



# PLAN SNAPSHOT REPORT MAJOR\_PLT-2026-00005 FOR CITY OF ALBUQUERQUE

<b>Plan Type:</b> Preliminary Plat Applications	<b>Project:</b> PR-2021-005816 (PR-2021-005816)	<b>App Date:</b> 03/23/2026
<b>Work Class:</b> Extension of Preliminary Plat	<b>District:</b> City of Albuquerque	<b>Exp Date:</b> NOT AVAILABLE
<b>Status:</b> Submitted - Online	<b>Square Feet:</b> 0.00	<b>Completed:</b> NOT COMPLETED
<b>Valuation:</b> \$0.00	<b>Assigned To:</b>	<b>Approval Expire Date:</b>

**Description:** Extension of Preliminary Plat Approval

<b>Parcel:</b> 101406520329520320  101406521531220323     Main	<b>Address:</b> 10088 Coors Blvd Nw Albuquerque, NM  10088 Coors Blvd Nw Albuquerque, NM  10080 Coors Blvd Nw Albuquerque, NM 87114  10088 Coors Blvd Nw Albuquerque, NM  10088 Coors Blvd Nw     Main Albuquerque, NM 87114	<b>Zone:</b>
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<b>Agent</b> Sergio Lozoya 5571 Midway Park PI NE Albuquerque, NM 87109 Business: (505) 278-7088	<b>Applicant</b> Tierra West 5571 Midway Park PI NE Albuquerque NM, 8710 Albuquerque NM, 8710 Albuquerque, NM 87109 Home: (505) 858-3100 Business: (505) 858-3100 Mobile: (505) 858-3100	<b>Owner</b> Pierre Amestoy Home: (505) 822-0044	<b>Agent</b> Derek Bohannan 5571 Midway Park PI NE Albuquerque NM, 8710 Albuquerque NM, 8710 Albuquerque, NM 87109 Home: (505) 858-3100 Business: (505) 858-3100 Mobile: (503) 858-7335
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**Plan Custom Fields**

Existing Project Number	Project# PR-2023-009105 MAJOR_PLT-2025-00004 PRELIMINARY PLAT VAC-2025-00018 VACATION OF PUBLIC EASEMENT (ABCWUA WATERLINE) VAC-2025-00019 VACATION OF PUBLIC EASEMENT (10' OVERHEAD PUE) VAC-2025-00020 VACATION OF PUBLIC EASEMENT (10' PUE) VAC-2025-00023 VACATION OF PUBLIC EASEMENT (10' UNDERGROUND PUE)	Existing Zoning	MX-L - Mixed-Use - Low Intensity, MX-T - Mixed-Use - Transition	Number of Existing Lots	2
Number of Proposed Lots	18	Total Area of Site in Acres	3.14	Site Address/Street	10088 COORS BLVD and 10080 COORS BLVD
Site Location Located Between Streets	7 Bar and Coors	Case History	Project# PR-2023-009105	Do you request an interpreter for the hearing?	No
Lot and/or Tract Number	2A	Block Number	0000	Subdivision Name and/or Unit Number	COTTONWOOD CROSSING PHASE 2 CROSSINGPHASE II)
Legal Description	LT 2-B LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD		CROSSINGPHASE II (BEING A REPLAT OF TRACT 2 COTTONWOOD		CONT 1.5483 AC, LT 2-A LOTS 2-A, 2-B, 2-C AND

