is this correct?
- C. The notification to property owners and NAs is complete. You included the entire site which is what we need. Thank you for providing photos of the envelopes and a list of the neighbors within a 100' buffer.
- D. The sign posting period is Wednesday, September 6, 2023 to Friday, October 6, 2023. Please send me photos of the posted signs.
- E. Have any neighborhood representatives or members of the public contacted you?

## 4) **Sensitive Lands Analysis Incomplete**

- A. A sensitive lands analysis was included with the application for the proposed site plan. Thank you for starting this, but I have found that sensitive lands are present and a full sensitive lands analysis will be required.
- B. Please respond to IDO 5-2(C)(2) in writing as part of the sensitive land analysis.
- C. Lot 3 adjacent to the proposed site plan is within FEMA flood zone A. Lot 3 is labeled as the Cottonwood crossings pond outlet in the AMAFCA database.
- D. The site is adjacent to the AMAFCA Hard Channel - North Coors Drainage-Calabacillas Outlet, not the Corrales main canal.



E. Lot 1, zoned NR-PO-B is an archeological site as noted on the controlling site plan. The proposed site plan is adjacent to this tract.

F. Please include each of these in the sensitive land analysis.

5) **Project Letter:**

A. I have suggested revisions to strengthen the project letter and justification.

B. In the introduction to your project, please explain why the EPC is hearing each request individually. 1) zone change to remedy floating zone line, 2) major amendment to controlling site plan to include the proposed uses, 3) site plan due to the presence of sensitive lands and development adjacent to MPOS.

a. Please make it clear that the proposed amendment would be an amendment to the controlling Site Development Plan for Subdivision AND to the controlling Site Development plan for Building Permit.” See major amendment revisions below, but both of these sheets shall be included.

b. Please state what the proposed uses are. Many uses fall under the “commercial” use category.

C. Figure 3 is referenced in the project letter intro and on page 6, but is not included.

D. Please explain in your letter that the presence of sensitive lands and location adjacent to MPOS is the reason that the EPC is hearing the proposed site plan.

E. History: The history section of the letter is missing the major amendment in November of 2018 to include a car wash on the subject site.

F. Zone change justification is to be Furthered while the Major amendment and site plan is to be “consistent with”.

G. The conclusion of the project letter asks for two requests. Please update. This is a request for a zone change, major amendment, and site plan.

6) **Zone change:** Lots 2-B 1.5 acres and 2-A 1.6 acres require a zone change to MX-L. Please specify that the zone change is from MX-T to MX-L in the letter.

A. We are not moving the floating zone line, because this is not a parcel boundary. It is indeed a zone change to change the entire lot to one zone.

B. It is not clear in the “Zone Map Amendment Request” which zone designation you are asking for. MX-T or MX-L? Please revise.

C. Review and Decision Criteria is IDO 6-7(G)(3). The letter references 6-7(F)(3). Please correct this. See IDO effective draft July 25, 2023

1. The task in a justification is to choose applicable Goals and policies from the Comprehensive Plan and demonstrate how the request furthers (makes a reality) each applicable Goal and policy. Furthering is shown by providing explanations using “because” statements and tailoring the response to match the wording of the Goal or policy.
2. Responding to the review and decision criteria is more of a legal exercise than anything else. It is critical to “hit the nail on the head” both conceptually and in terms of form. This can be done by:
  - i. answering the questions in the customary way (see examples).
  - ii. using conclusory statements such as “because \_\_\_\_\_”.
  - iii. re-phrasing the requirement itself in the response, and
  - iv. choosing an option when needed to respond to a requirement.
3. Please, **elaborate on goals and policy explanations and be as detailed and concise as you can be** through the use of “because” and “how” statements. Explain how/why the request is consistent with the goal/policy. Give context.
4. Please ensure that responses are provided for each Goal and Policy provided Subpolicies are not as strong as Goals & Polices.
5. Please note that the site is NOT within a Center so we can not use the references to the nearby center as justification.
6. Criterion C: This response and some others seem like the applicant is requesting MX-T on the two lots, but they are requesting MX-L, correct? Please read through and make sure this is clear. (Restaurant is not permissive in MX-T).
7. Criterion D: Please update to state that this request would remedy a floating zone line and therefore create MX-L zoning on the two lots instead of part MX-T and MX-L. This would eliminate the transitional zone.
8. Criterion G: Please expand. The zone change would facilitate development of a mixed-use development, therefore economic considerations are a part of the reason behind the request.

**6) Site Plan – EPC & Site Plan, Site Plan-EPC, Major Amendment 6-6(I)(2) Review and Decision Criteria**

- A. Please see above guidance for responding to criterion. Although responses to criterion are to be “consistent with” and a zone change “furthers.” Please update as needed.

- B. A response needs to be provided for each goal and policy listed. See response to goal 5.1 and the preceding policy and Subpolicy. This response needs to be expanded on. Apply this strategy to the remaining goals and policies.
- C. In many of the responses to the criterion, the Corrales main canal is referenced, but the channel is actually the “North Coors Drainage-Calabacillas Outlet.” Please update this throughout your letter. (see criterion E).
- D. In responses to the site plan criterion you reference the major amendment, but this should be a justification for the site plan. They are two separate requests, with two separate SI #s.
  - a. Responses should be different because the amendment would facilitate development of the proposed associated site plan request and allow the uses. The site plan is the development.
  - b. The applicant can choose respond to both the Site Plan request and major amendment request in ONE response to Site Plan-EPC and Major amendment review and decision criterion section, but both requests need to be referenced and justified. This could eliminate repetitiveness and clean up responses.
  - c. Please be sure that you are referencing **both requests**, but since the same responses to goals and policies are provided, its best to lump onto one and just expand on responses for the major amendment and the site plan request separately.

## 7) Major Amendment

- A. There major amendment sheet included with the application needs a lot of revisions. This is not the “Master Plan Sheet”. The controlling site plan for Building Permit and for Subdivision (PR 1002792) need to be amended before a Site Plan can be approved.
  - 1. The major amendment includes new uses on lots 1-3 and Lots 4-6 are to remain unchanged, correct?
  - 2. The controlling SDP sheet should be amended to include the proposed uses and the proposed site plan shall be shown as intended.
  - 3. A major amendment to the controlling site plan is a sheet with the proposed use and all proposed changes to the previously approved plan.
- B. Controlling Site Plan Sheets:
  - 1. Please provide a hard copy of the controlling site plan for Subd. & BP sets for staff to compare to the proposed amendments.
  - 2. Major Amendment Sheet: Change the Title of the Sheet to Site plan-EPC, Major Amendment with the hearing date.

- i. Please include a note describing the proposed amendment.
    - ii. Please show all parking calculations that are existing AND new proposed parking calculations clouded in red.
  3. Please include the prior approved details on MA sheet. All previous approvals remain, unless you amending them out.
  4. Please include sheets with amendments to the controlling landscaping plan, G&D, utility plan, etc.
    - i. These sheets shall include the layout and proposed uses, landscaping and calculations, etc. that were not previously approved.
    - ii. Examples of previous major amendments can be found online
- 8) **View Plan Analysis:** The full view plan analysis included in the project letter shall be included on sheets in the site plan set. Only part of the drawings are included. See Figure 7-9 in the project letter.

#### **7) Site Plan Overview - Drawings**

- A. A second review will be conducted upon receipt of the following revisions. A second set of revisions may be needed. Staff will meet with the applicant at that time.
- B. Please update the proposed uses on the Site Plan & all sheets. In the letter it states that the uses are: 3 commercial spaces (Office/Retail, Restaurant, and Cannabis Dispensary) and 15 townhomes. Note that all parking must be pursuant to the proposed uses individually.
- C. Site Plan Sheet
  - a) Update Title Block with Site Plan-EPC (this is not the building permit set. All title blocks need to be consistent.
  - b) Please remove the line tables and notice to contractors. This is not building permit set.
  - c) Please update the Sign-off box to the DFT signoff box. Located online.
  - d) Please update index to drawings via the site plan checklist.
  - e) CPO development standards apply.
  - f) Please state that the acreage of the site is a 3.2-acre portion of the larger 10-acre Controlling Site Development Plan area.
  - g) Add building SF and dimensions to the site plan
  - h) Add keyed notes for lighting
  - i) Site Data:
    - a. Please list out actual uses. Commercial is a general use category. Uses listed must be cannabis retail, office, and general retail small (if that is the proposed retail use), and Dwelling, townhome.

- b. All parking calcs shall be per the proposed uses.
- j) Parking: Please provide a table with parking calculations and provide required and provided.
  - a. Note: parking calculations will be checked for compliance upon the second submittal with revisions.
- k) Required and provided landscaping shall reference the landscape sheet.
- l) Lighting. Make sure all are accurately reflected as existing vs new

D. All Elevation Sheets

- a. All dimensions shall be provided
- b. Please provide a schedule of colors and materials
- c. Please provide a Title Block for all sheets
- d. All proposed signage shall be included on a Detail sheet with dimensions, colors and materials and shall comply with all sign standards for the MX-L zone district.
- e. Please see façade requirements in the IDO. Review CPO requirements.
- f. All elevations for each proposed building shall be provided.

E. Detail Sheet

- a. Please include all colors and materials on detail sheets.
- b. Include light pole details and specify colors and materials to match buildings and light fixtures. Please provide detail for existing light fixtures. Height standards for light fixtures are in the IDO.
- c. Please provide a detail of the existing and proposed fencing

F. Landscape Plan: Please provide irrigation note/detail

## NOTIFICATION

## Donna Bohannan

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**From:** Carmona, Dalaina L. <dlcarmona@cabq.gov>  
**Sent:** Friday, October 27, 2023 10:44 AM  
**To:** Donna Bohannan  
**Subject:** 10080 Coors Blvd NW & 10088 Coors Blvd NW Public Notice Inquiry Sheet Submission  
**Attachments:** IDOZoneAtlasPage\_B-14-Z.pdf

Dear Applicant:

As of Friday, October 27, 2023, there are **NO** neighborhood associations to notify. You will need to attach a copy of this e-mail from the Office of Neighborhood Coordination (ONC) to your application when you submit it to the Planning Department.

Please note that 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.

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

[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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**From:** webmaster@cabq.gov <webmaster@cabq.gov>

**Sent:** Friday, October 27, 2023 9:18 AM

**To:** Office of Neighborhood Coordination <djb@tierrawestllc.com>

**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>

**Subject:** Public Notice Inquiry Sheet Submission

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

Public Notice Inquiry For:

Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Donna Bohannan

Telephone Number

505-858-3100

Email Address

[djb@tierrawestllc.com](mailto:djb@tierrawestllc.com)

Company Name

Tierra West LLC

Company Address

5571 Midway Park Pl NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

LT 2-B LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSING PHASE II (BEING A REPLAT OF TRACT 2 COTTONWOOD CROSSING PHASE II)

LOT 2-A LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSING PHASE II (BEING A REPLAT OF TRACT 2 COTTONWOOD CROSSING PHASE II)

Physical address of subject site:

10080 Coors Blvd NW & 10088 Coors Blvd NW

Subject site cross streets:

Coors Blvd NW & Seven Bar Loop NW

Other subject site identifiers:

This site is located on the following zone atlas page:





# 10074, 10080, 10084, 10088, and 10090 Coors Blvd. NW



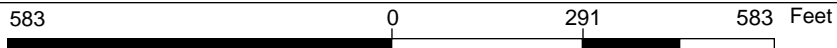
## Legend

□ Bernalillo County Parcels



## Notes

Buffer: 250 Ft.  
ROW: Coors Blvd. NW; 248 Ft.



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
11/27/2023 © City of Albuquerque

1: 3,496

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**

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 10/30/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: A Management Corporation

Mailing Address\*: 4461 Irving Blvd NW, 87114

**Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 10088 & 10080 Coors Blvd NW  
Location Description East of the intersection of Coors Blvd NW and 7 Bar Loop NW
2. Property Owner\* A Management Corporation
3. Agent/Applicant\* *[if applicable]* Tierra West, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Zone Map Amendment - See materials in packet

Summary of project/request<sup>1</sup>\*:

Two agenda items: 1: Major Amendment - Site Plan - EPC, Zoning Map Amendment- EPC  
2: Site Plan - EPC, Variance - EPC VPO-1, and Variance EPC 5-2(J) MPOS Edges

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Date/Time\*: December 21st, 2023, 8:40 AM

Location\*<sup>2</sup>: CABQ Zoom - https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
e-mail Slozoya@tierrawestllc.com

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

- 1. Zone Atlas Page(s)\*<sup>4</sup> B-14-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

Deviation(s)       Variance(s)       Waiver(s)

**Explanation\*:**

We are requesting a 39-foot variance to the 45-foot buffer requirement per IDO Section 5-2(J) Major Public Open Space Edges to allow for a 6-foot buffer

We are requesting a 5-foot variance from the 20-foot max height for building B (per IDO 3-6(D)(4)(b) for a maximum height of 25-feet. We are also requesting a 5.13-foot variance from the 19.2-foot maximum height (under the 2/3 rule IDO Section 3-6(D)(4)(b)) for two adjoined townhomes for a maximum height of 24.33-feet.

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No neighborhood meeting occurred as there are no registered NA in this area

- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.\*
- b. Access and circulation for vehicles and pedestrians.\*
- c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 10/30/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: A Management Corporation

Mailing Address\*: 4461 Irving Blvd NW 87114

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 10088 & 10080 Coors Blvd NW  
Location Description East of the intersection of Coors Blvd NW and 7 Bar Loop NW
2. Property Owner\* A Management Corporation
3. Agent/Applicant\* [if applicable] Tierra West, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]  
 Zoning Map Amendment  
 Other: \_\_\_\_\_

Summary of project/request<sup>1\*</sup>:

We are requesting a Zone Map Amendment to adjust the existing zone boundaries. The existing zones are - MX-L western portion and MX-T for the eastern portion.

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)

Date/Time\*: December 21st, 2023 - 8:45am

Location\*<sup>2</sup>: CABQ Zoom - <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</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.

6. Where more information about the project can be found<sup>\*3</sup>:

E-mail Sergio Lozoya - [Slozoya@tierrawestllc.com](mailto:Slozoya@tierrawestllc.com)

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**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*4</sup> B-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

Deviation(s)       Variance(s)       Waiver(s)

**Explanation<sup>\*</sup>:**

We are requesting a 39-foot variance to the 45-foot buffer requirement per IDO Section 5-2(J) Major Public Open Space Edges to allow for a 6-foot buffer

We are requesting a 5-foot variance from the 20-foot max height for building B (per IDO 3-6(D)(4)(b) for a maximum height of 25-feet. We are also requesting a 5.13-foot variance from the 19.2-foot maximum height (under the 2/3 rule IDO Section 3-6(D)(4)(b)) for two adjoined townhomes for a maximum height of 24.33-feet.

Please see notice for the Site Plan - EPC and Variance - EPC in this packet

---

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No neighborhood meeting occurred as there are no registered NA in this area

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<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.5 acres for ZMA and 10-acres for total Site Plan area
  2. IDO Zone District MX-L and MX-T
  3. Overlay Zone(s) [if applicable] Coors Blvd - VPO-1 and Coors Blvd CPO - 2
  4. Center or Corridor Area [if applicable] Coors Blvd - Major Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 10/30/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: AMAFCA - Community Common Elements

Mailing Address\*: 2600 Prospect Ave NE, 87107

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 10088 & 10080 Coors Blvd NW

Location Description East of the intersection of Coors Blvd NW and 7 Bar Loop NW

2. Property Owner\* A Management Corporation

3. Agent/Applicant\* [if applicable] Tierra West, LLC

4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]

Zoning Map Amendment

Other: See other notification items in packet - Site Plan, Major Amendment, and Variances

Summary of project/request<sup>1\*</sup>:

We are requesting a Zone Map Amendment to adjust the existing zone boundaries. The existing zones are - MX-L western portion and MX-T for the eastern portion.

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)

Date/Time\*: December 21st, 2023 - 8:45am

Location\*<sup>2</sup>: CABQ Zoom - <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</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.

6. Where more information about the project can be found<sup>\*3</sup>:

E-mail Sergio Lozoya - [Slozoya@tierrawestllc.com](mailto:Slozoya@tierrawestllc.com)

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**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*4</sup> B-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

Deviation(s)       Variance(s)       Waiver(s)

**Explanation<sup>\*</sup>:**

We are requesting a 39-foot variance to the 45-foot buffer requirement per IDO Section 5-2(J) Major Public Open Space Edges to allow for a 6-foot buffer

We are requesting a 5-foot variance from the 20-foot max height for building B (per IDO 3-6(D)(4)(b) for a maximum height of 25-feet. We are also requesting a 5.13-foot variance from the 19.2-foot maximum height (under the 2/3 rule IDO Section 3-6(D)(4)(b)) for two adjoined townhomes for a maximum height of 24.33-feet.

Please see notice for the Site Plan - EPC and Variance - EPC in this packet

---

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No neighborhood meeting occurred as there are no registered NA in this area

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<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>



[Note: Items with an asterisk (\*) are required.]

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.5 acres for ZMA and 10-acres for total Site Plan area
  2. IDO Zone District MX-L and MX-T
  3. Overlay Zone(s) [if applicable] Coors Blvd - VPO-1 and Coors Blvd CPO - 2
  4. Center or Corridor Area [if applicable] Coors Blvd - Major Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 10/30/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Boing US HOLDCO Inc

Mailing Address\*: 440 S Church St Suite 700 Charlotte NC 28202

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 10088 & 10080 Coors Blvd NW  
Location Description East of the intersection of Coors Blvd NW and 7 Bar Loop NW
2. Property Owner\* A Management Corporation
3. Agent/Applicant\* [if applicable] Tierra West, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]

Zoning Map Amendment

Other: See other notification items in packet - Site Plan, Major Amendment, and Variances

Summary of project/request<sup>1</sup>\*:

We are requesting a Zone Map Amendment to adjust the existing zone boundaries. The existing zones are - MX-L western portion and MX-T for the eastern portion.

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)

Date/Time\*: December 21st, 2023 - 8:45am

Location\*<sup>2</sup>: CABQ Zoom - <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</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.

- 6. Where more information about the project can be found<sup>3</sup>:

E-mail Sergio Lozoya - [Slozoya@tierrawestllc.com](mailto:Slozoya@tierrawestllc.com)

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

- 1. Zone Atlas Page(s)<sup>4</sup> B-14-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

Deviation(s)       Variance(s)       Waiver(s)

**Explanation\*:**

We are requesting a 39-foot variance to the 45-foot buffer requirement per IDO Section 5-2(J) Major Public Open Space Edges to allow for a 6-foot buffer

We are requesting a 5-foot variance from the 20-foot max height for building B (per IDO 3-6(D)(4)(b) for a maximum height of 25-feet. We are also requesting a 5.13-foot variance from the 19.2-foot maximum height (under the 2/3 rule IDO Section 3-6(D)(4)(b)) for two adjoined townhomes for a maximum height of 24.33-feet.

Please see notice for the Site Plan - EPC and Variance - EPC in this packet

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No neighborhood meeting occurred as there are no registered NA in this area

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<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.5 acres for ZMA and 10-acres for total Site Plan area
  2. IDO Zone District MX-L and MX-T
  3. Overlay Zone(s) [if applicable] Coors Blvd - VPO-1 and Coors Blvd CPO - 2
  4. Center or Corridor Area [if applicable] Coors Blvd - Major Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 10/30/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: City of Albuquerque

Mailing Address\*: PO Box 2248 87103

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 10088 & 10080 Coors Blvd NW  
Location Description East of the intersection of Coors Blvd NW and 7 Bar Loop NW
2. Property Owner\* A Management Corporation
3. Agent/Applicant\* [if applicable] Tierra West, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Zoning Map Amendment
  - Other: See other notification items in packet - Site Plan, Major Amendment, and Variances

Summary of project/request<sup>1\*</sup>:

We are requesting a Zone Map Amendment to adjust the existing zone boundaries. The existing zones are - MX-L western portion and MX-T for the eastern portion.

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)

Date/Time\*: December 21st, 2023 - 8:45am

Location\*<sup>2</sup>: CABQ Zoom - <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</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.

- 6. Where more information about the project can be found<sup>\*3</sup>:

E-mail Sergio Lozoya - [Slozoya@tierrawestllc.com](mailto:Slozoya@tierrawestllc.com)

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**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

- 1. Zone Atlas Page(s)<sup>\*4</sup> B-14-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

Deviation(s)       Variance(s)       Waiver(s)

**Explanation<sup>\*</sup>:**

We are requesting a 39-foot variance to the 45-foot buffer requirement per IDO Section 5-2(J) Major Public Open Space Edges to allow for a 6-foot buffer

We are requesting a 5-foot variance from the 20-foot max height for building B (per IDO 3-6(D)(4)(b) for a maximum height of 25-feet. We are also requesting a 5.13-foot variance from the 19.2-foot maximum height (under the 2/3 rule IDO Section 3-6(D)(4)(b)) for two adjoined townhomes for a maximum height of 24.33-feet.

Please see notice for the Site Plan - EPC and Variance - EPC in this packet

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- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No neighborhood meeting occurred as there are no registered NA in this area

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<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.5 acres for ZMA and 10-acres for total Site Plan area
  2. IDO Zone District MX-L and MX-T
  3. Overlay Zone(s) [if applicable] Coors Blvd - VPO-1 and Coors Blvd CPO - 2
  4. Center or Corridor Area [if applicable] Coors Blvd - Major Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 10/30/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: David Garduno

Mailing Address\*: 5419 Saturnia Rd NW 87114

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 10088 & 10080 Coors Blvd NW  
Location Description East of the intersection of Coors Blvd NW and 7 Bar Loop NW
2. Property Owner\* A Management Corporation
3. Agent/Applicant\* [if applicable] Tierra West, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Zoning Map Amendment
  - Other: See other notification items in packet - Site Plan, Major Amendment, and Variances

Summary of project/request<sup>1</sup>\*:

We are requesting a Zone Map Amendment to adjust the existing zone boundaries. The existing zones are - MX-L western portion and MX-T for the eastern portion.

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)

Date/Time\*: December 21st, 2023 - 8:45am

Location\*<sup>2</sup>: CABQ Zoom - <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</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.