# PLAN SNAPSHOT REPORT (MAJOR\_PLT-2026-00005)

	2-D COTTONWOOD CROSSINGPHASE II (BEING A REPLAT OF TRACT 2 COTTONWOOD CROSSINGPHASE II) CONT 1.5908 AC	Major Public Open Space	330-foot boundary	Existing Zone District	MX-L, MX-T
Zone Atlas Page(s)	B-14	Acreage	1.5483, 1.5905	Calculated Acreage	1.54844306, 1.59050077
Council District	5	Community Planning Area(s)	Northwest Mesa	Character Protection Overlay	Coors Boulevard – CPO-2
View Protection Overlay	Coors Boulevard – VPO-1	Development Area(s)	Change	Current Land Use(s)	15   Vacant
IDO Use Development Standards Name	Coors Boulevard – CPO-2	IDO Use Development Standards Subsection	Portable Signs (Prohibitions) (5-12), Off-premises Signs (Prohibitions) (5-12)	Corridor Type	Major Transit (MT) Area
IDO Administration & Enforcement Name	Coors Boulevard – VPO-1	IDO Administration & Enforcement Subsection	Variance – EPC (6-6)	Pre-IDO Zoning District	SU-1
Pre-IDO Zoning Description	FOR C-1 AND RESTAURANT W/ FULL SERVICE LIQUOR, FOR O-1	Public Property Entity	CITY OF ALBUQUERQUE	FEMA Flood Zone	X
Total Number of Dwelling Units	0	Total Gross Square Footage	0	Total Gross Square Footage3	0
Total Gross Square Footage4	0	Total Gross Square Footage2	0		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Tierra_West_3/23/2026.jpg	03/23/2026 17:05	West, Tierra		Uploaded via CSS

Note	Created By	Date and Time Created
1. Revisions required	Renee Zamora	03/24/2026 11:02
2. Completed	Renee Zamora	03/27/2026 9:40

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	Major Preliminary Plat Extension Fee	\$250.00	\$0.00
	Technology Fee	\$8.75	\$0.00
	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$0.00
	Published Notice Fee - Legal Ad	\$75.00	\$0.00
	<b>Total for Invoice NOT INVOICED</b>	<b>\$383.75</b>	<b>\$0.00</b>
	<b>Grand Total for Plan</b>	<b>\$383.75</b>	<b>\$0.00</b>

Workflow Step / Action Name	Action Type	Start Date	End Date
<b>Application Screening v.1</b>		03/24/2026 10:41	
Associate Project Number v.1	Generic Action		03/24/2026 10:41
Screen for Completeness v.1	Generic Action		03/27/2026 9:23
Verify Payment v.1	Generic Action		
Sign Posting v.1	Generic Action		
<b>Application Review v.1</b>			
Create and Email Advertisement v.1	Generic Action		
DHO Hearing v.1	Hold Hearing		
Major Preliminary Plat Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
<b>Notice of Decision v.1</b>			
Upload Notice of Decision v.1	Generic Action		
Confirm AGIS Approval and Upload v.1	Generic Action		

# PLAN SNAPSHOT REPORT (MAJOR\_PLT-2026-00005)

## Conditions of Approval v.1

Add in Conditions of Approval v.1	Generic Action
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## Signature v.1

Confirm Latest PLAT Uploaded v.1	Generic Action
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Confirm Latest Infrastructure List Uploaded v.1	Generic Action
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Confirm Conditions Satisfied v.1	Generic Action
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Confirm Recorded IIA Uploaded v.1	Generic Action
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Signature Review for Plats v.1	Receive Submittal
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Confirm Recorded Plat is Uploaded v.1	Generic Action
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## Linked Applications v.1

Linked Major Final Plat v.1	Create Plan Case
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March 23, 2026

Development Hearing Officer  
Plaza Del Sol Building  
600 2<sup>nd</sup> NW  
Albuquerque, NM 87102

**RE: PRELIMINARY PLAT EXTENSION APPLICATION FOR 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**

Dear Mr. Hearing Officer

Tierra West LLC is requesting an extension to preliminary plat approval for **PR-2023-009105, MAJOR\_PLT- 2025-00004**, which was previously heard and approved by the Development Hearing Officer on May 21<sup>st</sup>, 2025. The subject site consists of two parcels, that will be subdivided into 18 parcels. The two parcels are located at 10080 Coors Blvd and 10088 Coors Blvd and are legally described as 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 (the subject site).

**Request – Extension to Preliminary Plat Approval**

The request is for an extension on the preliminary plat approval for a Subdivision of Land – Major. The preliminary plat application was reviewed by staff and heard by the DHO on May 21<sup>st</sup>, 2025. The preliminary plat was approved with conditions, and we are seeking an extension to allow time to make the necessary changes to meet the conditions of approval.

The subject site consists of two parcels as described above and will be subdivided into 18 parcels. 14 parcels will be dedicated to townhomes; 1 parcel will be dedicated to cannabis retail; 1 parcel will be dedicated to restaurant use; 1 parcel will be dedicated to commercial retail; and one parcel will be dedicated to private infrastructure. The proposed subdivision is shown below in figure 1:

The request, if approved, will facilitate the development of the subject site into a mixed-use development comprised of townhomes, cannabis retail, restaurant, and commercial retail. A Zoning Map Amendment and Site Plan – EPC – Major Amendment were requested and approved on December 21<sup>st</sup>, 2023.