6. Where more information about the project can be found<sup>\*3</sup>:

E-mail Sergio Lozoya - [Slozoya@tierrawestllc.com](mailto:Slozoya@tierrawestllc.com)

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**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*4</sup> B-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

Deviation(s)       Variance(s)       Waiver(s)

**Explanation<sup>\*</sup>:**

We are requesting a 39-foot variance to the 45-foot buffer requirement per IDO Section 5-2(J) Major Public Open Space Edges to allow for a 6-foot buffer

We are requesting a 5-foot variance from the 20-foot max height for building B (per IDO 3-6(D)(4)(b) for a maximum height of 25-feet. We are also requesting a 5.13-foot variance from the 19.2-foot maximum height (under the 2/3 rule IDO Section 3-6(D)(4)(b)) for two adjoined townhomes for a maximum height of 24.33-feet.

Please see notice for the Site Plan - EPC and Variance - EPC in this packet

---

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No neighborhood meeting occurred as there are no registered NA in this area

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<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.5 acres for ZMA and 10-acres for total Site Plan area
  2. IDO Zone District MX-L and MX-T
  3. Overlay Zone(s) [if applicable] Coors Blvd - VPO-1 and Coors Blvd CPO - 2
  4. Center or Corridor Area [if applicable] Coors Blvd - Major Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 10/30/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Deborah Ann Haycraft

Mailing Address\*: 1511 Polo PI NW 87114

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 10088 & 10080 Coors Blvd NW  
Location Description East of the intersection of Coors Blvd NW and 7 Bar Loop NW
2. Property Owner\* A Management Corporation
3. Agent/Applicant\* *[if applicable]* Tierra West, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Zoning Map Amendment
  - Other: See other notification items in packet - Site Plan, Major Amendment, and Variances

Summary of project/request<sup>1\*</sup>:

We are requesting a Zone Map Amendment to adjust the existing zone boundaries. The existing zones are - MX-L western portion and MX-T for the eastern portion.

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)

Date/Time\*: December 21st, 2023 - 8:45am

Location\*<sup>2</sup>: CABQ Zoom - <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</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.

- 6. Where more information about the project can be found<sup>\*3</sup>:

E-mail Sergio Lozoya - [Slozoya@tierrawestllc.com](mailto:Slozoya@tierrawestllc.com)

---

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

- 1. Zone Atlas Page(s)<sup>\*4</sup> B-14-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

Deviation(s)       Variance(s)       Waiver(s)

**Explanation<sup>\*</sup>:**

We are requesting a 39-foot variance to the 45-foot buffer requirement per IDO Section 5-2(J) Major Public Open Space Edges to allow for a 6-foot buffer

We are requesting a 5-foot variance from the 20-foot max height for building B (per IDO 3-6(D)(4)(b) for a maximum height of 25-feet. We are also requesting a 5.13-foot variance from the 19.2-foot maximum height (under the 2/3 rule IDO Section 3-6(D)(4)(b)) for two adjoined townhomes for a maximum height of 24.33-feet.

Please see notice for the Site Plan - EPC and Variance - EPC in this packet

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- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No neighborhood meeting occurred as there are no registered NA in this area

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<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.5 acres for ZMA and 10-acres for total Site Plan area
  2. IDO Zone District MX-L and MX-T
  3. Overlay Zone(s) [if applicable] Coors Blvd - VPO-1 and Coors Blvd CPO - 2
  4. Center or Corridor Area [if applicable] Coors Blvd - Major Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 10/30/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Double R Farm Inc

Mailing Address\*: PO Box 100 - Clayton NM 87103

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 10088 & 10080 Coors Blvd NW  
Location Description East of the intersection of Coors Blvd NW and 7 Bar Loop NW
2. Property Owner\* A Management Corporation
3. Agent/Applicant\* [if applicable] Tierra West, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Zoning Map Amendment
  - Other: See other notification items in packet - Site Plan, Major Amendment, and Variances

Summary of project/request<sup>1</sup>\*:

We are requesting a Zone Map Amendment to adjust the existing zone boundaries. The existing zones are - MX-L western portion and MX-T for the eastern portion.

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)

Date/Time\*: December 21st, 2023 - 8:45am

Location\*<sup>2</sup>: CABQ Zoom - <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</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.

- 6. Where more information about the project can be found<sup>\*3</sup>:

E-mail Sergio Lozoya - [Slozoya@tierrawestllc.com](mailto:Slozoya@tierrawestllc.com)

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**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

- 1. Zone Atlas Page(s)<sup>\*4</sup> B-14-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

Deviation(s)       Variance(s)       Waiver(s)

**Explanation<sup>\*</sup>:**

We are requesting a 39-foot variance to the 45-foot buffer requirement per IDO Section 5-2(J) Major Public Open Space Edges to allow for a 6-foot buffer

We are requesting a 5-foot variance from the 20-foot max height for building B (per IDO 3-6(D)(4)(b) for a maximum height of 25-feet. We are also requesting a 5.13-foot variance from the 19.2-foot maximum height (under the 2/3 rule IDO Section 3-6(D)(4)(b)) for two adjoined townhomes for a maximum height of 24.33-feet.

Please see notice for the Site Plan - EPC and Variance - EPC in this packet

---

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No neighborhood meeting occurred as there are no registered NA in this area

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<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.5 acres for ZMA and 10-acres for total Site Plan area
  2. IDO Zone District MX-L and MX-T
  3. Overlay Zone(s) [if applicable] Coors Blvd - VPO-1 and Coors Blvd CPO - 2
  4. Center or Corridor Area [if applicable] Coors Blvd - Major Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>



[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 10/30/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Frederick R Pintz

Mailing Address\*: 1516 Polo PI NW 87114

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 10088 & 10080 Coors Blvd NW  
Location Description East of the intersection of Coors Blvd NW and 7 Bar Loop NW
2. Property Owner\* A Management Corporation
3. Agent/Applicant\* [if applicable] Tierra West, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]

Zoning Map Amendment

Other: See other notification items in packet - Site Plan, Major Amendment, and Variances

Summary of project/request<sup>1\*</sup>:

We are requesting a Zone Map Amendment to adjust the existing zone boundaries. The existing zones are - MX-L western portion and MX-T for the eastern portion.

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)

Date/Time\*: December 21st, 2023 - 8:45am

Location\*<sup>2</sup>: CABQ Zoom - <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</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.

6. Where more information about the project can be found<sup>\*3</sup>:

E-mail Sergio Lozoya - [Slozoya@tierrawestllc.com](mailto:Slozoya@tierrawestllc.com)

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**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*4</sup> B-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

Deviation(s)       Variance(s)       Waiver(s)

**Explanation<sup>\*</sup>:**

We are requesting a 39-foot variance to the 45-foot buffer requirement per IDO Section 5-2(J) Major Public Open Space Edges to allow for a 6-foot buffer

We are requesting a 5-foot variance from the 20-foot max height for building B (per IDO 3-6(D)(4)(b) for a maximum height of 25-feet. We are also requesting a 5.13-foot variance from the 19.2-foot maximum height (under the 2/3 rule IDO Section 3-6(D)(4)(b)) for two adjoined townhomes for a maximum height of 24.33-feet.

Please see notice for the Site Plan - EPC and Variance - EPC in this packet

---

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No neighborhood meeting occurred as there are no registered NA in this area

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<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.5 acres for ZMA and 10-acres for total Site Plan area
  2. IDO Zone District MX-L and MX-T
  3. Overlay Zone(s) [if applicable] Coors Blvd - VPO-1 and Coors Blvd CPO - 2
  4. Center or Corridor Area [if applicable] Coors Blvd - Major Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 10/30/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Gourmet Investors LLC

Mailing Address\*: 5415 Academy Rd NE 87109

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 10088 & 10080 Coors Blvd NW  
Location Description East of the intersection of Coors Blvd NW and 7 Bar Loop NW
2. Property Owner\* A Management Corporation
3. Agent/Applicant\* *[if applicable]* Tierra West, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Zoning Map Amendment
  - Other: See other notification items in packet - Site Plan, Major Amendment, and Variances

Summary of project/request<sup>1\*</sup>:

We are requesting a Zone Map Amendment to adjust the existing zone boundaries. The existing zones are - MX-L western portion and MX-T for the eastern portion.

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)

Date/Time\*: December 21st, 2023 - 8:45am

Location\*<sup>2</sup>: CABQ Zoom - <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</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.

6. Where more information about the project can be found<sup>\*3</sup>:

E-mail Sergio Lozoya - [Slozoya@tierrawestllc.com](mailto:Slozoya@tierrawestllc.com)

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**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*4</sup> B-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

Deviation(s)       Variance(s)       Waiver(s)

**Explanation<sup>\*</sup>:**

We are requesting a 39-foot variance to the 45-foot buffer requirement per IDO Section 5-2(J) Major Public Open Space Edges to allow for a 6-foot buffer

We are requesting a 5-foot variance from the 20-foot max height for building B (per IDO 3-6(D)(4)(b) for a maximum height of 25-feet. We are also requesting a 5.13-foot variance from the 19.2-foot maximum height (under the 2/3 rule IDO Section 3-6(D)(4)(b)) for two adjoined townhomes for a maximum height of 24.33-feet.

Please see notice for the Site Plan - EPC and Variance - EPC in this packet

---

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No neighborhood meeting occurred as there are no registered NA in this area

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<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.5 acres for ZMA and 10-acres for total Site Plan area
  2. IDO Zone District MX-L and MX-T
  3. Overlay Zone(s) [if applicable] Coors Blvd - VPO-1 and Coors Blvd CPO - 2
  4. Center or Corridor Area [if applicable] Coors Blvd - Major Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 10/30/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: LCW NM LP C/O Hong Kong Buffet

Mailing Address\*: 10100 Coors Blvd NW 87114

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 10088 & 10080 Coors Blvd NW  
Location Description East of the intersection of Coors Blvd NW and 7 Bar Loop NW
2. Property Owner\* A Management Corporation
3. Agent/Applicant\* [if applicable] Tierra West, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Zoning Map Amendment
  - Other: See other notification items in packet - Site Plan, Major Amendment, and Variances

Summary of project/request<sup>1\*</sup>:

We are requesting a Zone Map Amendment to adjust the existing zone boundaries. The existing zones are - MX-L western portion and MX-T for the eastern portion.

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)

Date/Time\*: December 21st, 2023 - 8:45am

Location\*<sup>2</sup>: CABQ Zoom - <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</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.

- 6. Where more information about the project can be found<sup>\*3</sup>:

E-mail Sergio Lozoya - [Slozoya@tierrawestllc.com](mailto:Slozoya@tierrawestllc.com)

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

- 1. Zone Atlas Page(s)<sup>\*4</sup> B-14-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

Deviation(s)       Variance(s)       Waiver(s)

**Explanation<sup>\*</sup>:**

We are requesting a 39-foot variance to the 45-foot buffer requirement per IDO Section 5-2(J) Major Public Open Space Edges to allow for a 6-foot buffer

We are requesting a 5-foot variance from the 20-foot max height for building B (per IDO 3-6(D)(4)(b) for a maximum height of 25-feet. We are also requesting a 5.13-foot variance from the 19.2-foot maximum height (under the 2/3 rule IDO Section 3-6(D)(4)(b)) for two adjoined townhomes for a maximum height of 24.33-feet.

Please see notice for the Site Plan - EPC and Variance - EPC in this packet

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No neighborhood meeting occurred as there are no registered NA in this area

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\_\_\_\_\_  
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<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>



[Note: Items with an asterisk (\*) are required.]

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.5 acres for ZMA and 10-acres for total Site Plan area
  2. IDO Zone District MX-L and MX-T
  3. Overlay Zone(s) [if applicable] Coors Blvd - VPO-1 and Coors Blvd CPO - 2
  4. Center or Corridor Area [if applicable] Coors Blvd - Major Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 10/30/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Lisa Garcia and Bernabe L Salazar

Mailing Address\*: 1507 Polo PI NW 87114

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 10088 & 10080 Coors Blvd NW  
Location Description East of the intersection of Coors Blvd NW and 7 Bar Loop NW
2. Property Owner\* A Management Corporation
3. Agent/Applicant\* [if applicable] Tierra West, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Zoning Map Amendment
  - Other: See other notification items in packet - Site Plan, Major Amendment, and Variances

Summary of project/request<sup>1\*</sup>:

We are requesting a Zone Map Amendment to adjust the existing zone boundaries. The existing zones are - MX-L western portion and MX-T for the eastern portion.

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)

Date/Time\*: December 21st, 2023 - 8:45am

Location\*<sup>2</sup>: CABQ Zoom - <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</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.

6. Where more information about the project can be found<sup>\*3</sup>:

E-mail Sergio Lozoya - [Slozoya@tierrawestllc.com](mailto:Slozoya@tierrawestllc.com)

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**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*4</sup> B-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

Deviation(s)       Variance(s)       Waiver(s)

**Explanation<sup>\*</sup>:**

We are requesting a 39-foot variance to the 45-foot buffer requirement per IDO Section 5-2(J) Major Public Open Space Edges to allow for a 6-foot buffer

We are requesting a 5-foot variance from the 20-foot max height for building B (per IDO 3-6(D)(4)(b) for a maximum height of 25-feet. We are also requesting a 5.13-foot variance from the 19.2-foot maximum height (under the 2/3 rule IDO Section 3-6(D)(4)(b)) for two adjoined townhomes for a maximum height of 24.33-feet.

Please see notice for the Site Plan - EPC and Variance - EPC in this packet

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No neighborhood meeting occurred as there are no registered NA in this area

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<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.5 acres for ZMA and 10-acres for total Site Plan area
  2. IDO Zone District MX-L and MX-T
  3. Overlay Zone(s) [if applicable] Coors Blvd - VPO-1 and Coors Blvd CPO - 2
  4. Center or Corridor Area [if applicable] Coors Blvd - Major Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 10/30/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: New Mexico Educators Federal Credit Union

Mailing Address\*: PO Box 8530, 87198

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 10088 & 10080 Coors Blvd NW  
Location Description East of the intersection of Coors Blvd NW and 7 Bar Loop NW
2. Property Owner\* A Management Corporation
3. Agent/Applicant\* [if applicable] Tierra West, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]

Zoning Map Amendment

Other: See other notification items in packet - Site Plan, Major Amendment, and Variances

Summary of project/request<sup>1</sup>\*:

We are requesting a Zone Map Amendment to adjust the existing zone boundaries. The existing zones are - MX-L western portion and MX-T for the eastern portion.

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)

Date/Time\*: December 21st, 2023 - 8:45am

Location\*<sup>2</sup>: CABQ Zoom - <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</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.

6. Where more information about the project can be found<sup>\*3</sup>:

E-mail Sergio Lozoya - [Slozoya@tierrawestllc.com](mailto:Slozoya@tierrawestllc.com)

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**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*4</sup> B-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

Deviation(s)       Variance(s)       Waiver(s)

**Explanation<sup>\*</sup>:**

We are requesting a 39-foot variance to the 45-foot buffer requirement per IDO Section 5-2(J) Major Public Open Space Edges to allow for a 6-foot buffer

We are requesting a 5-foot variance from the 20-foot max height for building B (per IDO 3-6(D)(4)(b) for a maximum height of 25-feet. We are also requesting a 5.13-foot variance from the 19.2-foot maximum height (under the 2/3 rule IDO Section 3-6(D)(4)(b)) for two adjoined townhomes for a maximum height of 24.33-feet.

Please see notice for the Site Plan - EPC and Variance - EPC in this packet

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No neighborhood meeting occurred as there are no registered NA in this area

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<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.5 acres for ZMA and 10-acres for total Site Plan area
  2. IDO Zone District MX-L and MX-T
  3. Overlay Zone(s) [if applicable] Coors Blvd - VPO-1 and Coors Blvd CPO - 2
  4. Center or Corridor Area [if applicable] Coors Blvd - Major Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 10/30/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Patricia A and Mark Klecan

Mailing Address\*: 1512 Polo PI NW 87114

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 10088 & 10080 Coors Blvd NW  
Location Description East of the intersection of Coors Blvd NW and 7 Bar Loop NW
2. Property Owner\* A Management Corporation
3. Agent/Applicant\* *[if applicable]* Tierra West, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Zoning Map Amendment
  - Other: See other notification items in packet - Site Plan, Major Amendment, and Variances

Summary of project/request<sup>1\*</sup>:

We are requesting a Zone Map Amendment to adjust the existing zone boundaries. The existing zones are - MX-L western portion and MX-T for the eastern portion.

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)

Date/Time\*: December 21st, 2023 - 8:45am

Location\*<sup>2</sup>: CABQ Zoom - <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</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.

6. Where more information about the project can be found<sup>\*3</sup>:

E-mail Sergio Lozoya - [Slozoya@tierrawestllc.com](mailto:Slozoya@tierrawestllc.com)

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**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*4</sup> B-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

Deviation(s)       Variance(s)       Waiver(s)

**Explanation<sup>\*</sup>:**

We are requesting a 39-foot variance to the 45-foot buffer requirement per IDO Section 5-2(J) Major Public Open Space Edges to allow for a 6-foot buffer

We are requesting a 5-foot variance from the 20-foot max height for building B (per IDO 3-6(D)(4)(b) for a maximum height of 25-feet. We are also requesting a 5.13-foot variance from the 19.2-foot maximum height (under the 2/3 rule IDO Section 3-6(D)(4)(b)) for two adjoined townhomes for a maximum height of 24.33-feet.

Please see notice for the Site Plan - EPC and Variance - EPC in this packet

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No neighborhood meeting occurred as there are no registered NA in this area

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<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.5 acres for ZMA and 10-acres for total Site Plan area
  2. IDO Zone District MX-L and MX-T
  3. Overlay Zone(s) [if applicable] Coors Blvd - VPO-1 and Coors Blvd CPO - 2
  4. Center or Corridor Area [if applicable] Coors Blvd - Major Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 10/30/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Sharon B and Edward Decatur

Mailing Address\*: 10039 Bosque Circle NW, 87114

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 10088 & 10080 Coors Blvd NW  
Location Description East of the intersection of Coors Blvd NW and 7 Bar Loop NW
2. Property Owner\* A Management Corporation
3. Agent/Applicant\* [if applicable] Tierra West, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]

Zoning Map Amendment

Other: See other notification items in packet - Site Plan, Major Amendment, and Variances

Summary of project/request<sup>1</sup>\*:

We are requesting a Zone Map Amendment to adjust the existing zone boundaries. The existing zones are - MX-L western portion and MX-T for the eastern portion.

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)

Date/Time\*: December 21st, 2023 - 8:45am

Location\*<sup>2</sup>: CABQ Zoom - <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</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.

- 6. Where more information about the project can be found<sup>3</sup>:

E-mail Sergio Lozoya - [Slozoya@tierrawestllc.com](mailto:Slozoya@tierrawestllc.com)

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

- 1. Zone Atlas Page(s)<sup>4</sup> B-14-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

Deviation(s)       Variance(s)       Waiver(s)

**Explanation\*:**

We are requesting a 39-foot variance to the 45-foot buffer requirement per IDO Section 5-2(J) Major Public Open Space Edges to allow for a 6-foot buffer

We are requesting a 5-foot variance from the 20-foot max height for building B (per IDO 3-6(D)(4)(b) for a maximum height of 25-feet. We are also requesting a 5.13-foot variance from the 19.2-foot maximum height (under the 2/3 rule IDO Section 3-6(D)(4)(b)) for two adjoined townhomes for a maximum height of 24.33-feet.

Please see notice for the Site Plan - EPC and Variance - EPC in this packet

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No neighborhood meeting occurred as there are no registered NA in this area

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

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.5 acres for ZMA and 10-acres for total Site Plan area
  2. IDO Zone District MX-L and MX-T
  3. Overlay Zone(s) [if applicable] Coors Blvd - VPO-1 and Coors Blvd CPO - 2
  4. Center or Corridor Area [if applicable] Coors Blvd - Major Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 10/30/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Anita and Joost Verduyn - Trustee Verduyn Family Trust

Mailing Address\*: 6623 W Mary Ave, Visalia CA, 93277

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 10088 & 10080 Coors Blvd NW  
Location Description East of the intersection of Coors Blvd NW and 7 Bar Loop NW
2. Property Owner\* A Management Corporation
3. Agent/Applicant\* *[if applicable]* Tierra West, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*

Zoning Map Amendment

Other: See other notification items in packet - Site Plan, Major Amendment, and Variances

Summary of project/request<sup>1</sup>\*:

We are requesting a Zone Map Amendment to adjust the existing zone boundaries. The existing zones are - MX-L western portion and MX-T for the eastern portion.

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)

Date/Time\*: December 21st, 2023 - 8:45am

Location\*<sup>2</sup>: CABQ Zoom - <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</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.

- 6. Where more information about the project can be found<sup>\*3</sup>:

E-mail Sergio Lozoya - [Slozoya@tierrawestllc.com](mailto:Slozoya@tierrawestllc.com)

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

- 1. Zone Atlas Page(s)<sup>\*4</sup> B-14-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

Deviation(s)       Variance(s)       Waiver(s)

**Explanation<sup>\*</sup>:**

We are requesting a 39-foot variance to the 45-foot buffer requirement per IDO Section 5-2(J) Major Public Open Space Edges to allow for a 6-foot buffer

We are requesting a 5-foot variance from the 20-foot max height for building B (per IDO 3-6(D)(4)(b) for a maximum height of 25-feet. We are also requesting a 5.13-foot variance from the 19.2-foot maximum height (under the 2/3 rule IDO Section 3-6(D)(4)(b)) for two adjoined townhomes for a maximum height of 24.33-feet.

Please see notice for the Site Plan - EPC and Variance - EPC in this packet

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No neighborhood meeting occurred as there are no registered NA in this area

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<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.5 acres for ZMA and 10-acres for total Site Plan area
  2. IDO Zone District MX-L and MX-T
  3. Overlay Zone(s) [if applicable] Coors Blvd - VPO-1 and Coors Blvd CPO - 2
  4. Center or Corridor Area [if applicable] Coors Blvd - Major Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>



[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 10/30/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Yvonne and Albert B Bernal

Mailing Address\*: 10077 Bosque Circle NW 87114

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 10088 & 10080 Coors Blvd NW  
Location Description East of the intersection of Coors Blvd NW and 7 Bar Loop NW
2. Property Owner\* A Management Corporation
3. Agent/Applicant\* [if applicable] Tierra West, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]

Zoning Map Amendment

Other: See other notification items in packet - Site Plan, Major Amendment, and Variances

Summary of project/request<sup>1\*</sup>:

We are requesting a Zone Map Amendment to adjust the existing zone boundaries. The existing zones are - MX-L western portion and MX-T for the eastern portion.

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)

Date/Time\*: December 21st, 2023 - 8:45am

Location\*<sup>2</sup>: CABQ Zoom - <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</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.