Figure 1: Subdivision Lot Boundaries

### Planning Context

The subject site is Site Plan controlled by the Cotton Wood Crossing, Phase I and II Site Plan which were originally approved under Project Number 1002792, which included commercial and restaurant uses. A Site Plan – EPC – Major Amendment request (PR-2023-009105, SI-2023-01377) was approved to accommodate the proposed development.

The site is currently vacant and is zoned as MX-T and MX-L. A Zoning Map Amendment was reviewed by staff and approved by the EPC (PR-2023-009105, RZ-2023-00028). The intent of the zone map amendment was to adjust the floating zoning boundaries within the subject site. The approved zoning boundary is shown below in figure 2.

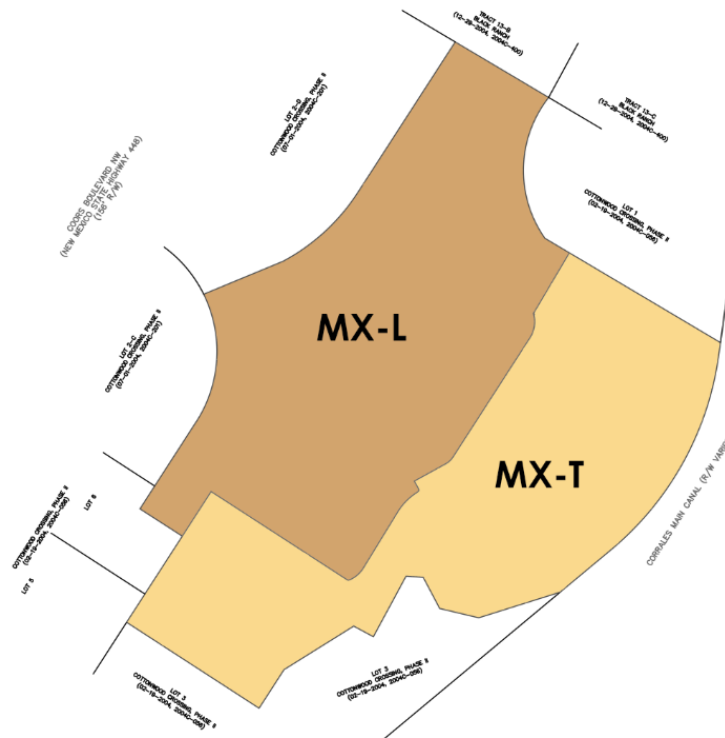


Figure 2: Zoning Map

Following the Site Plan – EPC – Major Amendment request and the Zoning Map Amendment request, a Site Plan – EPC was also heard and approved by the Environmental Planning Commission on December 21<sup>st</sup>, 2023, under case number SI-2023-01402. As part of the Site Plan request, two variances were heard and approved by the EPC. The variances are as follows:

1. VA-2023-00314 Variance to VPO – 1 Building Height Standards
2. VA-2023-00315 Variance to MPOS Edge Buffer Requirements

The Preliminary Plat for the Subdivision of Land – Major request was approved by the DHO on May 21<sup>st</sup>, 2025, under Project Number PR-2023-009105. Four Vacations were heard and approved by the DHO as part of the Preliminary Plat request. The Vacations are as follows:

1. VAC-2025-00018 Vacation of Easement for ABCWUA Waterline Easement
2. VAC-2025-00019 Vacation of Existing 10' Overhead Easement
3. VAC-2025-00020 Vacation of Existing 10' Public Utility Easement
4. VAC-2025-00023 Vacation of Existing 10' Underground Public Utility Easement

### Review and Decision Criteria

**6-6(L)(3)(a)** – A Preliminary Plat shall be approved if it complies with all applicable provisions of this IDO, the DPM, and other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

As described above, the Preliminary Plat request for this Subdivision of Land – Major was approved on May 21<sup>st</sup>, 2025, as it complied with the IDO, the DPM, and other relevant regulations. The applicant also requested a Major Amendment to the controlling Site Plan that was approved by the EPC and received approval for the necessary Variances and Vacations from the DHO and the EPC as described above.

**6-6(L)(3)(b)** – A Final Plat shall be approved if it includes all changes, conditions, and requirements contained in the Preliminary Plat approval.

The conditions stated in the Notice of Decision of the Preliminary Plat are as follows:

- a. Relocate the general easement note for Water Authority to the Cover Sheet.
- b. Update the corridor to include an easement for public water and public sanitary sewer.
- c. Revise the Infrastructure List such that it is agreeable to the Water Authority.
- d. All private pavement, curb, gutter, and sidewalks must be added to the Infrastructure List.

The Final Plat application will reflect the conditions stated in the Preliminary Plat approval. We are requesting an extension to allow additional time to meet the conditions of approval.

### **Conclusion**

This request is for an extension to the Preliminary Plat approval for a Subdivision of Land – Major from the DHO. As part of this submittal, please find the approved preliminary plat, the Zone Atlas Map, the Notice of Decision, and the approved infrastructure list.

Tierra West, LLC respectfully approval of the Preliminary Plat Extension.

Please reach out to us if you need any additional information.

Thank you,



Sergio Lozoya  
Planning Director

JN: 2023004  
SL

**Agent Authorization Form**

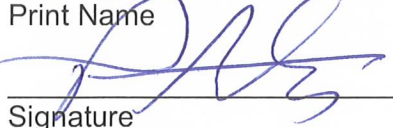
March 24<sup>th</sup>, 2026

Development Hearing Officer  
DHO  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

RE: All DHO 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

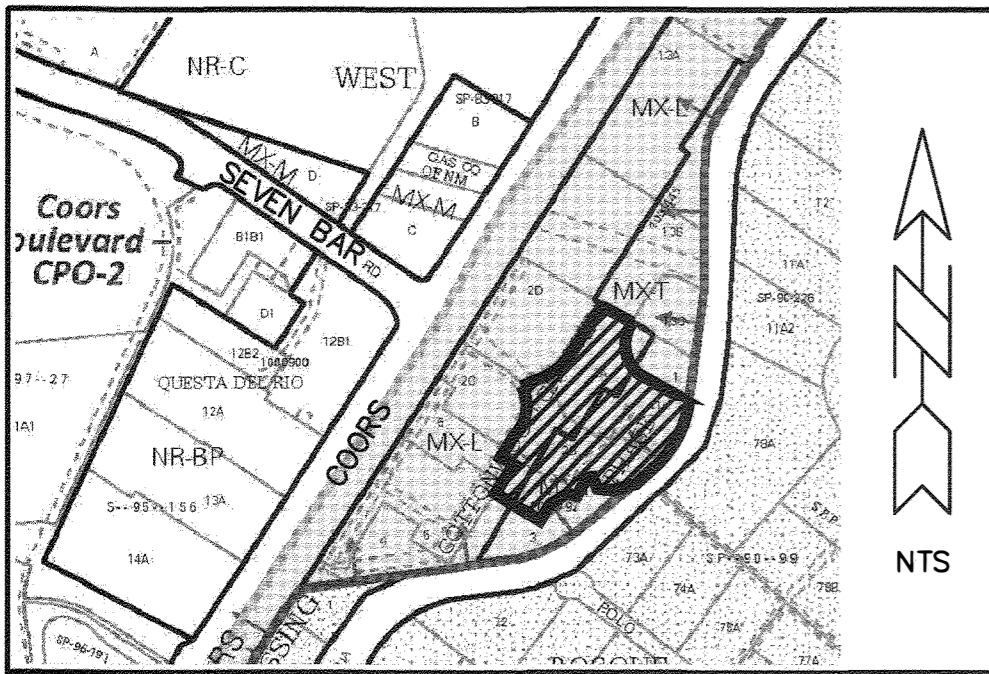
I/We, Pierre Amestoy, A Management, Inc, as the owner(s) of the real property described as follows. LT 2-B LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSINGPHASE II and LT 2-A LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSINGPHASE II, do hereby authorize to act as my/our agent (Agents Name), **Tierra West, 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 city of Albuquerque considering this application and to act in all respects as our agent in matters pertaining to the application.

Pierre Amestoy  
Print Name

  
Signature

MM OWNER  
Title

3-25-26  
Date



LOCATION MAP B-14-Z

**DESCRIPTION**

Lots numbered Two-A (2-A) and Two-B (2-B) of COTTONWOOD CROSSING, PHASE II, (Being a Replat of Lot 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, on July 1, 2004, in Plat Book 2004C, Page 201, and containing 3.1392 acres more or less.