- 6. Where more information about the project can be found<sup>\*3</sup>:

E-mail Sergio Lozoya - [Slozoya@tierrawestllc.com](mailto:Slozoya@tierrawestllc.com)

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

- 1. Zone Atlas Page(s)<sup>\*4</sup> B-14-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

Deviation(s)       Variance(s)       Waiver(s)

**Explanation<sup>\*</sup>:**

We are requesting a 39-foot variance to the 45-foot buffer requirement per IDO Section 5-2(J) Major Public Open Space Edges to allow for a 6-foot buffer

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Please see notice for the Site Plan - EPC and Variance - EPC in this packet

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No neighborhood meeting occurred as there are no registered NA in this area

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<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.5 acres for ZMA and 10-acres for total Site Plan area
  2. IDO Zone District MX-L and MX-T
  3. Overlay Zone(s) [if applicable] Coors Blvd - VPO-1 and Coors Blvd CPO - 2
  4. Center or Corridor Area [if applicable] Coors Blvd - Major Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

---

<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

- ☒ d. **For residential development\***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development\***:
  - ☒ Total gross floor area of proposed project.
  - ☒ Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.5-Acres for property area - 10-acres total for controlling site plan
  2. IDO Zone District MX-L and MX-T
  3. Overlay Zone(s) [if applicable] Coors Blvd VPO - 1 and Coors Blvd CPO - 2
  4. Center or Corridor Area [if applicable] Major Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

---

<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

GARDUNO DAVID  
5419 SATURNIA RD NW  
ALBUQUERQUE NM 87114-5286

DOUBLE R FARM INC  
PO BOX 100  
CLAYTON NM 88415-0100

A MANAGEMENT CORPORATION  
4461 IRVING BLVD NW  
ALBUQUERQUE NM 87114-4286

GOURMET INVESTORS LLC  
5415 ACADEMY RD NE  
ALBUQUERQUE NM 87109

CITY OF ALBUQUERQUE  
PO BOX 2248  
ALBUQUERQUE NM 87103-2248

LCW NM LP C/O HONG KONG BUFFET  
10100 COORS BLVD NW  
ALBUQUERQUE NM 87114-4022

SALAZAR BERNABE L & LISA GARCIA  
1507 POLO PL NW  
ALBUQUERQUE NM 87114-8811

HAYCRAFT DEBORAH ANN  
1511 POLO PL NW  
ALBUQUERQUE NM 87114-8811

A MANAGEMENT CORPORATION  
4461 IRVING BLVD NW  
ALBUQUERQUE NM 87114-4286

KLECAN MARK J & PATRICIA A  
1512 POLO PL NW  
ALBUQUERQUE NM 87114-8810

BOING US HOLDCO INC  
440 S CHURCH ST SUITE 700  
CHARLOTTE NC 28202-2059

VERDUYN JOOST & VERDUYN ANITA  
TRUSTEE VERDUYN FAMILY TRUST  
6623 W MARY AVE  
VISALIA CA 93277-5180

BERNAL ALBERT B & YVONNE  
10077 BOSQUE CIR NW  
ALBUQUERQUE NM 87114

PINTZ FREDERICK R  
1516 POLO PL NW  
ALBUQUERQUE NM 87114-8809

NEW MEXICO EDUCATORS FEDERAL  
CREDIT UNION  
PO BOX 8530  
ALBUQUERQUE NM 87198-8530

DECATUR EDWARD N & SHARON B  
10039 BOSQUE CIR NW  
ALBUQUERQUE NM 87114-8825

COMMUNITY COMMON ELEMENTS  
ATTN: AMAFCA  
2600 PROSPECT AVE NE  
ALBUQUERQUE NM 87107-1836

GARDUNO DAVID  
5419 SATURNIA RD NW  
ALBUQUERQUE NM 87114-5286

BRINKER RESTAURANT CORP C/O N  
TEXAS TEAM/MARVIN F POER & CO  
PO BOX 802206  
DALLAS TX 75380-2206

DOUBLE R FARM INC  
PO BOX 100  
CLAYTON NM 88415-0100

A MANAGEMENT CORPORATION  
4461 IRVING BLVD NW  
ALBUQUERQUE NM 87114-4286

GARDENSWARTZ REALTY LLC  
13405 PINO RIDGE PL NE  
ALBUQUERQUE NM 87111-8274

GOURMET INVESTORS LLC  
5415 ACADEMY RD NE  
ALBUQUERQUE NM 87109

KUNKLE ROBERT J & DONNA L  
1519 ERWIN PL NW  
ALBUQUERQUE NM 87114-8815

CITY OF ALBUQUERQUE  
PO BOX 2248  
ALBUQUERQUE NM 87103-2248

DOUBLE R FARM INC  
PO BOX 100  
CLAYTON NM 88415-0100

LCW NM LP C/O HONG KONG BUFFET  
10100 COORS BLVD NW  
ALBUQUERQUE NM 87114-4022

NEUMAN JULIE S  
1515 ERWIN PL NW  
ALBUQUERQUE NM 87114

SALAZAR BERNABE L & LISA GARCIA  
1507 POLO PL NW  
ALBUQUERQUE NM 87114-8811

MARQUEZ RUDY R  
1604 ZENA LONA ST NE  
ALBUQUERQUE NM 87112-4536

HAYCRAFT DEBORAH ANN  
1511 POLO PL NW  
ALBUQUERQUE NM 87114-8811

A MANAGEMENT CORPORATION  
4461 IRVING BLVD NW  
ALBUQUERQUE NM 87114-4286

KLECAN MARK J & PATRICIA A  
1512 POLO PL NW  
ALBUQUERQUE NM 87114-8810

BOING US HOLDCO INC  
440 S CHURCH ST SUITE 700  
CHARLOTTE NC 28202-2059

WESTERN BANK DIANA SEALE TAX ACCT  
DEPT  
PO BOX 10566  
BIRMINGHAM AL 35296

ALAMO CENTER LLC  
13405 PINO RIDGE PL NE  
ALBUQUERQUE NM 87111-8274

VERDUYN JOOST & VERDUYN ANITA  
TRUSTEE VERDUYN FAMILY TRUST  
6623 W MARY AVE  
VISALIA CA 93277-5180

BERNAL ALBERT B & YVONNE  
10077 BOSQUE CIR NW  
ALBUQUERQUE NM 87114

PINTZ FREDERICK R  
1516 POLO PL NW  
ALBUQUERQUE NM 87114-8809

NEW MEXICO EDUCATORS FEDERAL  
CREDIT UNION  
PO BOX 8530  
ALBUQUERQUE NM 87198-8530

DECATUR EDWARD N & SHARON B  
10039 BOSQUE CIR NW  
ALBUQUERQUE NM 87114-8825

COMMUNITY COMMON ELEMENTS  
ATTN: AMAFCA  
2600 PROSPECT AVE NE  
ALBUQUERQUE NM 87107-1836

COORS LAND LLC  
201 3RD ST NW SUITE 1370  
ALBUQUERQUE NM 87102-3381

NEW MEXICO GAS COMPANY INC  
PO BOX 1025  
ALBUQUERQUE NM 87103

DENNIS GEORGE LARRY LLC  
8618 MENAUL BLVD NE SUITE H  
ALBUQUERQUE NM 87112-2242

*TERRA WEST*. LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7022 3330 0001 0711 0206

GOURMET INVESTORS LLC  
5415 ACADEMY RD NE  
ALBUQUERQUE NM 87109



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

GOURMET INVESTORS LLC  
5415 ACADEMY RD NE  
ALBUQUERQUE NM 87109



9590 9402 7786 2152 9183 63

2. Article Number (Transfer from service label)

7022 3330 0001 0711 0206

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt



TERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

7022 3330 0001 0711 0190



SALAZAR BERNABE L & LISA GARCIA  
1507 POLO PL NW  
ALBUQUERQUE NM 87114-8811



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
**SALAZAR BERNABE L & LISA GARCIA**  
**1507 POLO PL NW**  
**ALBUQUERQUE NM 87114-8811**



9590 9402 7786 2152 9183 56

7022 3330 0001 0711 0190

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

B. Received by (Printed Name)

- Agent
- Addressee

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

TERRA WEST. LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7022 3330 0001 0711 0299

LCW NM LP C/O HONG KONG BUFFET  
10100 COORS BLVD NW  
ALBUQUERQUE NM 87114-4022



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

<sup>1</sup> Article Addressed to:  
**LCW NM LP C/O HONG KONG BUFFET**  
**10100 COORS BLVD NW**  
**ALBUQUERQUE NM 87114-4022**



9590 9402 7786 2152 9184 55

Article Number Transfer from service label  
**7022 3330 0001 0711 0299**

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  
 **X**
- B. Received by (Printed Name)  Agent  
 Addressee
- C. Date of Delivery

D. Is delivery address different from item 1?  
 If YES, enter delivery address below:  Yes  No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

TERRA WEST LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

GENIUS MAIL



7022 3330 0001 0711 0169

DECATUR EDWARD N & SHARON B  
10039 BOSQUE CIR NW  
ALBUQUERQUE NM 87114-8825



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
**DECATUR EDWARD N & SHARON B**  
**10039 BOSQUE CIR NW**  
**ALBUQUERQUE NM 87114-8825**



9590 9402 7786 2152 9186 39

2. Article Number (Transfer from service label)

**69TD TTLD T000 DEEE 2202**

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  
 X  
 Agent  
 Addressee
- B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery \_\_\_\_\_
- D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

TERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7022 3330 0001 0711 0183

KLECAN MARK J & PATRICIA A  
1512 POLO PL NW  
ALBUQUERQUE NM 87114-8810



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

<sup>1</sup> Article Addressed to  
**KLECAN MARK J & PATRICIA A**  
**1512 POLO PL NW**  
**ALBUQUERQUE NM 87114-8810**



9590 9402 7786 2152 9183 49

2. Article Number (Transfer from service label)

**7022 3330 0001 0711 0183**

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name)  Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail<sup>®</sup>
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express<sup>®</sup>
  - Registered Mail<sup>™</sup>
  - Registered Mail Restricted Delivery
  - Signature Confirmation<sup>™</sup>
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt





7022 3330 0001 0711 0237

TERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

CITY OF ALBUQUERQUE  
PO BOX 2248  
ALBUQUERQUE NM 87103-2248



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**CITY OF ALBUQUERQUE  
PO BOX 2248  
ALBUQUERQUE NM 87103-2248**



9590 9402 7786 2152 9183 94

2. Article Number (Transfer from service label)

**7022 3330 0001 0711 0237**

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent  
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

TERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7022 3330 0001 0711 0312

NEW MEXICO EDUCATORS FEDERAL  
CREDIT UNION  
PO BOX 8530  
ALBUQUERQUE NM 87198-8530



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**NEW MEXICO EDUCATORS FEDERAL  
CREDIT UNION  
PO BOX 8530  
ALBUQUERQUE NM 87198-8530**



9590 9402 7786 2152 9184 79

2 Article Number (Transfer from service label)  
**7022 3330 0001 0711 0312**

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent  
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  
If YES, enter delivery address below:  Yes  
 No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

*TERRA West*. LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7022 3330 0001 0711 0176

BERNAL ALBERT B & VONNE  
10077 BOSQUE CIR NW  
ALBUQUERQUE NM 87114



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**BERNAL ALBERT B & YVONNE  
10077 BOSQUE CIR NW  
ALBUQUERQUE NM 87114**



9590 9402 7786 2152 9183 32

<sup>2</sup> Article Number (Transfer from service label)

**7022 3330 0001 0711 0176**

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below:

Yes  
 No

3. Service Type

- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

TERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

7022 3330 0001 0711 0305



CERTIFIED MAIL

VERDUYN JOOST & VERDUYN ANITA  
TRUSTEE VERDUYN FAMILY TRUST  
6623 W MARY AVE  
VISALIA CA 93277-5180



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
**VERDUYN JOOST & VERDUYN ANITA  
TRUSTEE VERDUYN FAMILY TRUST  
6623 W MARY AVE  
VISALIA CA 93277-5180**



9590 9402 7786 2152 9184 62

**7022 3330 0001 0711 0305**

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  
 X
- B. Received by (Printed Name)
- C. Date of Delivery
- D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type
- Adult Signature Restricted Delivery
  - Adult Signature Restricted Delivery Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery Restricted Delivery
  - Collect on Delivery Restricted Delivery Insured Mail (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt



TERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7022 3330 0001 0711 0220

DOUBLE R FARM INC  
PO BOX 100  
CLAYTON NM 88415-0100



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**DOUBLE R FARM INC**  
**PO BOX 100**  
**CLAYTON NM 88415-0100**



9590 9402 7786 2152 9183 87

2. Article Number (Transfer from service label)

**7022 3330 0001 0711 0220**

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent
- X**  Addressee
- B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
if YES, enter delivery address below:  No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

*TIERRA* *WEST*. LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7022 3330 0001 0711 0213

GARDUNO DAVID  
5419 SATURNIA RD NW  
ALBUQUERQUE NM 87114-5286



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
**GARDUÑO DAVID**  
**5419 SATURNIA RD NW**  
**ALBUQUERQUE NM 87114-5286**



9590 9402 7786 2152 9183 70

7022 3330 0001 0711 0213

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  
**X**
- B. Received by (*Printed Name*)
- C. Date of Delivery
- D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type
- |   |   |
|---|---|
| <input type="checkbox"/> Adult Signature                  | <input type="checkbox"/> Priority Mail Express®                     |
| <input checked="" type="checkbox"/> Certified Mail®       | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Collect on Delivery              | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Insured Mail                     | <input checked="" type="checkbox"/> Signature Confirmation™         |
| <input type="checkbox"/> Insured Mail (over \$500)        | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail Restricted Delivery |   |

Domestic Return Receipt

TERRA WEST, LLC

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7022 3330 0001 0711 0275

COMMUNITY COMMON ELEMENTS  
ATTN: AMAFCA  
2600 PROSPECT AVE NE  
ALBUQUERQUE NM 87107-1836



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**COMMUNITY COMMON ELEMENTS**  
**ATTN: AMAFCA**  
**2600 PROSPECT AVE NE**  
**ALBUQUERQUE NM 87107-1836**



9590 9402 7786 2152 9184 31

**7022 3330 0001 0711 0275**

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

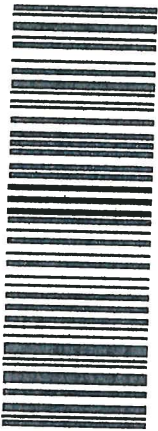
- A. Signature  Agent  
 Signature  Addressee
- B. Received by (*Printed Name*)  C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

*TIERRA WEST*. LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7022 3330 0001 0711 0282

A MANAGEMENT CORPORATION  
4461 IRVING BLVD NW  
ALBUQUERQUE NM 87114-4286



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**A MANAGEMENT CORPORATION**  
**4461 IRVING BLVD NW**  
**ALBUQUERQUE NM 87114-4286**



9590 9402 7786 2152 9184 48

2. Article Number (Transfer from service label)

**7022 3330 0001 0711 0282**

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name)  Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt



*SERRA WEST*. LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7022 3330 0001 0711 0251

BOING US HOLDCO INC  
440 S CHURCH ST SUITE 700  
CHARLOTTE NC 28202-2059



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**BOING US HOLDCO INC  
440 S CHURCH ST SUITE 700  
CHARLOTTE NC 28202-2059**



9590 9402 7786 2152 9184 17

2. Article Number (Transfer from ...)

**7022 3330 0001 0711 0251**

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

B. Received by (Printed Name)

Agent  
 Addressee

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

Adult Signature Restricted Delivery

Certified Mail®

Insured Mail Restricted Delivery (over \$500)

Registered Mail Restricted Delivery

Priority Mail Express®

Registered Mail™

Signature Confirmation™

Signature Confirmation Restricted Delivery

Domestic Return Receipt

TERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7022 3330 0001 0711 0268

PINTZ FREDERICK R  
1516 POLO PL NW  
ALBUQUERQUE NM 87114-8809



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
**PINTZ FREDERICK R**  
**1516 POLO PL NW**  
**ALBUQUERQUE NM 87114-8809**



9590 9402 7786 2152 9184 24

2. Article Number (Transfer from envelope label)  
**7022 3330 0001 0711 0268**

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent  
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- red Mail
- red Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

*TERRA WEST*.LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

7022 3330 0001 0711 0244



HAYCRAFT DEBORAH ANN  
1511 POLO PL NW  
ALBUQUERQUE NM 87114-8811



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**HAYCRAFT DEBORAH ANN**  
**1511 POLO PL NW**  
**ALBUQUERQUE NM 87114-8811**



9590 9402 7786 2152 9184 00

2. Article Number (Transfer from service label)

7022 3330 0001 0711 0244

POSTNET, JULY 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent  
 Addressee
- B. Received by (Printed Name)  Date of Delivery
- D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

7020 3160 0000 3388 9448

U.S. Postal Service  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage \$

Total Postage \$

Sent To **NEUMAN JULIE S.  
1515 ERWIN PL NW  
ALBUQUERQUE NM 87114**

Street and Apt. \_\_\_\_\_

City, State, ZIP \_\_\_\_\_

7020 3160 0000 3388 9417

U.S. Postal Service  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage \$

Total Postage \$

Sent To **WESTERN BANK DIANA SEALE TAX ACCT  
DEPT  
PO BOX 10566  
BIRMINGHAM AL 35296**

Street and Apt. \_\_\_\_\_

City, State, ZIP \_\_\_\_\_

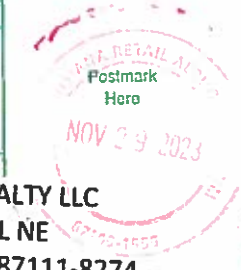
7020 3160 0000 3388 9455

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage \$

Total Postage \$

Sent To **GARDENSWARTZ REALTY LLC  
13405 PINO RIDGE PL NE  
ALBUQUERQUE NM 87111-8274**

Street and Apt. \_\_\_\_\_

City, State, ZIP \_\_\_\_\_

7020 3160 0000 3388 9424

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage \$

Total Postage \$

Sent To **NEW MEXICO GAS COMPANY INC  
PO BOX 1025  
ALBUQUERQUE NM 87103**

Street and Apt. \_\_\_\_\_

City, State, ZIP \_\_\_\_\_

7020 3160 0000 3388 9462

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage \$

Total Postage \$

Sent To **NEW MEXICO EDUCATORS FEDERAL  
CREDIT UNION  
PO BOX 8530  
ALBUQUERQUE NM 87198-8530**

Street and Apt. \_\_\_\_\_

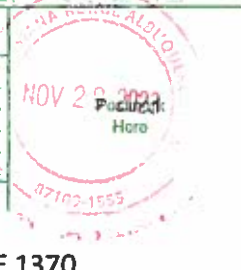
7020 3160 0000 3388 9431

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage \$

Total Postage \$

Sent To **COORS LAND LLC  
201 3RD ST NW SUITE 1370  
ALBUQUERQUE NM 87102-3381**

Street and Apt. \_\_\_\_\_

7020 3160 0000 3388 9387

**U.S. Postal Service™**  
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**OFFICIAL USE**

Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ \_\_\_\_\_

Total Postage and  
 \$ \_\_\_\_\_

Sent To  
 PINTZ FREDERICK R  
 1516 POLO PL NW  
 ALBUQUERQUE NM 87114-8809

Street and Apt. No.  
 City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7020 3160 0000 3388 9509

**U.S. Postal Service™**  
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**OFFICIAL USE**

Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ \_\_\_\_\_

Total Postage and  
 \$ \_\_\_\_\_

Sent To  
 KUNKLE ROBERT J & DONNA L  
 1519 ERWIN PL NW  
 ALBUQUERQUE NM 87114-8815

Street and Apt. No.  
 City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7020 3160 0000 3388 9394

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**OFFICIAL USE**

Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ \_\_\_\_\_

Total Postage and  
 \$ \_\_\_\_\_

Sent To  
 DENNIS GEORGE LARRY LLC  
 8618 MENAUL BLVD NE SUITE H  
 ALBUQUERQUE NM 87112-2242

Street and Apt. No.  
 City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7020 3160 0000 3388 9486

**U.S. Postal Service™**  
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**OFFICIAL USE**

Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ \_\_\_\_\_

Total Postage and  
 \$ \_\_\_\_\_

Sent To  
 MARQUEZ RUDY R  
 1604 ZENA LONA ST NE  
 ALBUQUERQUE NM 87112-4536

Street and Apt. No.  
 City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7020 3160 0000 3388 9400

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**OFFICIAL USE**

Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ \_\_\_\_\_

Total Postage and  
 \$ \_\_\_\_\_

Sent To  
 BRINKER RESTAURANT CORP C/O N  
 TEXAS TEAM/MARVIN F POER & CO  
 PO BOX 802206  
 DALLAS TX 75380-2206

Street and Apt. No.  
 City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7020 3160 0000 3388 9493

**U.S. Postal Service™**  
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**OFFICIAL USE**

Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

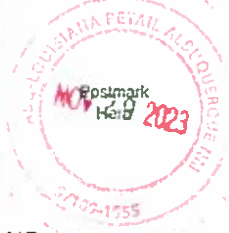
Postage  
 \$ \_\_\_\_\_

Total Postage and  
 \$ \_\_\_\_\_

Sent To  
 ALAMO CENTER LLC  
 13405 PINO RIDGE PL NE  
 ALBUQUERQUE NM 87111-8274

Street and Apt. No.  
 City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions





## Facilitated Meeting Request

## Jones, Megan D.

---

**From:** Jones, Megan D.  
**Sent:** Tuesday, December 5, 2023 11:52 AM  
**To:** Jones, Megan D.  
**Subject:** FW: request for post-submittal facilitated meeting

**From:** Edward Decatur <[decatore45@gmail.com](mailto:decatore45@gmail.com)>  
**Sent:** Wednesday, November 15, 2023 11:28 AM  
**To:** Varela, Alan M. <[avarela@cabq.gov](mailto:avarela@cabq.gov)>  
**Subject:** request for post-submittal facilitated meeting

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

To: Director of Planning, Alan Varela cc Megan Jones, sr. planner @ [mdjones@cabq.gov](mailto:mdjones@cabq.gov)

1.) The Bosque dell Acres Neighborhood Assoc. is requesting a post-submittal facilitated meeting re: the property development at 10080 and 10088 Coors NW in order to satisfy some of our outstanding questions re: the development. Our efforts to meet with the planners/developers have not met with success; thus, we are requesting this facilitated meeting.