**ABCWUA PUBLIC WATER AND SANITARY SEWER EASEMENTS**

Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted perpetual, exclusive easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary sewer lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with the use of the easement.

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
3. Lumen (LUMEN) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
4. Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right-of-way and easement to extend services to customers of Grantee, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**DISCLAIMER**

In approving this plat, PNM, NMGCO, LUMEN and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and COMCAST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

**FREE CONSENT AND DEDICATION**

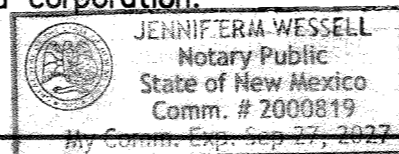
The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the elimination of lot line as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots and tracts as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: A Management Corporation, a New Mexico corporation

Pierre Amestoy, President  
STATE OF NEW MEXICO )  
BERNALILLO COUNTY )

On this 21<sup>st</sup> day of April, 2025, this instrument was acknowledged before me by Pierre Amestoy, President of A Management Corporation a New Mexico corporation, on behalf of said corporation.

Jennifer M. Wessell  
Notary Public



PLAT FOR  
7-BAR AT COTTONWOOD CROSSING  
LOTS 1 THRU 17 AND TRACTS A, B & C  
(A REPLAT OF LOTS 2-A & 2-B, COTTONWOOD CROSSING, PHASE II)  
WITHIN THE  
TOWN OF ALAMEDA GRANT  
PROJECTED SECTION 8,  
TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2025

PROJECT NUMBER: PR-2023-009105  
Application Number: \_\_\_\_\_

THIS PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER ON \_\_\_\_\_

**PLAT APPROVAL**

Utility Approvals:

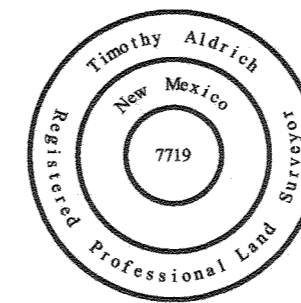
Public Service Company of New Mexico	04/02/2025
New Mexico Gas Company	04/04/2025
Lumen	04/11/2025
Comcast	04/16/2025

City Approvals:

Loren N. Risenhoover P.S.	4/4/2025
City Surveyor	Date
N/A	Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Albuquerque-Bernalillo County Water Utility Authority	Date
Parks and Recreation Department	Date
AMAFCA	Date
Hydrology Department	Date
Code Enforcement	Date
City Engineer	Date
Planning Department	Date

**SURVEYOR'S CERTIFICATION**

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."



Timothy Aldrich, P.S. No. 7719  
05-24-2025 rev  
05-08-2025 rev  
02-14-2025 rev



P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990

Drawn By:	TA	Date:	01-20-2025
Checked By:	TA	Drawing Name:	22114PL1-5.DWG
Job No.:	22-114	Sheet:	1 of 5

**PURPOSE OF PLAT**

1. To eliminate lot line as shown hereon.
2. To grant easements as shown hereon.
3. To create 17 lots and 3 tracts as shown hereon.

**SUBDIVISION DATA**

1. Project No.: PR-2023-009105
2. Application No.:
3. Zone Atlas Index No.: B-14-Z
4. Total Number of Lots created: 17
5. Total Number of Tracts created: 3
6. Total Number of existing Lots: 2
7. Gross Subdivision Acreage: 3.1392 Acres

**NOTES**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances are field and record.
4. Basis of boundary is the plat of record entitled: "LOTS 2-A, 2-B, 2-C AND 2-D, COTTONWOOD CROSSING, PHASE II", (07-01-2004, 2004C-201) all being records of Bernalillo County, New Mexico.
5. Field Survey: July 30, 2022.
6. Title Commitment:  
Title Company: Old Republic National Title Insurance Company  
Underwriter: Old Republic National Title Insurance Company  
Commitment No.: 2205123 (Commitment Date: July 15, 2022)
7. Address of Property: 10080 & 10088 Coors Boulevard NW, Albuquerque, NM 87114
8. City of Albuquerque, New Mexico IDO Zone: MX-L & MX-T
9. 100 Year Flood Zone Designation: ZONE X, as shown on Panel 109 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012. This property does not lie within the 100 Year Flood Plain.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".
11. As the development is located outside of the Water Authority's Established Service Area, water and sanitary sewer service to the development is contingent upon a Board approved Development Agreement between the Water Authority and the Developer.