2.) a) I/we are particularly concerned about the major amendment needed to amend the existing controlling site plan to allow new proposed uses. What exactly does this mean? Do they plan for uses other than what they have included in their current plans?

b) We do not support the requested 39 ft. variance for a 6 ft. buffer with the open space. The open space area needs as much buffer as possible for protection from intrusion by the public.

c) We do not support the 5 ft. variance increase in the height of the townhomes and the cannabis establishment. Those height specifications are in place for protection of the view of the mountains from Coors Blvd. and should not be manipulated or overlooked.

d) We have a concern with excessive light pollution as it relates to nearby homes in the area.

3.) The expected/desired outcomes from the meeting are clear, understandable answers to the above questions. I/we believe that forthright discussion of these matters will lead to a better outcome for all parties involved.

Thank you for your consideration in this matter.

Sharon B. Decatur, concerned resident at 10039 Bosque Cir. NW 505-897-3321

Anita Abeyta, President of Bosque dell Acres Neighborhood Assoc. 505-295-4508

CONTROLLING SITE PLAN

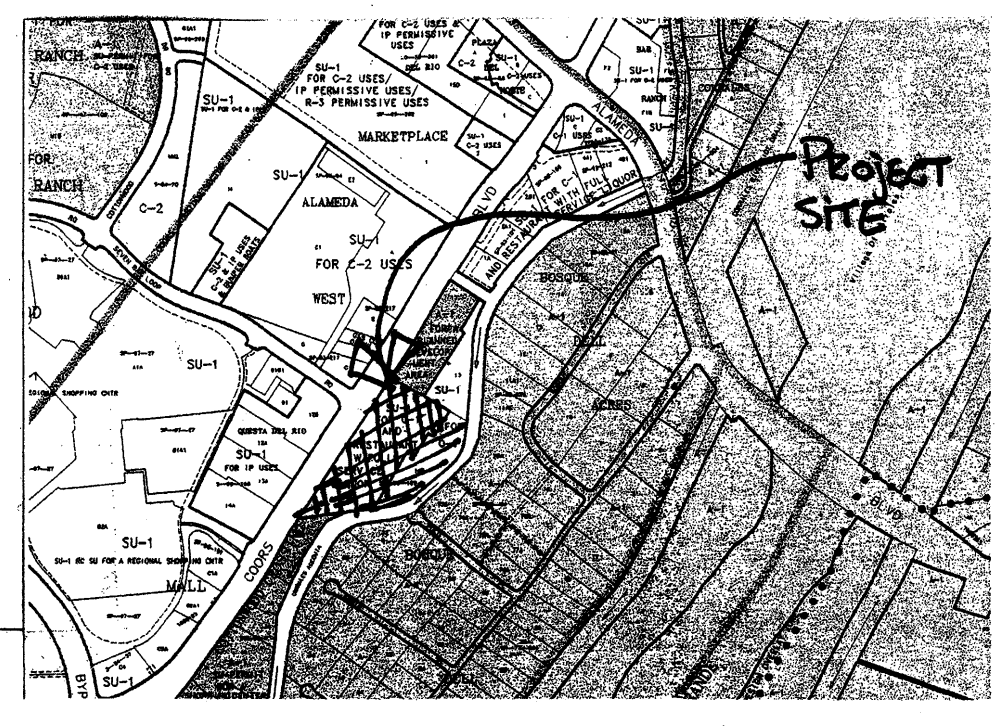
**LEGAL DESCRIPTION**  
 BLACK RANCH WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO  
**CURRENT ZONING**  
 TRACT 14-A SU-1 FOR C-1 AND RESTAURANT W/ FULL SERVICE LIQUOR  
 TRACT 14-B SU-1 FOR O-1  
**TOTAL ACREAGE**  
 TRACT 14-A/B 9.789 AC

**PARKING REQUIREMENTS:**  
 SHOPS 1: 5,400 SF (RETAIL)  
 5,400 / 200 = 27 REQUIRED SPACES  
 PROVIDED SPACES= 27 REQUIRED SPACES  
 ITALIAN RESTAURANT: 7,200 SF (REST.)  
 300 SEATS / 3 = 100 REQUIRED SPACES  
 PROVIDED SPACES= 102 SPACES  
 RESTAURANT: 9,500 SF (REST.)  
 225 SEATS / 3 = 75 REQUIRED SPACES  
 PROVIDED SPACES= 75 SPACES  
 FAST FOOD: 4,500 SF (REST.)  
 90 SEATS / 3 = 30 REQUIRED SPACES  
 PROVIDED SPACES= 30 SPACES

**TOTAL PARKING SPACES REQUIRED**  
 TOTAL REQUIRED SPACES= 232 REQUIRED SPACES  
 TOTAL PROVIDED SPACES= 280 PROVIDED SPACES  
**BICYCLE SPACE REQUIREMENT**  
 1 BIKE SPACE PER 20 CARS  
 280 / 20 = 14 REQUIRED BIKE SPACES  
 TOTAL PROVIDED BIKE SPACES PROVIDED 20 BIKE SPACES  
**HC PARKING REQUIREMENT**  
 TOTAL HC PARKING SPACES REQUIRED = 8 REQUIRED SPACES  
 TOTAL HC PARKING SPACES PROVIDED = 16 PROVIDED SPACES

- 1 RAISED AND TEXTURED CONC. PEDESTRIAN CROSSWALK
- 2 LIGHT POLE LOCATION RE: 5/A1.0 FOR POLE DETAIL
- 3 6' WIDE MEANDERING CONC. PEDESTRIAN WAY

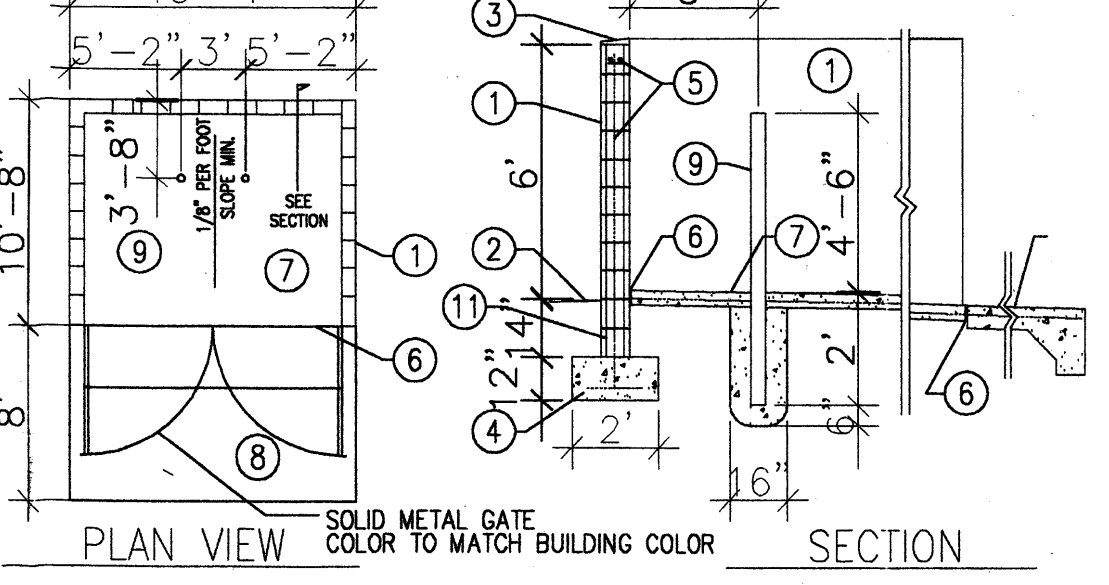
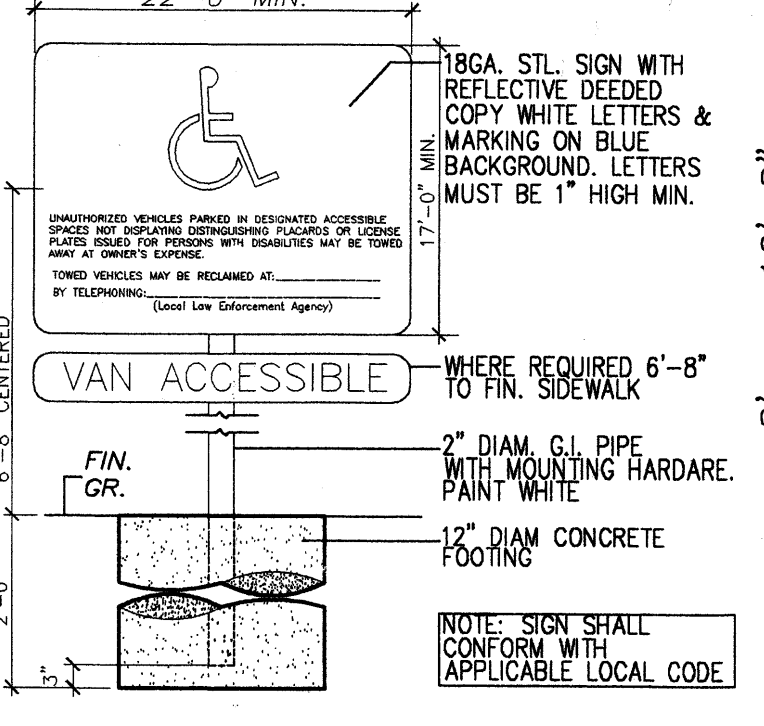
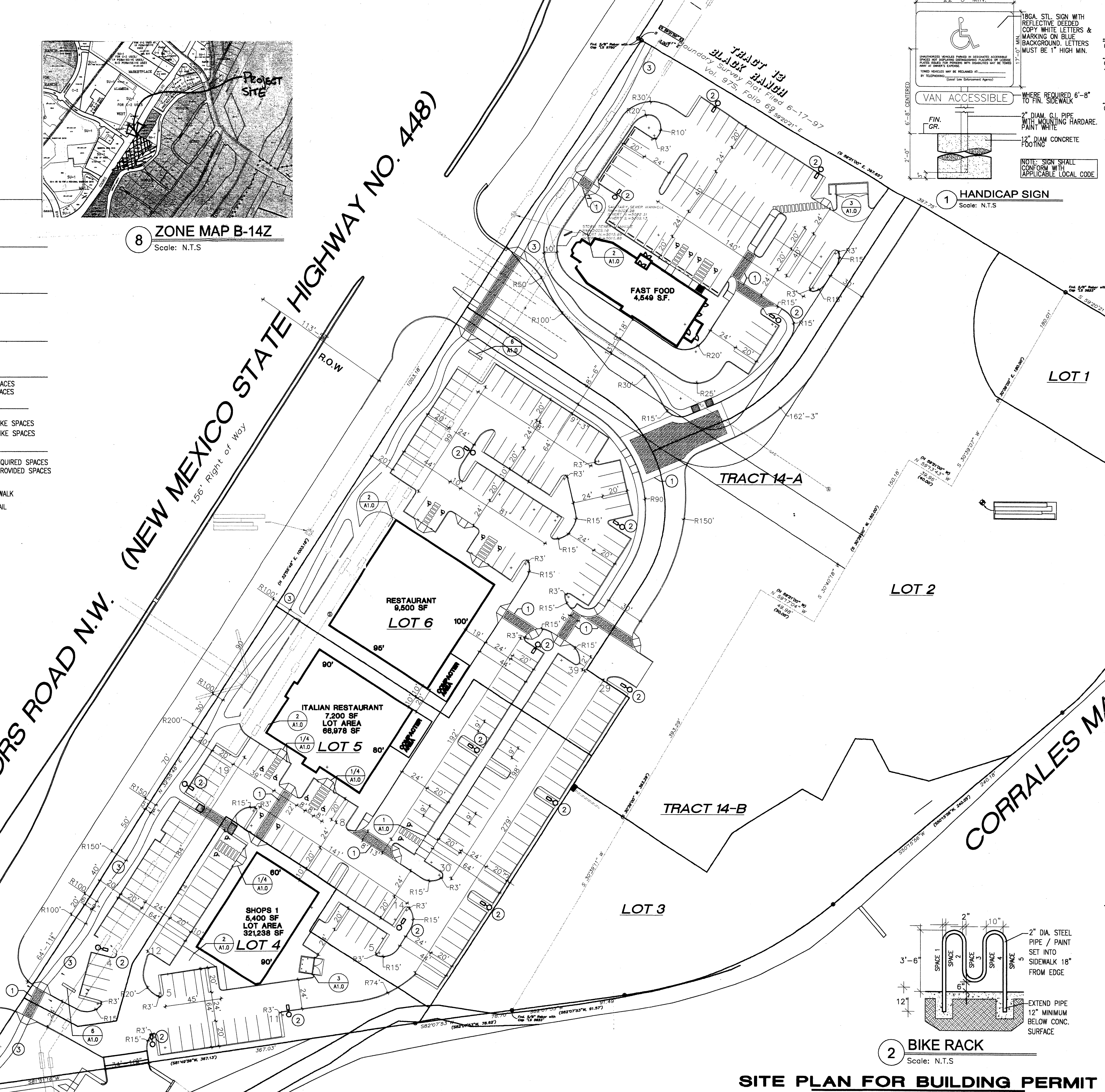
**7 GENERAL NOTES**  
 Scale: N.T.S



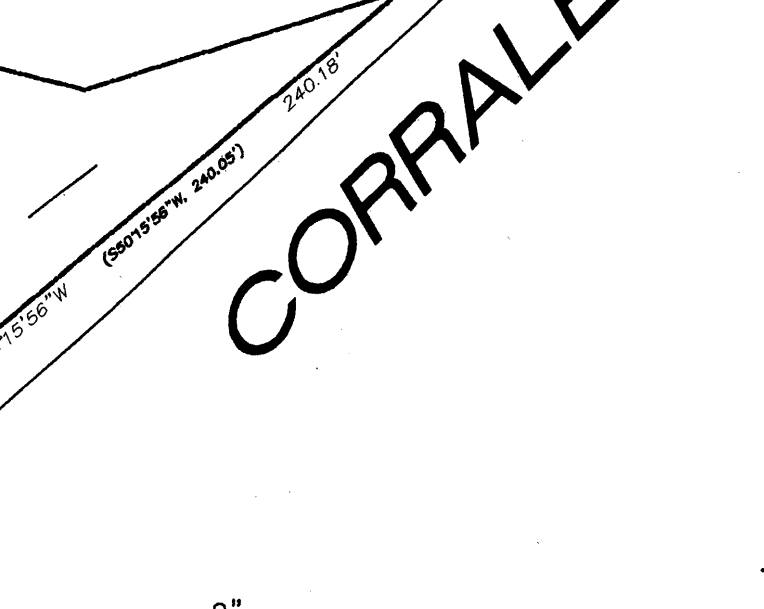
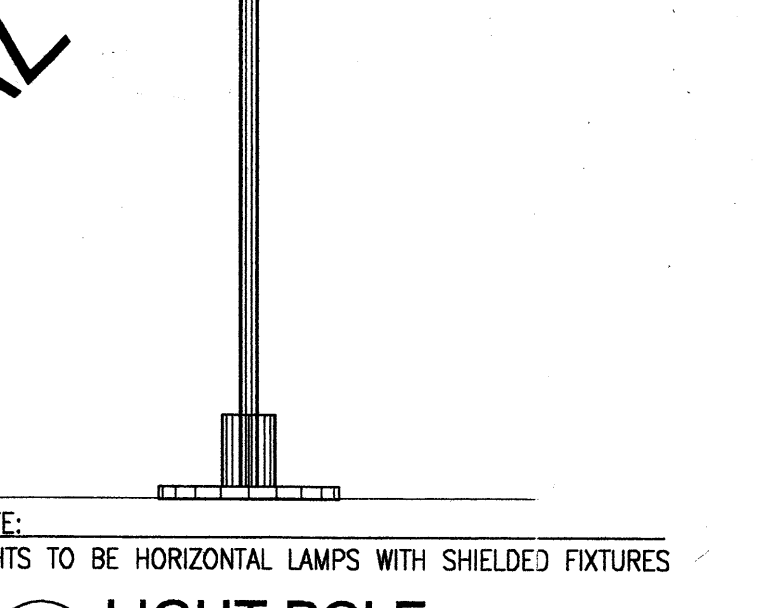
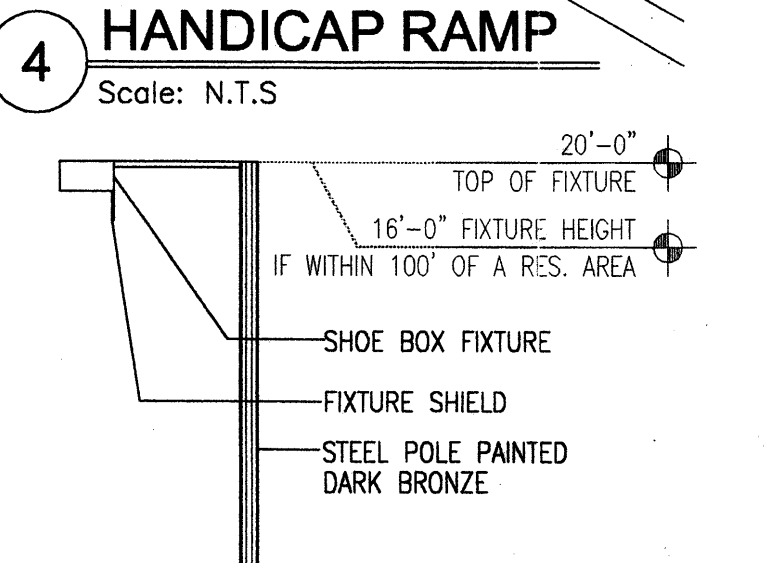
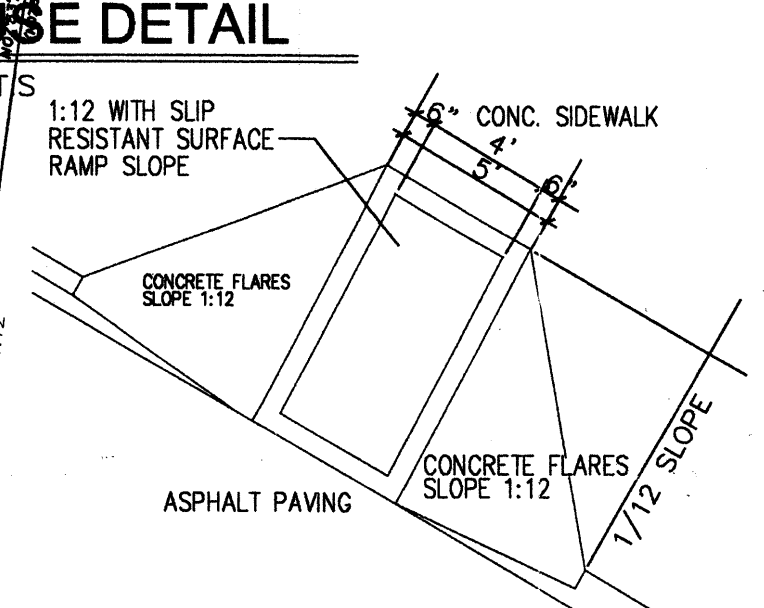
**8 ZONE MAP B-14Z**  
 Scale: N.T.S

**COORS ROAD N.W. (NEW MEXICO STATE HIGHWAY NO. 448)**  
 156' Right of Way

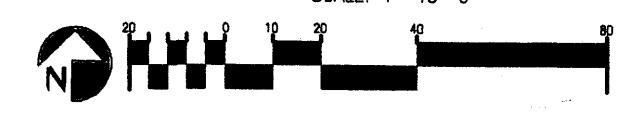
**LOT 1**  
 BOTTOMWOOD CROSSING



- KEYED NOTES**
- 8" CMU WALL WITH STUCCO SYSTEM OVER BUILDING PAPER. COLOR TO MATCH BUILDING FINISH GRADE.
  - 4" CONCRETE SLAB 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM.
  - 6" CONCRETE APRON 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM W/ TURNDOWN EDGE.
  - 4" CONCRETE FILLED PIPE IN 16" DIA. X 2'-6" DEEP CONC. FOOTING. PAINT TO MATCH STUCCO FINISH.
  - ASPHALT PAVEMENT SHIELD GROUT ALL CELLS SOLID BELOW GRADE, TYPICAL.
  - 1/2" EXPANSION JOINT MATERIAL
  - 4" CONCRETE SLAB 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM.
  - 6" CONCRETE APRON 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM W/ TURNDOWN EDGE.
  - 4" CONCRETE FILLED PIPE IN 16" DIA. X 2'-6" DEEP CONC. FOOTING. PAINT TO MATCH STUCCO FINISH.
  - ASPHALT PAVEMENT SHIELD GROUT ALL CELLS SOLID BELOW GRADE, TYPICAL.



**SITE PLAN FOR BUILDING PERMIT**  
 SCALE: 1"=40'-0"



PROJECT NUMBER: 1002792  
 APPLICATION NUMBER: 02288-01946

This plan is consistent with the specific Site Development Plan approval by the Environmental Planning Commission (EPC) dated 02-10-04 and the Findings and Conditions in the Official Notification of Decision are satisfied.

**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

<i>Regan A. Sheen</i> Engineer, Transportation Division	02-17-03 Date
<i>Christine Gendron</i> Planning Department	02-10-04 Date
<i>Bill Davis</i> City Engineer	12-17-03 Date
<i>Michael Holton</i> City Manager	1-29-04 Date
<i>Sharon Mahan</i> DRB Chairperson, Planning Department	2/19/04 Date

REV	DATE	BY	REVISION

**GEORGE RAINHART ARCHITECT AND ASSOCIATES P.C.**  
 2325 SAN PEDRO N.E. SUITE 2-B  
 ALBUQUERQUE, NEW MEXICO 87110  
 PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE	TRACT 14 COTTONWOOD CROSSING
PROJECT NUMBER	1002792
PROJECT MANAGER	STEPHEN DUNBAR
JOB NO.	SD
SHEET TITLE	SITE PLAN FOR BUILDING PERMIT
DATE	10/10/03
SCALE	1"=40'
SHEET NO.	A1.0
SHEET TOTAL	of

2628005001



**LANDSCAPE NOTES:**  
Landscape maintenance shall be the responsibility of the Property Owner.

**IRRIGATION NOTES:**  
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Fe Brown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

PROVIDE:  
CITY OF ALBUQUERQUE STANDARD DEED MIX WITH WILDFLOWERS AND NATIVE GRASSES

### LANDSCAPE CALCULATIONS

TOTAL LOT AREA	424887	square feet
TOTAL BUILDINGS AREA	47690	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	377197	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	56579	square feet
TOTAL BED PROVIDED	45379	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	34034	square feet
TOTAL GROUND COVER PROVIDED	35740	square feet

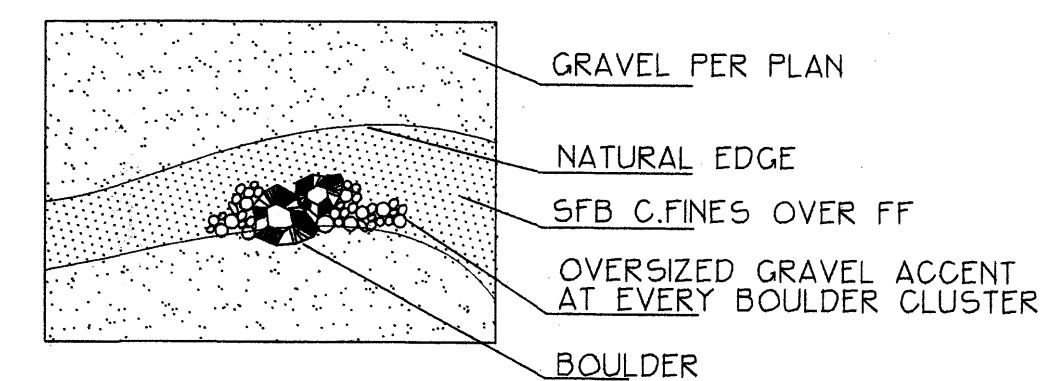
TOTAL SOD PROVIDED	0	square feet
TOTAL NATIVE SEED PROVIDED	70353	square feet
TOTAL LANDSCAPE PROVIDED	115732	square feet

### PLANT LEGEND

- COTTONWOOD (CM) 13  
Populus fremontii  
2' Gal.
- HONEY LOCUST (CH) 56  
Gleditsia triacanthos  
2' Gal.
- DESERT WILLOW (CL) 19  
Chilopsis linearis  
5 Gal. 225sf
- BLUE MIST SPIREA (CM) 73  
Caryopteris clandonensis  
5 Gal. 9sf
- APACHE PLUME (CL) 58  
Fallugia paradoxa  
5 Gal. 25sf
- CHINESE PISTACHE (CM) 8  
Pistachia chinensis  
2' Gal.
- AUSTRIAN PINE (CH) 8  
Pinus nigra  
6'-8'
- NEW MEXICO OLIVE (CM) 23  
Forestiera neomexicana  
15 Gal.
- MUGO PINE (CM) 1  
Pinus mugo  
5 Gal.
- PALM YUCCA (CL) 7
- RED YUCCA (CL) 15  
Hesperaloe parviflora  
5 Gal. 9sf
- MAIDEN GRASS (CM) 134  
Miscanthus sinensis  
5 Gal. 16sf
- RUSSIAN SAGE (CM) 95  
Perovskia atriplicifolia  
5 Gal. 25sf
- INDIAN HAWTHORN (CM) 1  
Raphiolepis indica  
5 Gal. 16sf
- TAM JUNIPER (CM) 75  
Juniperus sabina  
5 Gal. 225sf  
Symbol indicates 3 plants
- AUTUMN SAGE (CM) 37  
Salvia greggii  
2 Gal. 9sf
- REGAL MIST (CM) 15  
Muhlenbergia ridgens  
1 Gal. 9sf
- THREADGRASS (CL) 19  
Stipa tenuissima  
1 Gal. 4sf
- HONEYSUCKLE (CM) 110  
Lonicera sempervirens  
1 Gal. 200sf  
Unstaked-Groundcover
- CHAMISA (CL) 128  
Chrysothamnus nauseosus  
1 Gal. 25sf
- WILDFLOWER 119  
1 Gal. 4sf
- NATURAL EDGE
- COMMERCIAL GRADE STEEL EDGING
- OVERSIZED GRAVEL + 17 BOULDERS

- ANNUALS
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC
- S.F. BROWN C.FINES WITH FILTER FABRIC
- CRIMP STRAW/NATIVE SEED

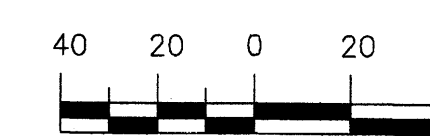
### GRAVEL ACCENT DETAIL



**The Hilltop**  
LANDSCAPE ARCHITECTS + CONTRACTORS

Cont. Lic. #26458  
7909 Edith N.E.  
Albuquerque, NM 87184  
Ph. (505) 898-9690  
Fax (505) 898-7737  
cmd@hilltoplandscaping.com

### GRAPHIC SCALE



SCALE: 1"=40'

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

**GEORGE RAINHART ARCHITECT AND ASSOCIATES P**  
2325 SAN PEDRO N.E. SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE  
**TRACT 14 COTTONWOOD CROSSING**  
COORS BLVD. N.W.  
ALBUQUERQUE NEW MEXICO

PROJECT MANAGER  
STEPHEN DUNBAR

JOB NO.  
30

DRAWN BY  
30

SHEET TITLE  
**LANDSCAPE PLAN**



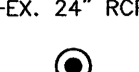


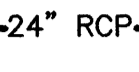

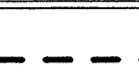

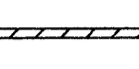
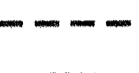
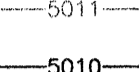
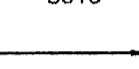

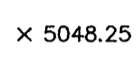
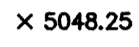

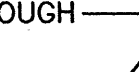
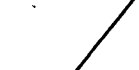
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10/10/03

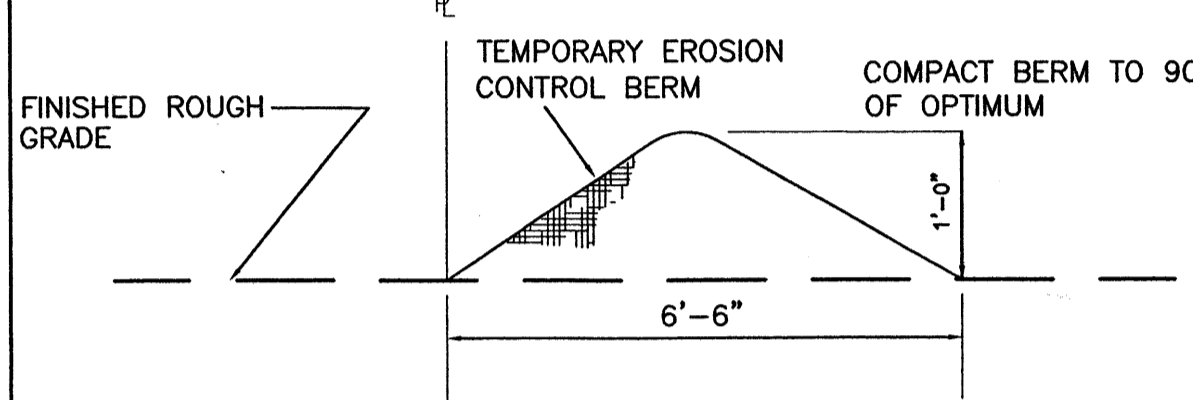
SCALE:  
1"=40'

sheet:  
**L-1**

of:  
1

**LEGEND**

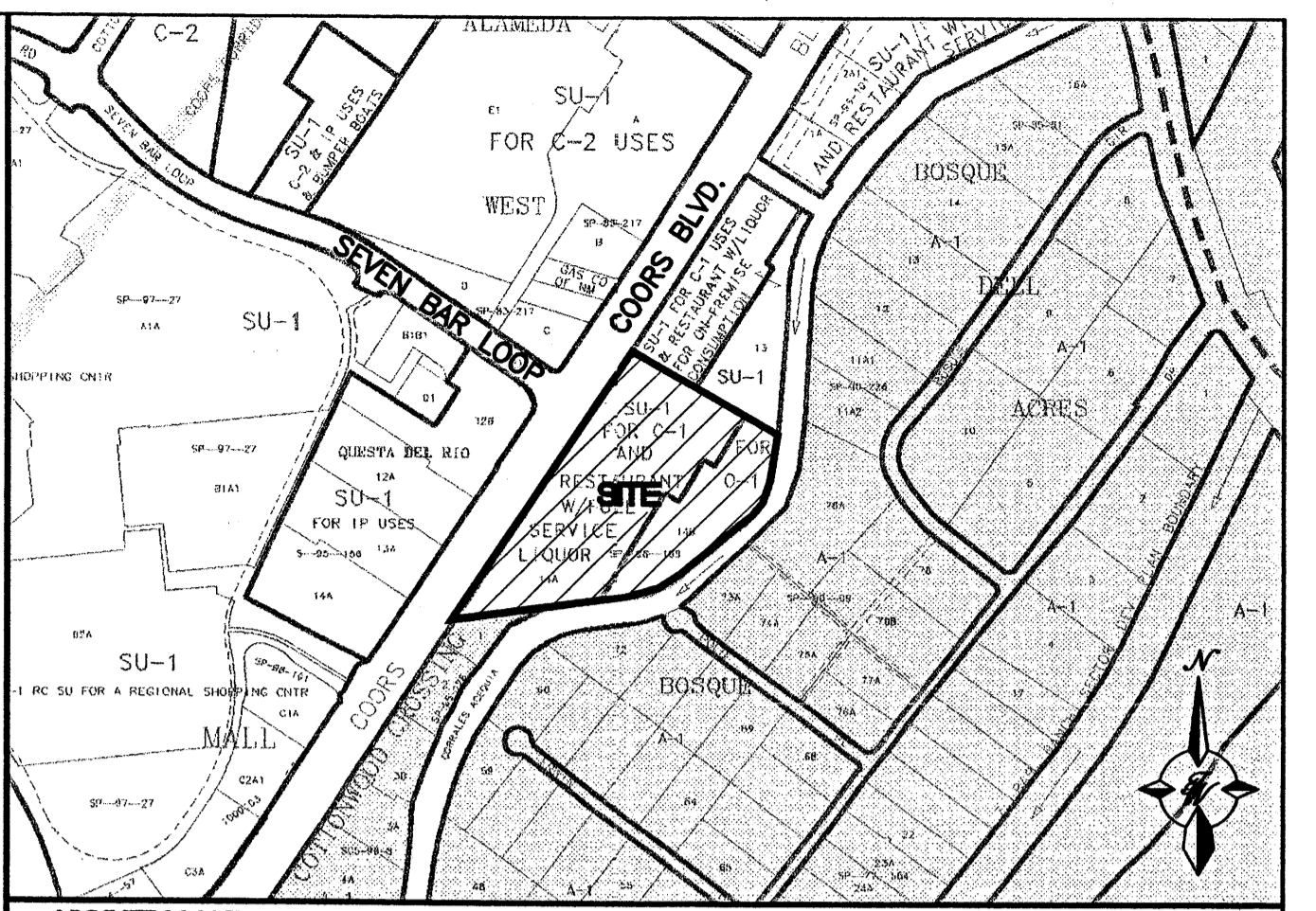
-  EXISTING STORM SEWER MANHOLE
-  EXISTING STORM SEWER INLET
-  EXISTING STORM SEWER LINE
-  PROPOSED STORM SEWER MANHOLE
-  PROPOSED 12" LANDSCAPE DRAIN
-  PROPOSED DOUBLE "C" WATER QUALITY INLET
-  PROPOSED STORM SEWER LINE
-  EXISTING CURB & GUTTER
-  PROPOSED CURB & GUTTER
-  BOUNDARY LINE
-  EXISTING SIDEWALK
-  PROPOSED RETAINING WALL
-  EXISTING RETAINING WALL
-  EXISTING CONTOUR
-  EXISTING INDEX CONTOUR
-  FLOW ARROW
-  SLOPE TIE
-  EXISTING SPOT ELEVATION
-  PROPOSED SPOT ELEVATION



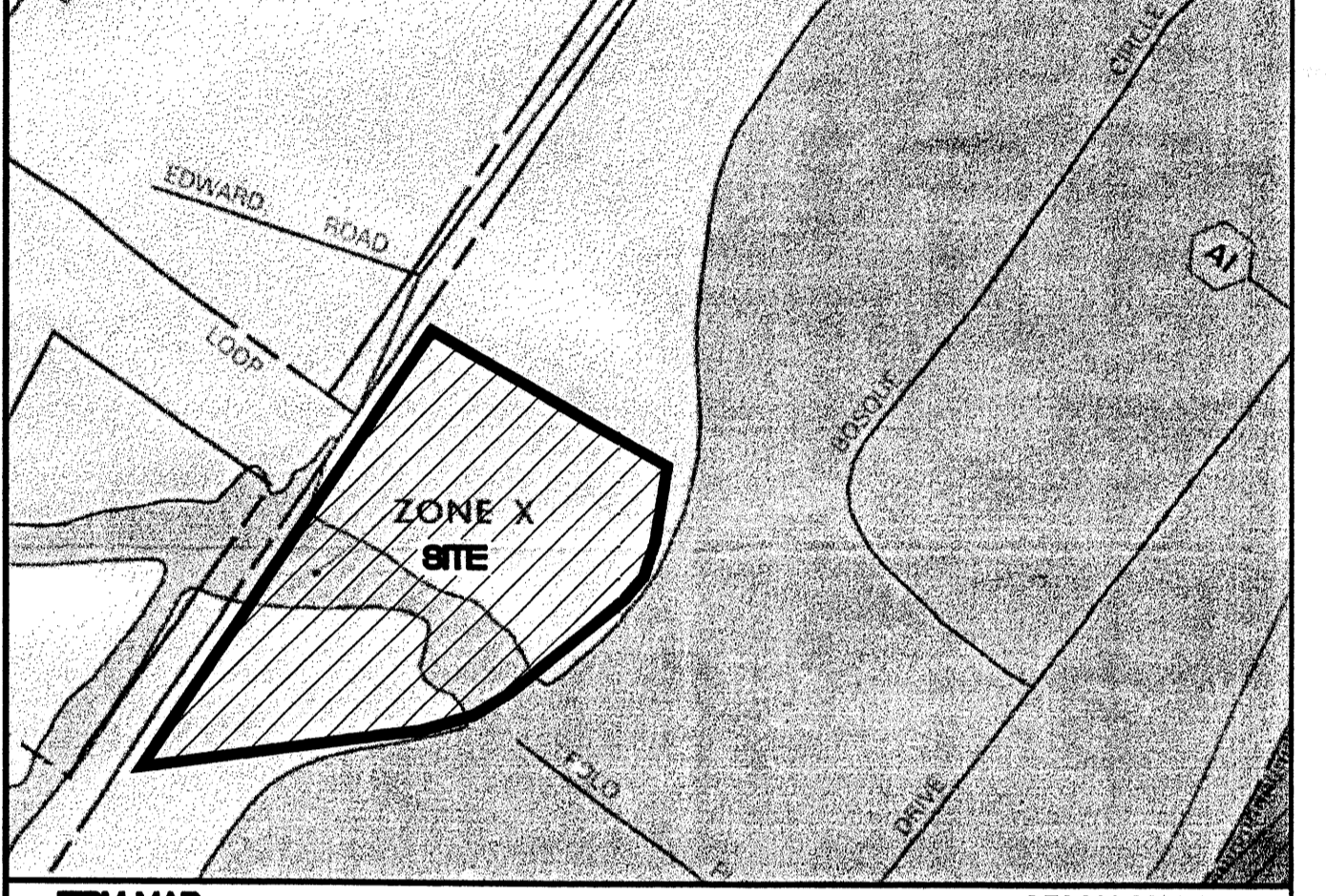
**EROSION CONTROL BERM DETAIL**  
NTS

**CAUTION:**  
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION OF UTILITIES & OTHER IMPROVEMENTS.

- EROSION CONTROL NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
  2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
  3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
  4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
  5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

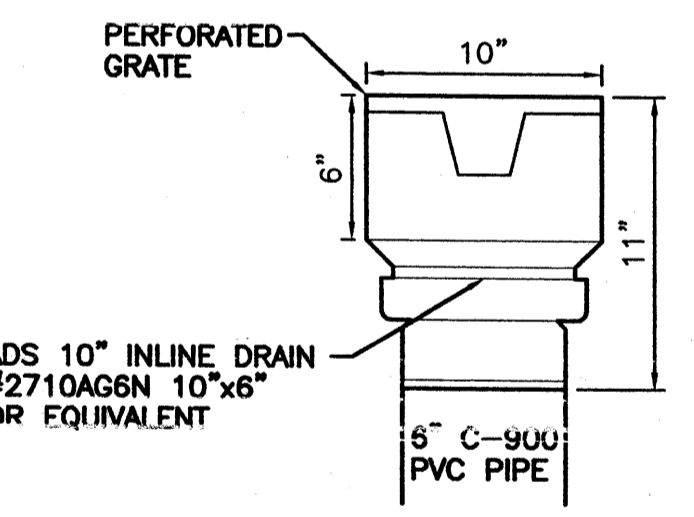


**VICINITY MAP** B-14-Z

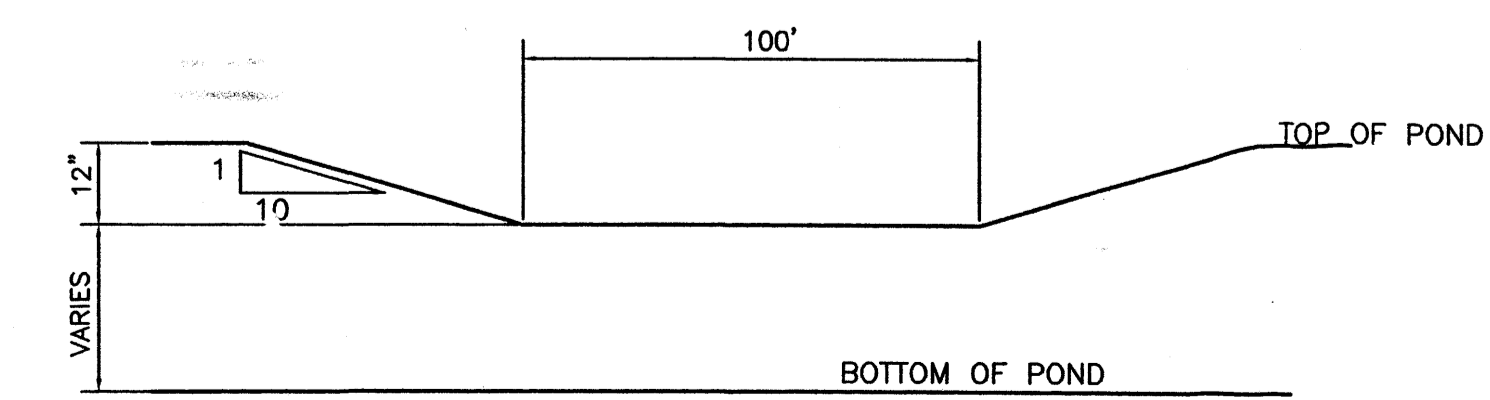


**FORM MAP** 3500C009 E

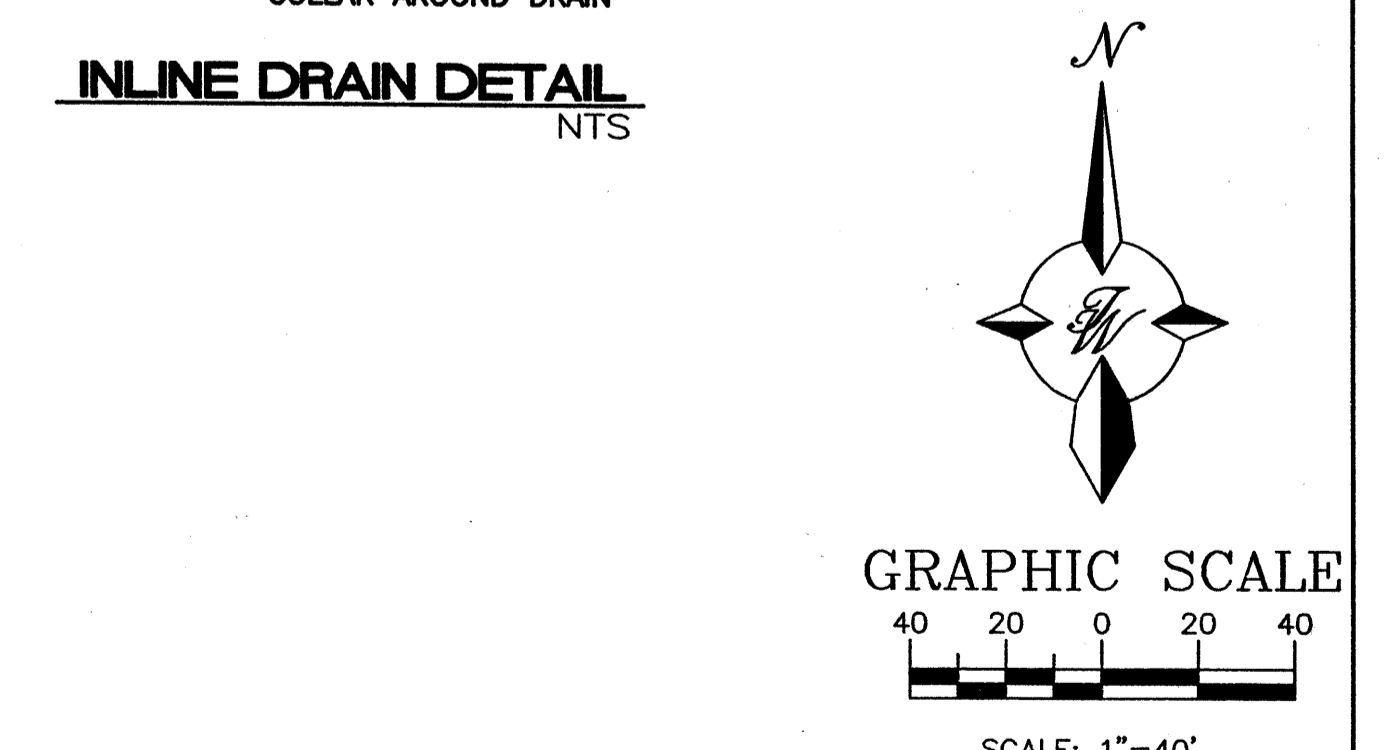
**NOTES:**  
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