**SOLAR NOTE**

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

**BERNALILLO COUNTY TREASURER**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON

UPC # \_\_\_\_\_

PROPERTY OWNER OF RECORD: \_\_\_\_\_

BERNALILLO COUNTY TREASURER'S OFFICE

PLAT FOR  
**7-BAR AT COTTONWOOD CROSSING**  
**LOTS 1 THRU 17 AND TRACTS A, B & C**  
 (A REPLAT OF LOTS 2-A & 2-B, COTTONWOOD CROSSING, PHASE II)  
 WITHIN THE  
 TOWN OF ALAMEDA GRANT  
 PROJECTED SECTION 8,  
 TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2025

**EXISTING CONDITIONS AND VACATIONS**

**EXISTING EASEMENTS**

- ① EXISTING 10' OR 15' ABCWUA WATER LINE EASEMENT (02-19-2004, 2004C-056)
- ② EXISTING AMAFCA & MRGCD PRIVATE ACCESS EASEMENT (02-19-2004, 2004C-056)
- ③ EXISTING 10' UNDERGROUND PUBLIC UTILITY EASEMENT (PUE) (07-01-2004, 2004C-201)
- ④ EXISTING 10' OVERHEAD PUBLIC UTILITY EASEMENT (PUE) (02-19-2004, 2004C-056)
- ⑤ EXISTING PRIVATE CROSS ACCESS EASEMENT  
EXISTING ABCWUA PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT (07-01-2004, 2004C-201)
- ⑥ EXISTING DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND GRANT OF EASEMENTS (INGRESS, EGRESS AND PARKING) (UTILITY LINES/DRAINAGE) (PARKING RESTRICTIONS) (02-19-2004, 2004020771) (05-20-2021, 2021060037) (05-24-2021, 2021061295) (05-25-2021, 2021061617) (BLANKET)
- ⑦ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE) (11-23-2004, 2004162842) (APPROXIMATE LOCATION)
- ⑧ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE) (08-01-2024, 2024052920)