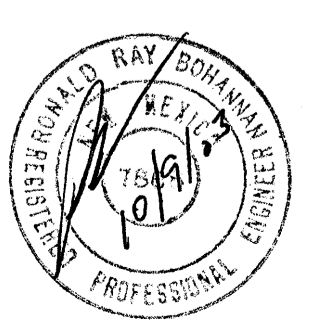


**INLINE DRAIN DETAIL**  
NTS



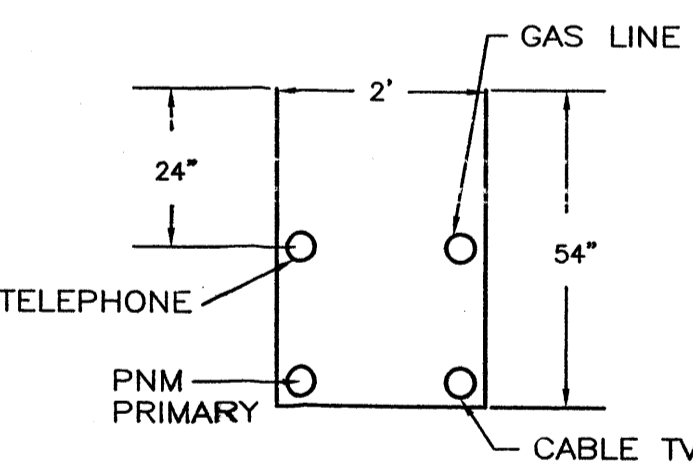
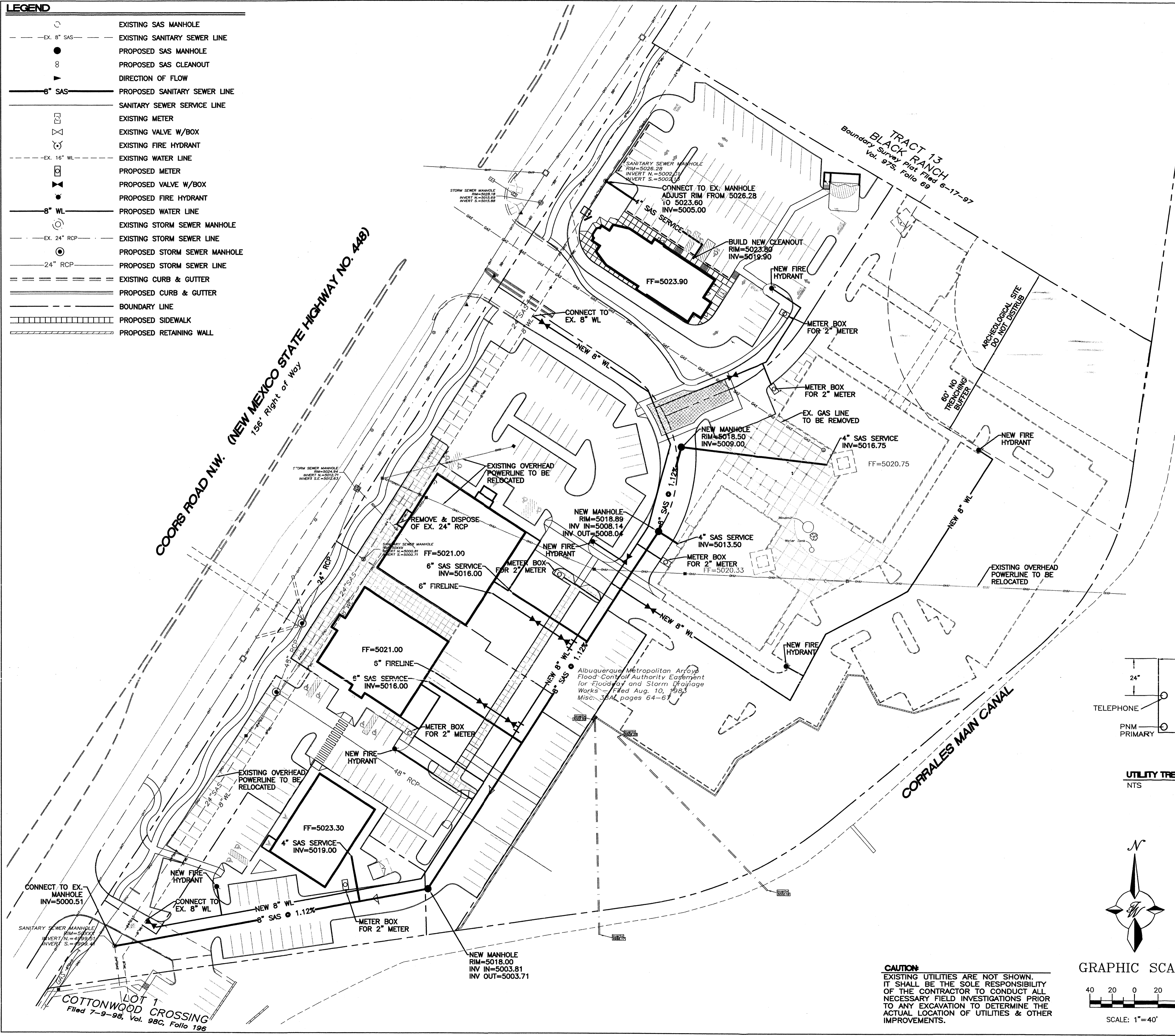
**EMERGENCY SPILLWAY DETAIL**  
NTS



ENGINEER'S SEAL  RONALD B. BOHANNAN P.E. #7868	<b>COTTONWOOD CROSSING PHASE 2</b> <b>GRADING AND DRAINAGE PLAN</b> TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	DRAWN BY JDN DATE 10-08-03 2297GRB-8-6-03 SHEET # <b>C-1</b> JOB # 220097
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LEGEND	
	EXISTING SAS MANHOLE
	EXISTING SANITARY SEWER LINE
	PROPOSED SAS MANHOLE
	PROPOSED SAS CLEANOUT
	DIRECTION OF FLOW
	PROPOSED SANITARY SEWER LINE
	SANITARY SEWER SERVICE LINE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	PROPOSED METER
	PROPOSED VALVE W/BOX
	PROPOSED FIRE HYDRANT
	PROPOSED WATER LINE
	EXISTING STORM SEWER MANHOLE
	EXISTING STORM SEWER LINE
	PROPOSED STORM SEWER MANHOLE
	PROPOSED STORM SEWER LINE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	PROPOSED SIDEWALK
	PROPOSED RETAINING WALL

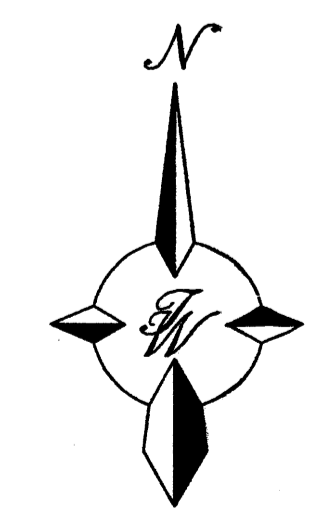
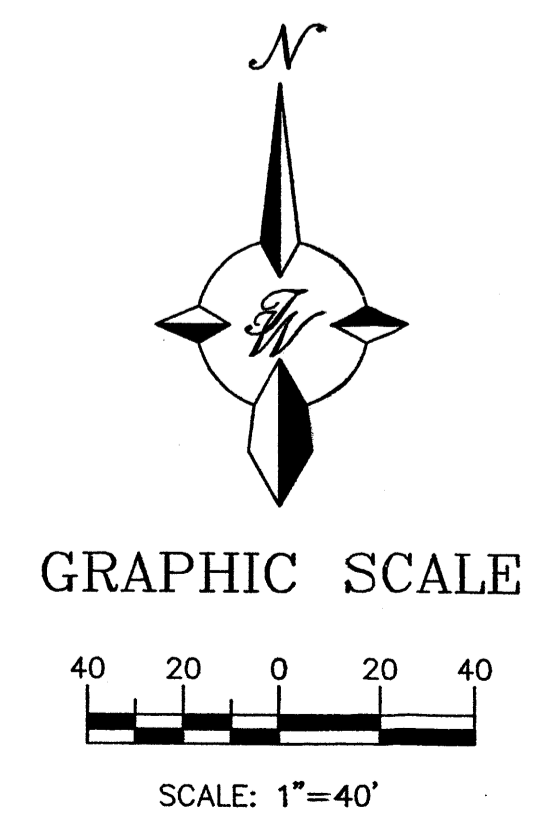
- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
  2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
  3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
  4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
  5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
  6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
  7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
  8. CONTRACTOR IS RESPONSIBLE TO PROVIDE UTILITY STUBS 5' FROM BUILDING



**UTILITY TRENCH DETAIL**  
NTS

- GENERAL NOTES:**
1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
  2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
  3. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
  4. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG. 2320.
  5. ALL PIPE MATERIAL TO BE USED PER UPC.

**CAUTION:**  
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



ENGINEER'S SEAL

RONALD R. BOHANNAN  
P.E. #7868

<b>COTTONWOOD CROSSING PHASE 2</b>	DRAWN BY JDN
	DATE 09-17-03
<b>MASTER UTILITY PLAN</b>	2297MUB-8-07-03
	SHEET # C-4
TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	
JOB # 220097	



MAJOR AMENDMENT

-New Proposed Uses

**SITE DATA**

LOT AREA 425,5240 SF (9.77 ACRES)  
 ZONING MX-L, MX-T, & NR-PD-B

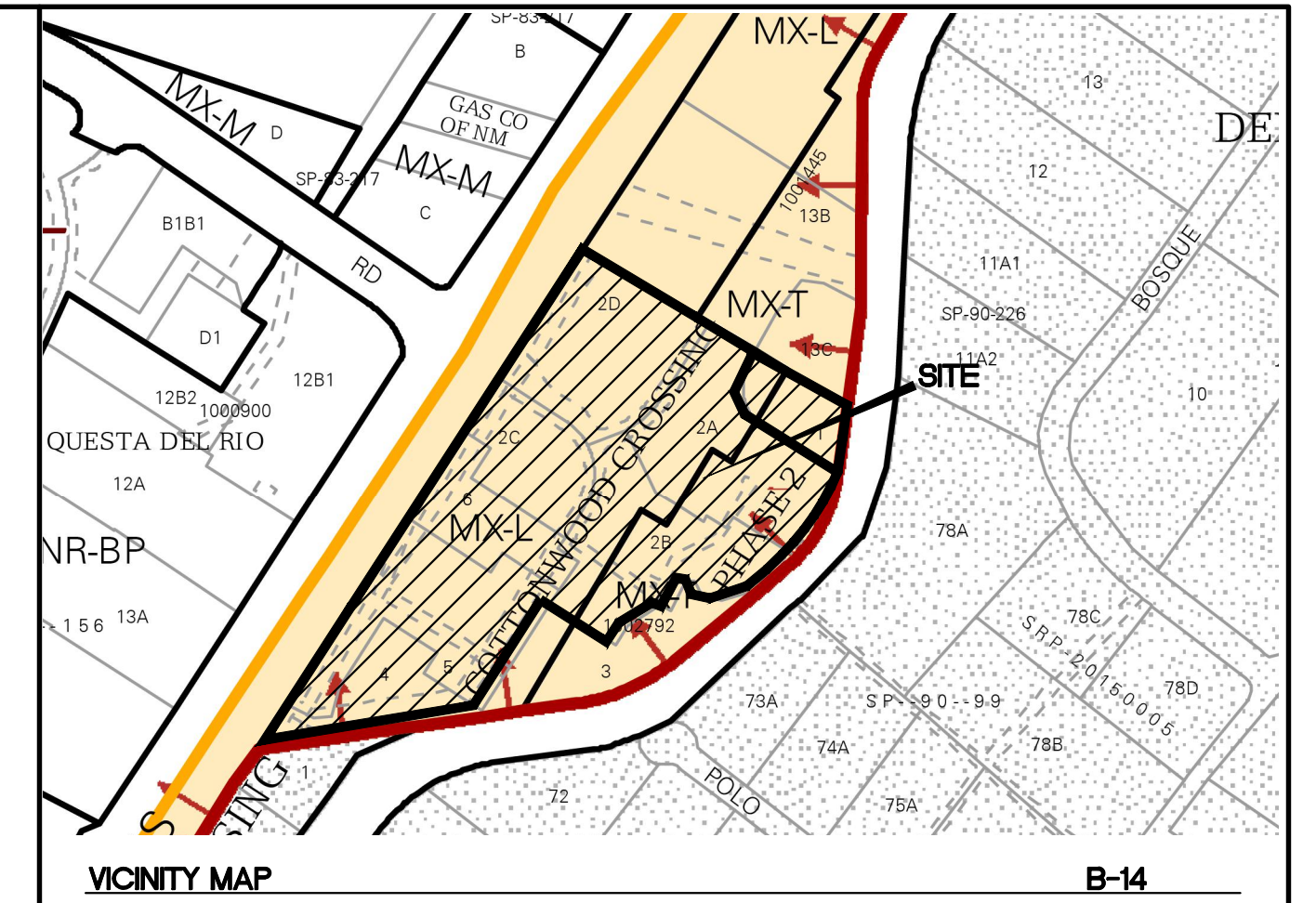
CAR WASH USA EXPRESS  
 PARKING SPACES REQUIRED 1 SPACES (2 SPACES/1,000 SF GFA)  
 PARKING SPACES PROVIDED 1 SPACES  
 ACCESSIBLE SPACES REQUIRED AND PROVIDED 1 SPACE (1 VAN ACCESSIBLE)  
 MOTORCYCLE SPACES REQUIRED AND PROVIDED 1 SPACE  
 BICYCLE SPACES REQUIRED AND PROVIDED 1 SPACE

**LEGAL DESCRIPTION:**

LT 2-A LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSINGPHASE II (BEING A REPLAT OF TRACT 2 COTTONWOOD CROSSINGPHASE II) CONT 1.5908 AC  
 LT 2-B LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSINGPHASE II (BEING A REPLAT OF TRACT 2 COTTONWOOD CROSSINGPHASE II) CONT 1.5483 AC  
 LT 2-C LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSINGPHASE II (BEING A REPLAT OF TRACT 2 COTTONWOOD CROSSINGPHASE II) CONT .7876 AC  
 LT 2-D LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSINGPHASE II (BEING A REPLAT OF TRACT 2 COTTONWOOD CROSSINGPHASE II) CONT 1.4568 AC  
 LT 5 LOTS 1, 2, 3, 4, 5 & 6 COTTONWOOD CROSSING, PHASE II(BEING A REPLAT OF TRACTS 14-A & 14-B, BLACK RANCH)CONT 1.5376 AC  
 LT 6 LOTS 1, 2, 3, 4, 5 & 6 COTTONWOOD CROSSING, PHASE II(BEING A REPLAT OF TRACTS 14-A & 14-B, BLACK RANCH)CONT .6912 AC  
 LT 1 LOTS 1, 2, 3, 4, 5 & 6 COTTONWOOD CROSSING, PHASE II(BEING A REPLAT OF TRACTS 14-A & 14-B, BLACK RANCH)CONT .4314 AC

**GENERAL NOTES - SITE PLANS:**

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING THIS WORK. IN CASE OF ANY DISCREPANCIES, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT COMMENCE WITHOUT APPROVAL FROM THE ARCHITECT.
2. WRITTEN DIMENSIONS OF DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
3. GC AND LIGHTING CONTRACTOR TO ENSURE SITE LIGHTING FIXTURE HEADS HAVE THE CORRECT ORIENTATION. REFER TO PHOTOMETRIC DRAWINGS FOR HEAD PLACEMENT.
4. GC TO COORDINATE SITE SECURITY LAYOUT AND CONDUIT SIZE & LOCATION WITH THE OWNER.
5. GC TO ENSURE PAVING AT ALL EXITS SHALL NOT EXCEED A 2% MAX SLOPE IN ALL DIRECTIONS.
6. PAVING SHALL BE LOWER THAN THE BUILDING SLAB BY THE FOLLOWING AMOUNTS UNO:
  - 1/2" @ ALL EXIT DOORS
  - 1/2" @ ALL SHOWROOM GLAZING LOCATIONS
  - 1 1/2" @ OVERHEAD DOORS
  - 1 1/2" @PRE-FAB METAL WALL PANELS
7. PARKING LOT SHALL BE ASPHALT PAVING
8. THE PROPOSED CHANGES INCLUDE THE ADDITION OF 3 NEW COMMERCIAL USES (CANNABIS RETAIL, RESTAURANT, OFFICE) AND 14 TOWNHOMES WITH A NEW ROADWAY AND UTILITIES WHOLLY CONTAINED WITHIN THE TWO LOTS CONTAINING THE PROPOSED CHANGES.
9. PARKING REQUIREMENTS ARE PURSUANT TO THE USES.



PR-2021-005816, SI-2021-005816 APPROVED BY THE EPC ON 10/06/2021 AND DRB ON 03/20/2022.  
 PR-2023-009105, SI-2021-01402 REQUEST TO THE EPC FOR THE 10/19/2023 PUBLIC HEARING

THE REQUEST IS TO ADD THE RESTAURANT, CANNABIS RETAIL, OFFICE, AND TOWNHOMES USES TO THE CONTROLLING SITE PLAN.

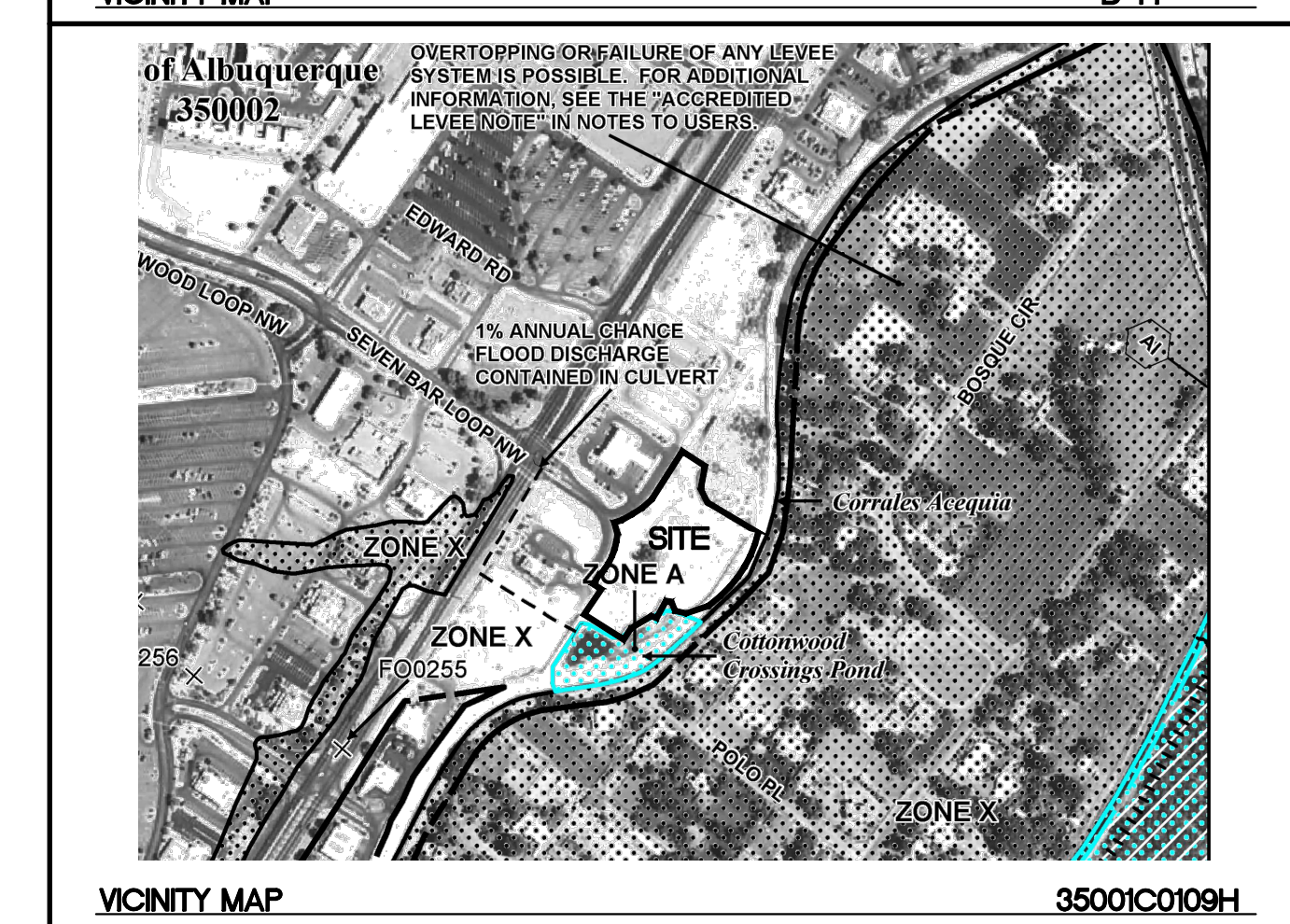
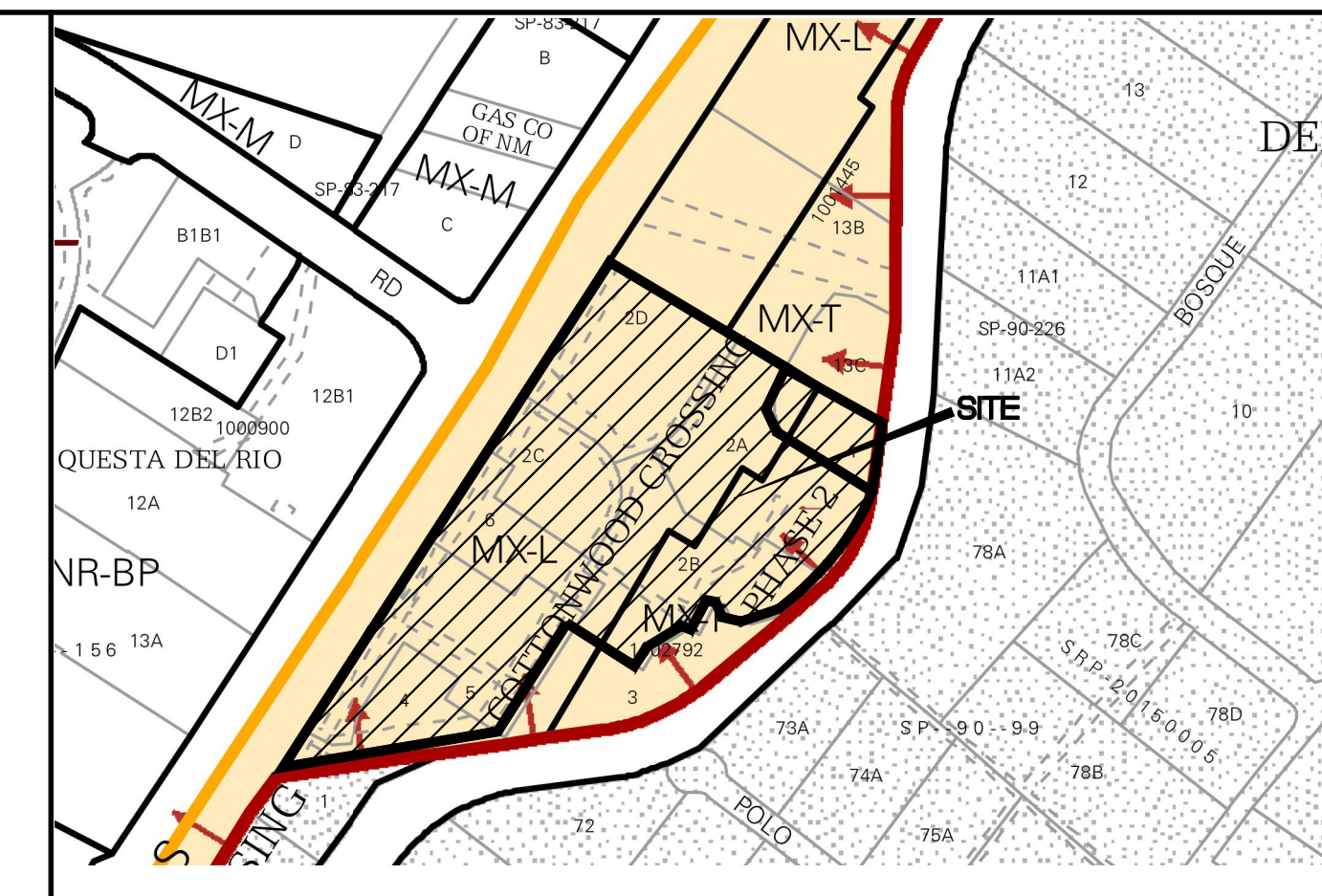
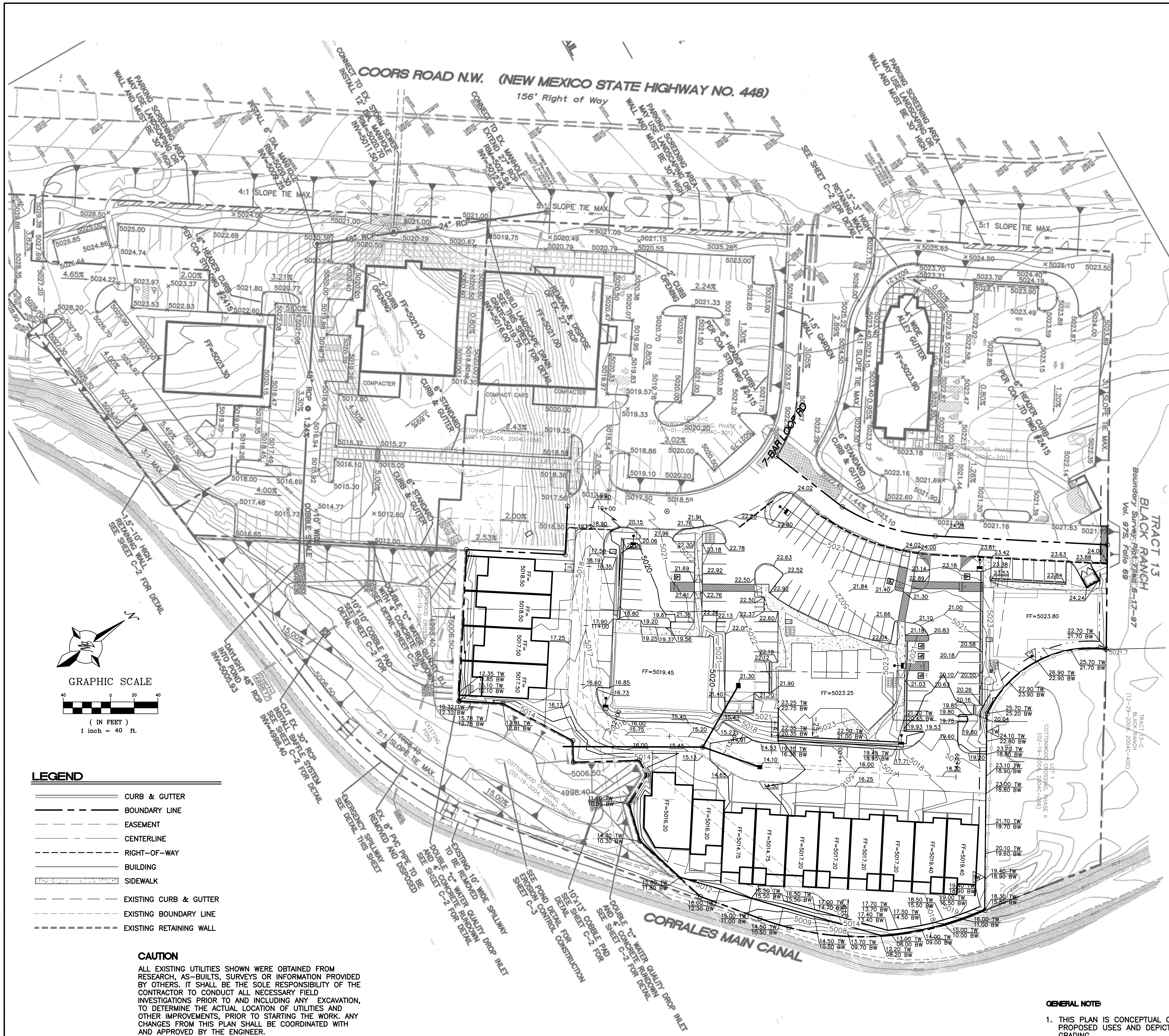
PARKING CALCULATIONS FOR NEW USES				
USE	GFA	REQUIRED	REQUESTED (10% REDUCTION)	PROVIDED
BLDG. A COMMERCIAL -> OFFICE	5,040 SF	3.5 SPC/1000 SF = 17		27 SPACES
BLDG. B CANNABIS RETAIL	8,121 SF	4 SPC/1000 SF = 32		53 SPACE
BLDG. C RESTAURANT	4,057 SF	5.6 SPC/1000 SF = 22	(10%=-2 SPACES) 20	20 SPACES
TOWNHOMES	14 UNITS	2 SPC/UNIT=28 SPACES (DRIVEWAY)		28 SPACES
TOTAL		99 SPACES		128 SPACES

THE REQUIRED 10% PARKING REDUCTION IS INCLUDED PURSUANT TO IDO 5-5(C)(5) FOR PROXIMITY TO TRANSIT.



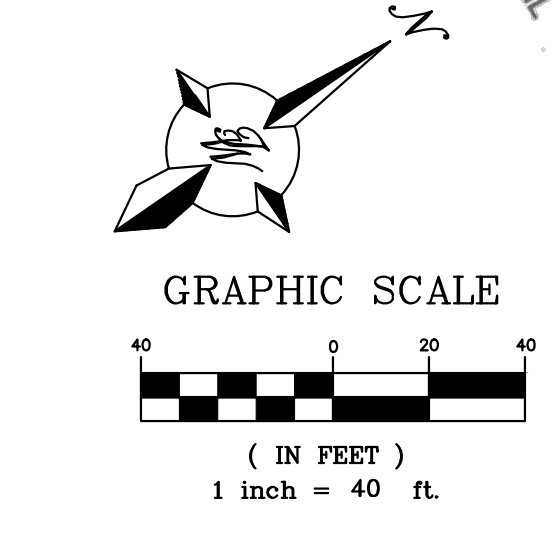
ENGINEER'S SEAL  VINCENT P. CARRICA P.E. #16212	RETAIL AT 7 BAR ALBUQUERQUE, NM	DRAWN BY pm
	SITE PLAN-EPC, MAJOR AMENDMENT OCTOBER 19th, 2023	DATE 11-13-23
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	DRAWING  SHEET #
		JOB # 2023004

Y:\2023\2023004 Retail @ 7 Bar\dwg\Construction\2023004\_MasterSP.dwg, Dec. 10, 2023 -- 6:43pm



- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
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  5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
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- EROSION CONTROL NOTES:**
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  3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
  4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
  5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
  6. ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR 3" GRAVEL.

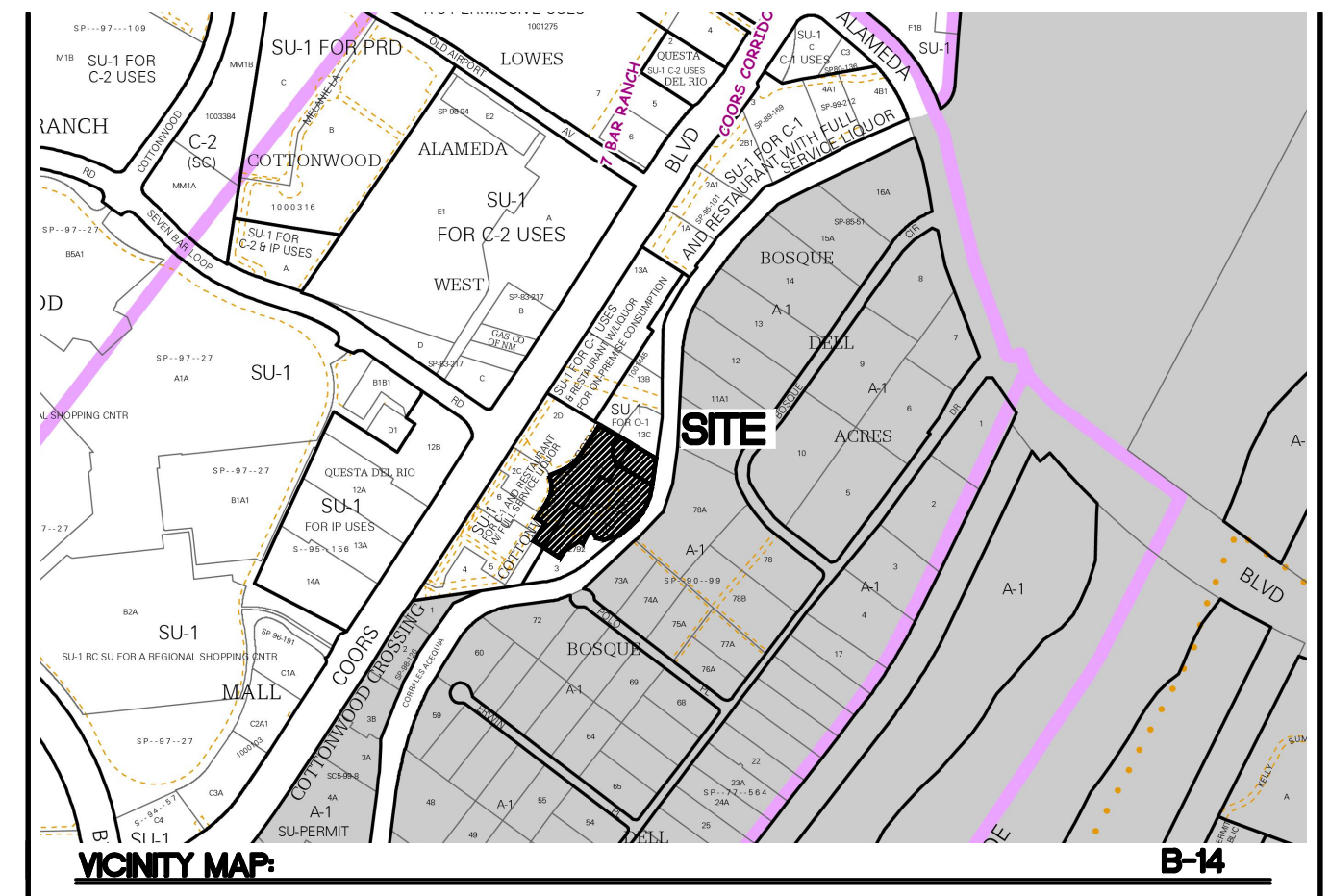


- LEGEND**
- CURB & GUTTER
  - BOUNDARY LINE
  - EASEMENT
  - CENTERLINE
  - RIGHT-OF-WAY
  - BUILDING
  - SIDEWALK
  - EXISTING CURB & GUTTER
  - EXISTING BOUNDARY LINE
  - EXISTING RETAINING WALL

**CAUTION**  
 ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

**GENERAL NOTE**  
 1. THIS PLAN IS CONCEPTUAL ONLY TO SHOW PROPOSED USES AND DEPICT CONCEPTUAL GRADING.

ENGINEER'S SEAL  VINCENT P. CARRICA P.E. #16212	RETAIL AT 7 BAR ALBUQUERQUE, NM	DRAWN BY pm
	CONCEPTUAL GRADING AND DRAINAGE EPC - MAJOR AMENDMENT	DATE 11-13-23
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrewestllc.com	SHEET # <b>C2.1</b>
		JOB # 2023004



LOTS 2-A & 2-B, COTTONWOOD CROSSING, PHASE II  
UPC 101406520329520320

- CURB & GUTTER
- BOUNDARY LINE
- - - PROPOSED EASEMENT
- - - EXISTING EASEMENT
- BUILDING
- SIDEWALK
- EXISTING CURB & GUTTER
- SAS — PROPOSED SANITARY SEWER LINE
- W — W — PROPOSED WATERLINE
- SAS — EXISTING SANITARY SEWER LINE
- W — W — EXISTING WATERLINE
- PROPOSED HYDRANT
- ⊕ PROPOSED GATE VALVE
- ⊕ EXISTING HYDRANT
- ⊕ EXISTING GATE VALVE
- ⊙ LIGHT POLE
- ⊙ NEW WATER METER

**KEYED NOTES**

- 1 EXISTING UNOBSTRUCTED PUBLIC FIRE HYDRANT
- 2 EXISTING 8" GATE VALVE (TYP.)
- 3 PROPOSED FIRE HYDRANT AND 6" GATE VALVE PER COA DWG 2315
- 4 PROPOSED PRIVATE FIRE HYDRANT AND 6" GATE VALVE PER COA DWG 2315 PAINTED ORANGE
- 5 FDC (TYP.)
- 6 PIV
- 7 8"x6" REDUCER
- 8 1" MULTI-USE DOMESTIC AND FIRE SERVICE LINE, PER ABCWUA STD DWG 2394 (TYP.)
- 9 DOUBLE 1" WATER METER PER COA DWG 2367 (TYP.)
- 10 SINGLE 1" WATER METER PER COA DWG 2367
- 11 EXISTING WATER METER
- 12 TIE INTO EXISTING 8" WATERLINE
- 13 EXISTING 4' DIA SANITARY SEWER MANHOLE TO REMAIN
- 14 PROPOSED SANITARY SEWER MANHOLE PER COA DWG 2107 AND 2110 (TYP.)
- 15 4" SANITARY SEWER SERVICE LINE (TYP.)
- 16 TIE INTO EXISTING 8" SANITARY SEWER LINE
- 17 EXISTING 10' OR 15' ABCWUA WATER LINE EASEMENT (02-19-2004, 2004C-056) TO BE VACATED
- 18 EXISTING 10' OR 15' ABCWUA WATER LINE EASEMENT (02-19-2004, 2004C-056) TO BE REMAIN
- 19 EXISTING 10' UNDERGROUND PUBLIC UTILITY EASEMENT (PUE) (07-01-2004, 2004C-201) TO BE VACATED
- 20 EXISTING 10' OVERHEAD PUBLIC UTILITY EASEMENT (PUE) (02-19-2004, 2004C-056) TO BE VACATED
- 21 EXISTING 10' OVERHEAD PUBLIC UTILITY EASEMENT (PUE) (02-19-2004, 2004C-056) TO BE REMAIN
- 22 EXISTING AMAFCA & MRGCD PRIVATE ACCESS EASEMENT (02-19-2004, 2004C-056) TO REMAIN
- 23 EXISTING PRIVATE CROSS ACCESS EASEMENT
- 24 EXISTING ABCWUA PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT (07-01-2004, 2004C-201) TO REMAIN
- 24 8" TEE, 8" GATE VALVE
- 25 REMOVE AND DISPOSE EXIST CAP, CONEC TO EXIST 8" WL
- 26 LIGHT POLE (TYP.)
- 27 REMOVE AND REPLACE EXISTING ASPHALT PAVING PER ABCWUA STD DWG #2405B
- 27 EXISTING TRANSFORMERS TO REMAIN

**CAUTION**

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

**GENERAL UTILITY NOTES:**

1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH COA STANDARDS AND SPECIFICATIONS LATEST EDITION.
2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. REFERENCE PLUMBING PLANS FOR WATER LINE RISER LOCATIONS. BACKFLOW PREVENTOR LOCATED INSIDE BUILDING
4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS AT LOCATIONS INDICATED AND AT MID RUN IF LONGER THAN 100'
5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC.
7. ALL EX. SD INLETS AND MH'S SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
10. PNM HAS NUMEROUS ELECTRIC FACILITIES AT THIS SITE CURRENTLY SERVING EXISTING CUSTOMERS. THE APPLICANT SHALL COORDINATE WITH PNM REGARDING THESE EXISTING FACILITIES. ANY RELOCATION, CHANGES OR REALIGNMENT OF EXISTING ELECTRIC UTILITIES WILL BE THE DEVELOPER EXPENSE. IN SOME CASES, RELOCATION OR CHANGES TO EXISTING FACILITIES MAY NOT BE FEASIBLE DUE TO PHYSICAL, USE OR SAFETY CLEARANCE CONSTRAINTS.
11. PNM WILL REVIEW ALL TECHNICAL NEEDS, ISSUES AND SAFETY CLEARANCES FOR ITS ELECTRIC POWER SYSTEMS. ANY EXISTING AND PROPOSED PUBLIC UTILITY EASEMENTS SHALL BE INDICATED ON THE SITE PLAN UTILITY SHEET PRIOR TO DRB REVIEW. PNM'S STANDARD FOR PUBLIC UTILITY EASEMENTS IS 10 FEET IN WIDTH TO ENSURE ADEQUATE, SAFE CLEARANCES.
12. SCREENING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET SURROUNDING ALL GROUND-MOUNTED UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

**INSPECTION NOTE**

CONTRACTOR SHALL CONSULT THE LOCAL BUILDING DEPARTMENT OFFICIALS FOR ANY PLAN REVIEW, PERMITTING REQUIREMENTS OR BUILDING CODE INSPECTIONS THAT MAY BE REQUIRED TO ENFORCE LOCAL, STATE OR NATIONAL BUILDING CODES PRIOR TO CONSTRUCTING IMPROVEMENTS

**GENERAL NOTE:**

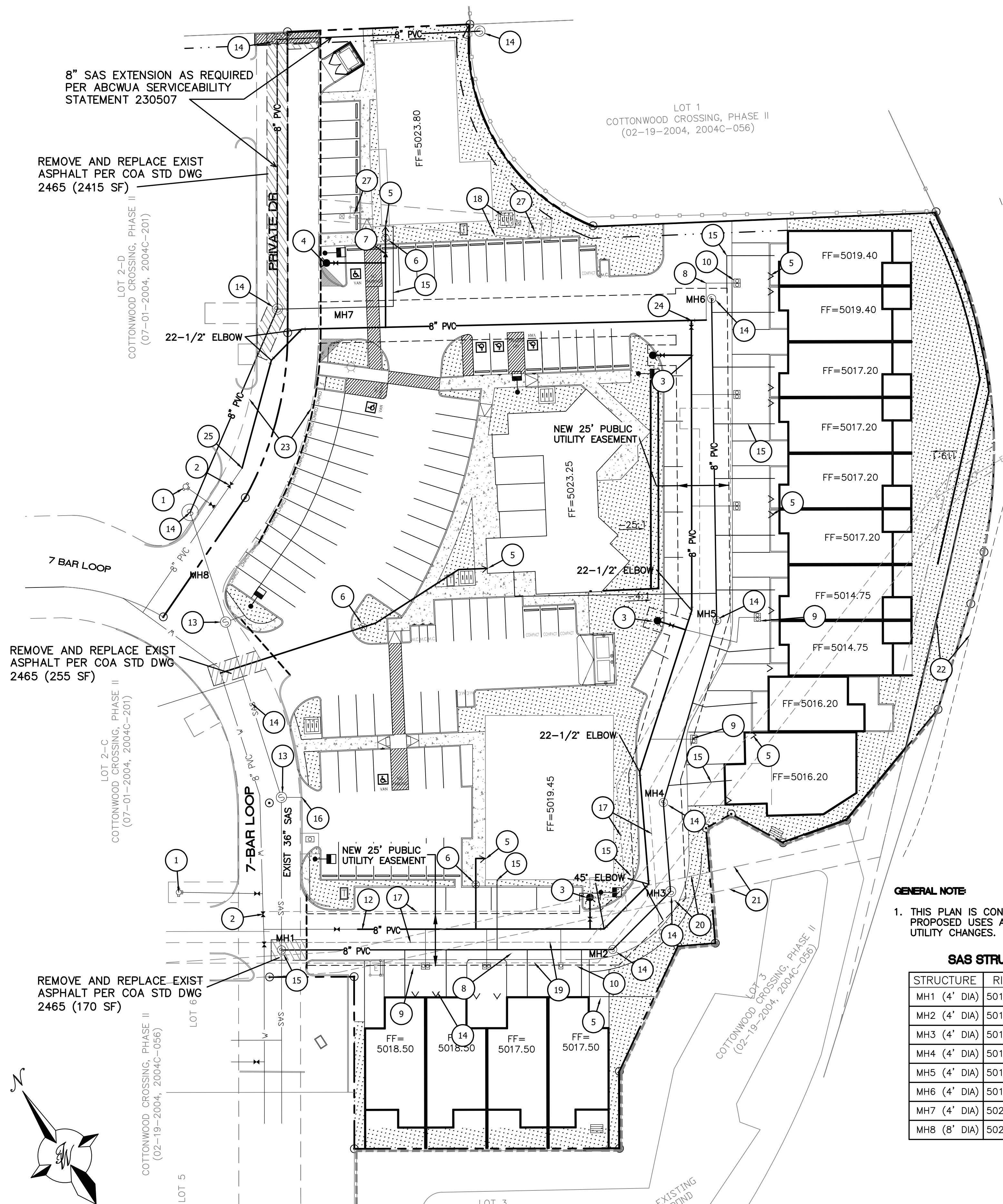
1. THIS PLAN IS CONCEPTUAL ONLY TO SHOW PROPOSED USES AND DEPICT CONCEPTUAL UTILITY CHANGES.

**SAS STRUCTURE TABLE**

STRUCTURE	RIM	INV(IN)	INV(OUT)
MH1 (4' DIA)	5019.16	5006.60	5006.50
MH2 (4' DIA)	5016.22	5007.88	5007.78
MH3 (4' DIA)	5015.98	5008.30	5008.20
MH4 (4' DIA)	5015.50	5008.75	5008.65
MH5 (4' DIA)	5014.24	5009.45	5009.35
MH6 (4' DIA)	5018.22	---	5012.00
MH7 (4' DIA)	5023.30	---	5017.30
MH8 (8' DIA)	5024.00	5007.78	5007.68

**NOTES:**

1. ALL ONSITE WATER, SANITARY SEWER AND FIRE LINES SHALL BE DEEMED PRIVATE.
2. THE PRIVATE FIRE HYDRANTS, INDICATED IN THE UTILITY PLAN, SHALL BE PAINTED SAFETY ORANGE.
3. BUILDING MOUNTED SITE LIGHTING FIXTURES TO COMPLY WITH NEW MEXICO NIGHT SKY ORDINANCE.



8" SAS EXTENSION AS REQUIRED PER ABCWUA SERVICEABILITY STATEMENT 230507

REMOVE AND REPLACE EXIST ASPHALT PER COA STD DWG 2465 (2415 SF)

LOT 2-D  
COTTONWOOD CROSSING, PHASE II  
(07-01-2004, 2004C-201)

LOT 2-C  
COTTONWOOD CROSSING, PHASE II  
(07-01-2004, 2004C-201)

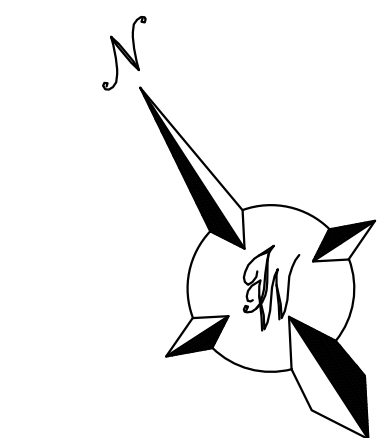
REMOVE AND REPLACE EXIST ASPHALT PER COA STD DWG 2465 (255 SF)

REMOVE AND REPLACE EXIST ASPHALT PER COA STD DWG 2465 (170 SF)

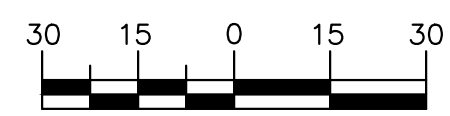
COTTONWOOD CROSSING, PHASE II  
(02-19-2004, 2004C-056)

LOT 5

LOT 3  
COTTONWOOD CROSSING, PHASE II  
(02-19-2004, 2004C-056)



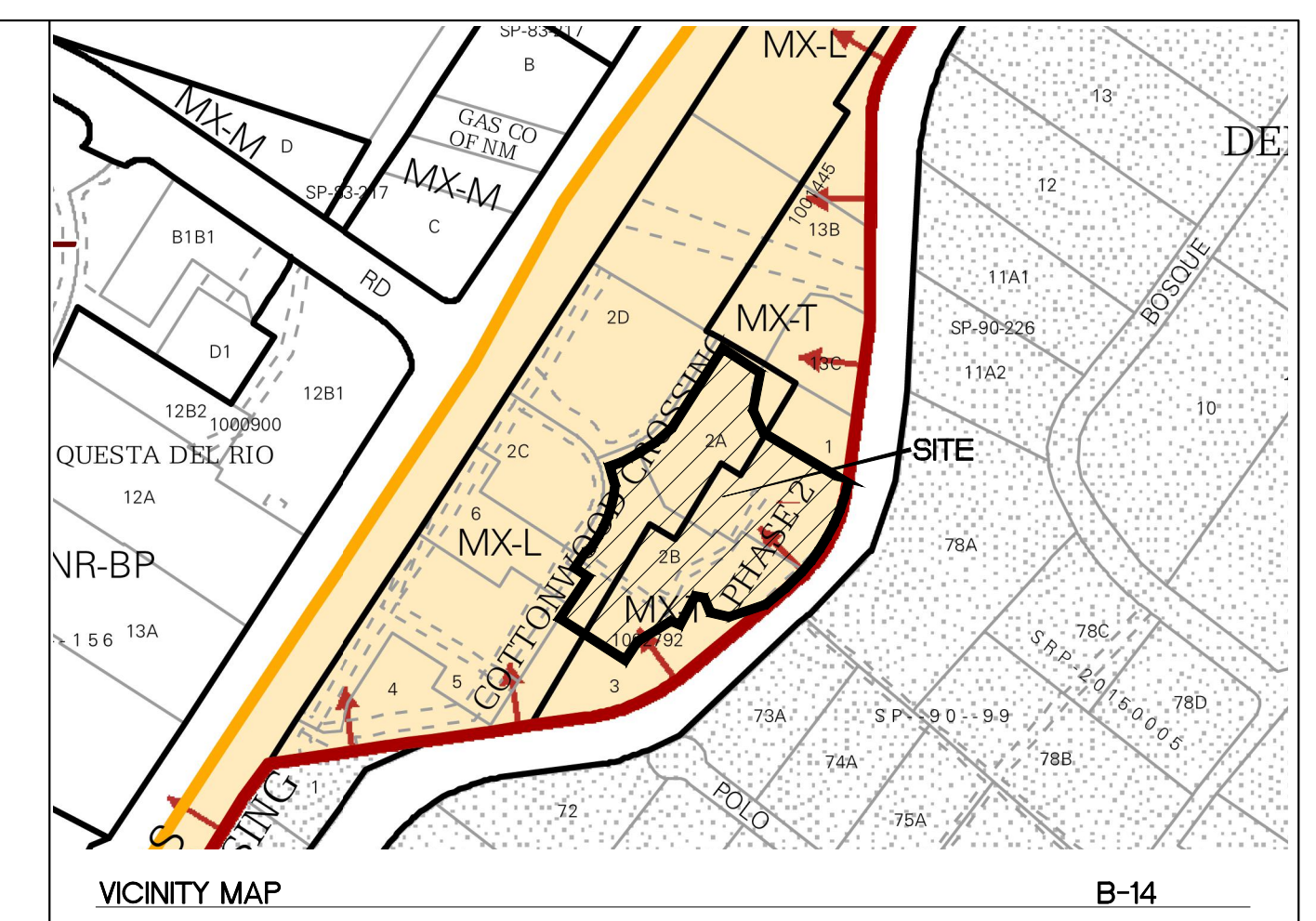
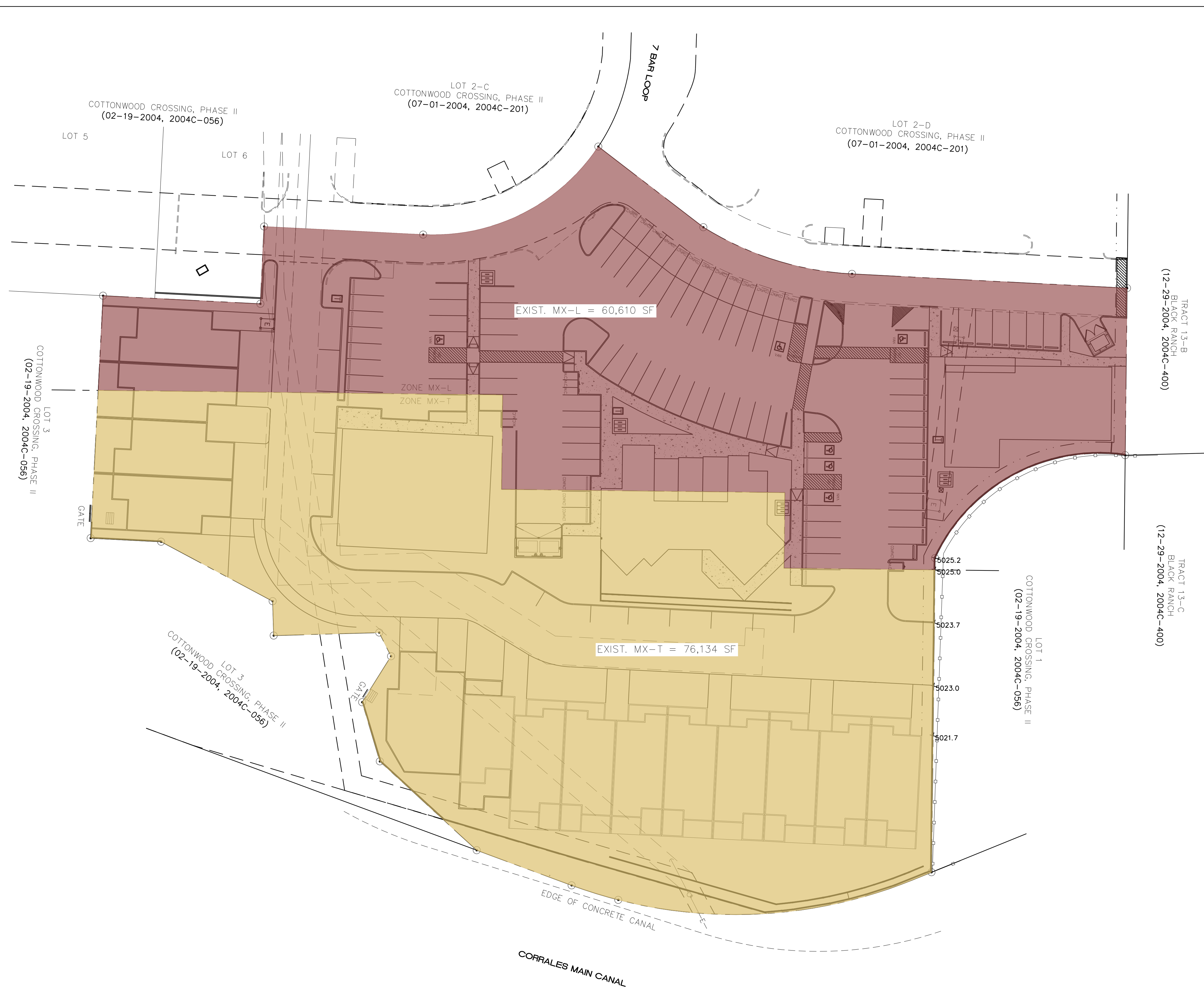
GRAPHIC SCALE



SCALE: 1"=30'

ENGINEER'S SEAL  VINCENT P. CARRICA P.E. #16212	RETAIL AT 7 BAR ALBUQUERQUE, NM	DRAWN BY pm
	CONCEPTUAL MASTER UTILITY PLAN	DATE 11-13-23
	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierwestllc.com	DRAWING 2023004-MU
		SHEET # <b>C3.0</b>
		JOB # 2023004

ZONE CHANGE EXHIBITS



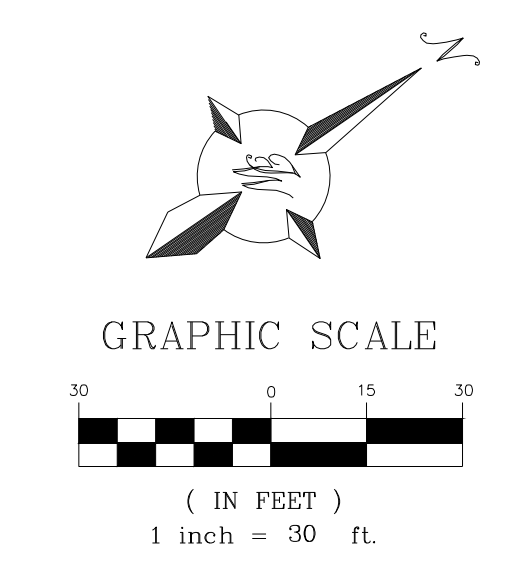
**LEGAL DESCRIPTION:**

LT 2-A LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSING PHASE II (BEING A REPLAT OF TRACT 2 COTTONWOOD CROSSING PHASE II) CONT 1.5908 AC

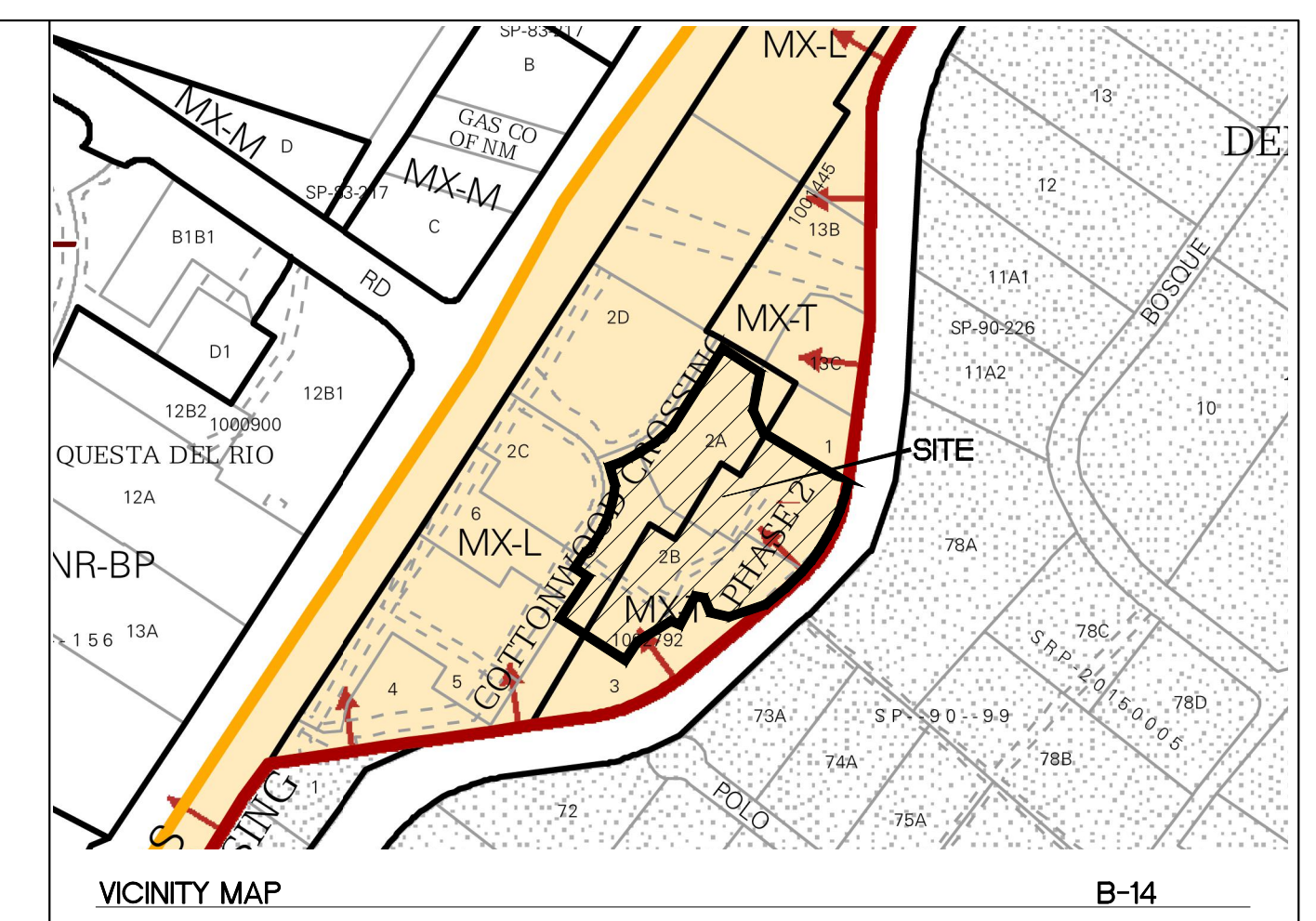
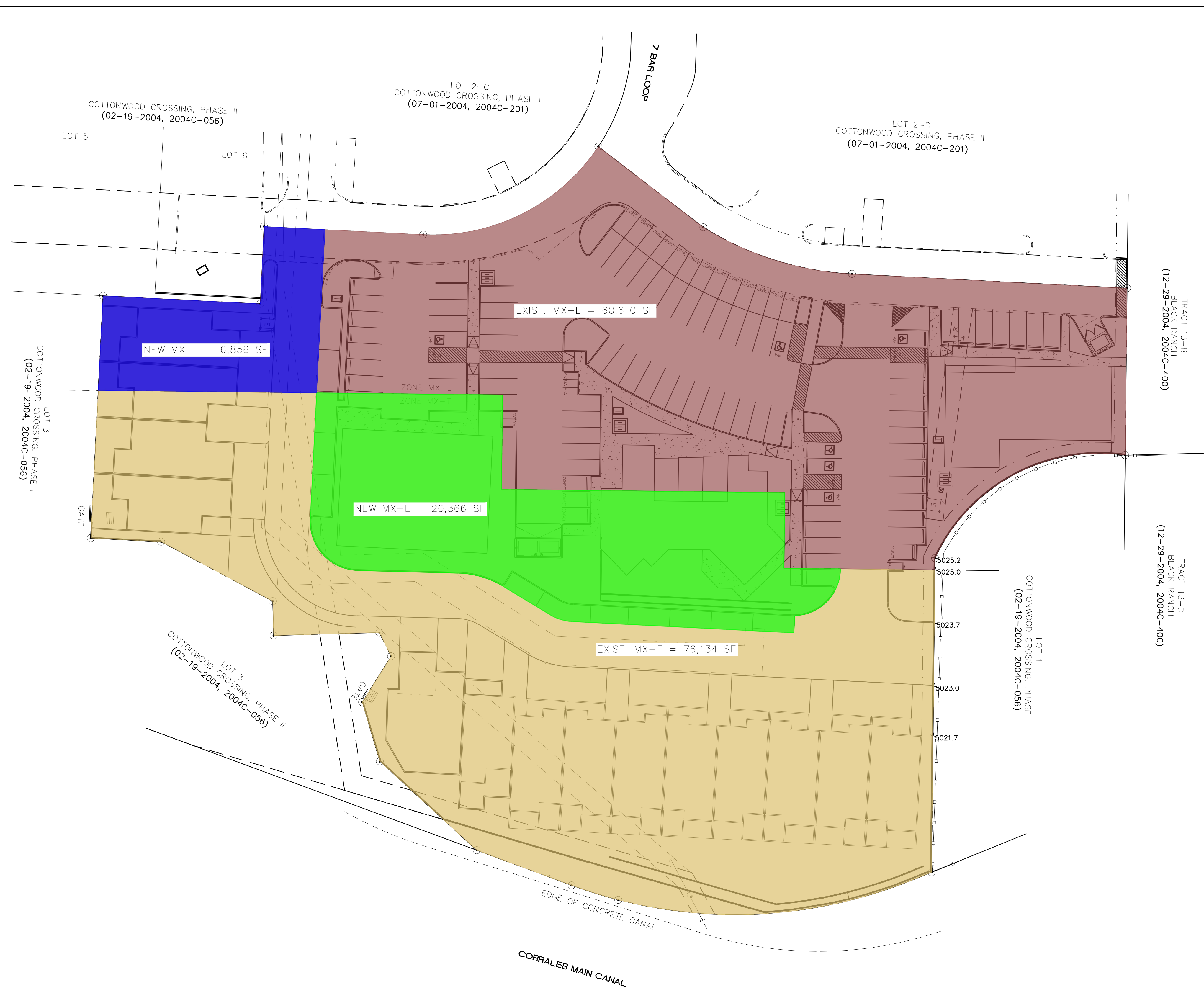
LT 2-B LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSING PHASE II (BEING A REPLAT OF TRACT 2 COTTONWOOD CROSSING PHASE II) CONT 1.5483 AC

3.20 ACRES OF THE CONTROLLING SITE DEVELOPMENT PLAN

Y:\2023\2023004 Retail @ 7 Bar\dwg\Construction\2023004-ZONE.dwg Nov 01, 2023 - 2:16pm

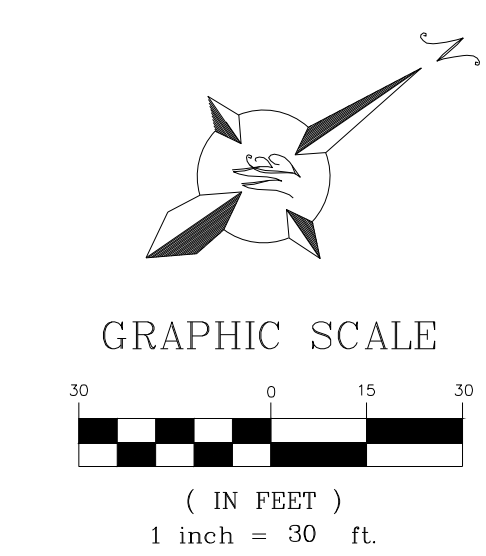


ENGINEER'S SEAL	RETAIL AT 7 BAR ALBUQUERQUE, NM	DRAWN BY pm
 <b>VINCENT P. CARRICA</b> P.E. #16212	EXISTING MX ZONING (NOT BUILDING PERMIT SET)	DATE 11-2-23
	 <b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	DRAWING 2023004-SP
		SHEET # <b>EX-1</b>
		JOB # 2023004



**LEGAL DESCRIPTION:**  
 LT 2-A LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSING PHASE II (BEING A REPEAT OF TRACT 2 COTTONWOOD CROSSING PHASE II) CONT 1.5908 AC  
 LT 2-B LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSING PHASE II (BEING A REPEAT OF TRACT 2 COTTONWOOD CROSSING PHASE II) CONT 1.5483 AC  
 3.20 ACRES OF THE CONTROLLING SITE DEVELOPMENT PLAN

EFFECT OF ZONE LINE MOVEMENT ON MX-L & MX-T DISTRIBUTION ON SITE									
	Existing (SF)	Existing (Acres)	New MX-L	New MX-T	Net Effect of Zone Line Movement (SF)	Net Effect of Zone Line Movement (Acres)	Total SF	Total Acre	%increase/decrease of total site area
Existing MX-L	60,610	1.39	20,366	(6,856)	13,510	0.31	74,120	1.70	9.88%
Existing MX T	76,134	1.75	(20,366)	6,856	(13,510)	-0.31	62,624	1.44	-9.88%
	<b>136,744</b>	<b>3.14</b>					<b>136,744</b>	<b>3.14</b>	



	<b>RETAIL AT 7 BAR</b> ALBUQUERQUE, NM	DRAWN BY pm
	<b>NEW MX ZONING</b> (NOT BUILDING PERMIT SET)	DATE 11-2-23
	<b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	DRAWING 2023004-SP
11-2-23 VINCENT P. CARRICA P.E. #16212		SHEET # <b>EX-2</b>
		JOB # 2023004

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