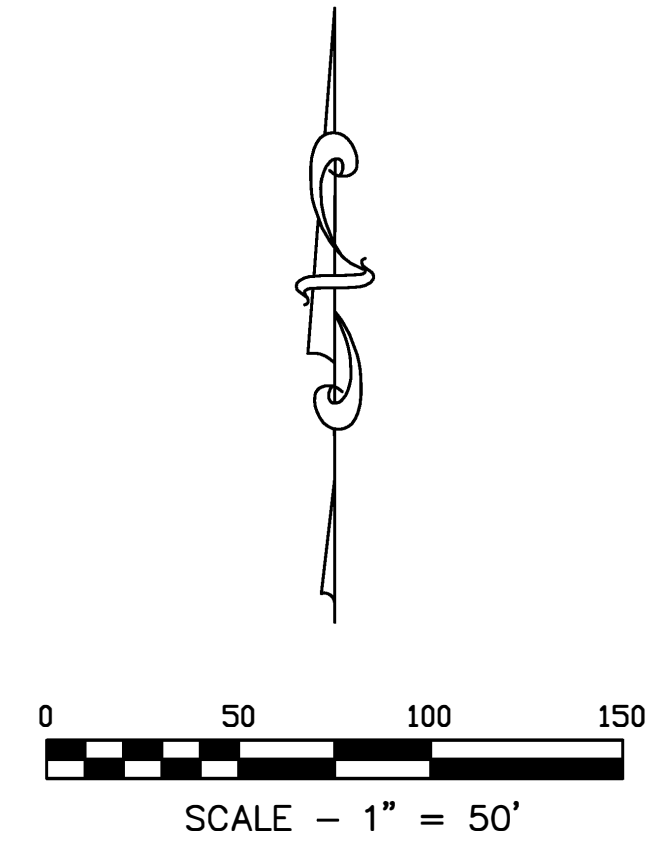
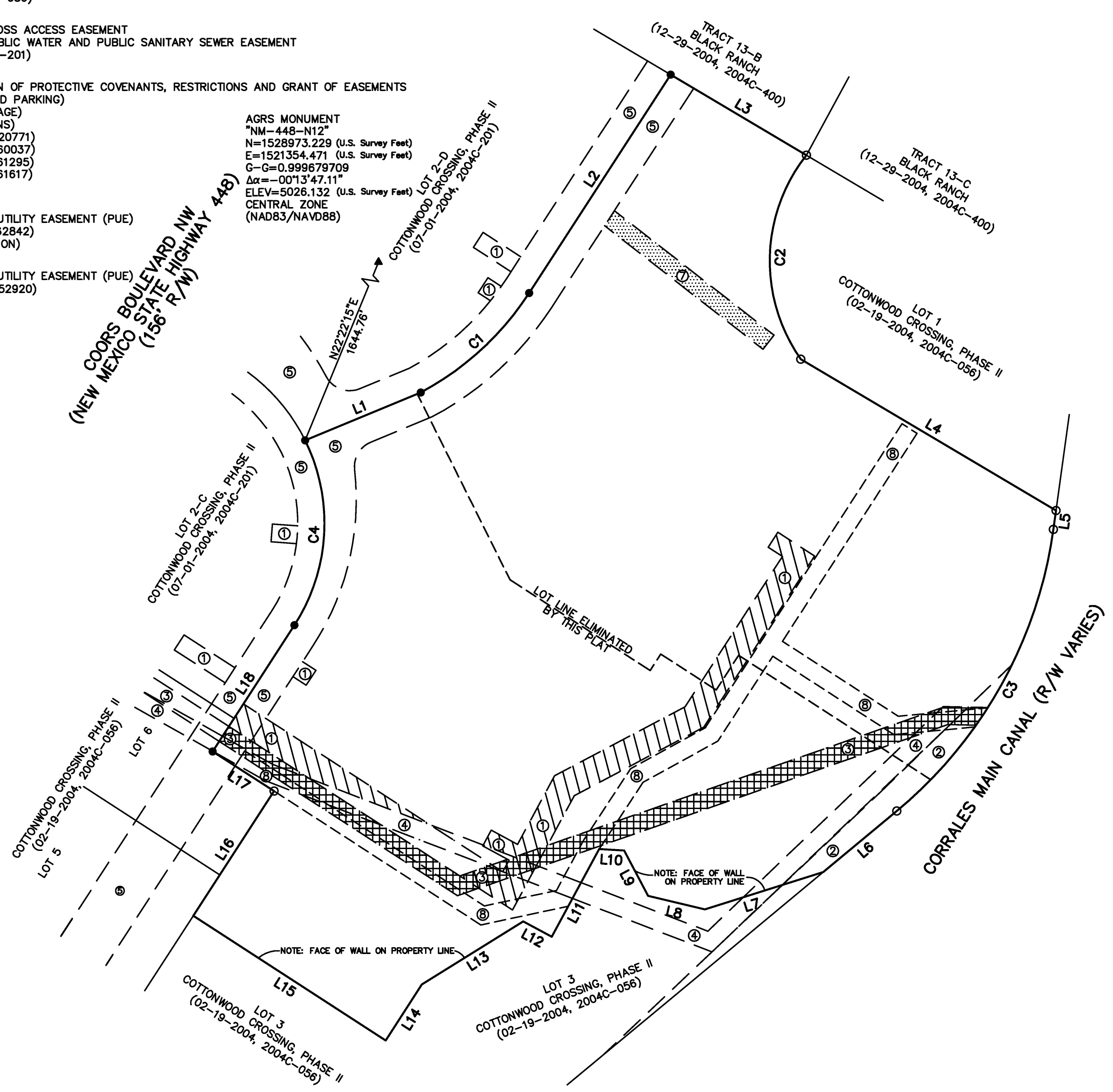
PORTION OF EASEMENT VACATED BY THIS PLAT

PORTION OF EASEMENT VACATED BY THIS PLAT

PORTION OF EASEMENT WITHIN TRACT 2-A & 2-B VACATED BY THIS PLAT

PORTION OF EASEMENT VACATED BY THIS PLAT

AGRS MONUMENT  
 "NM-448-N12"  
 N=1528973.229 (U.S. Survey Feet)  
 E=1521354.471 (U.S. Survey Feet)  
 G-G=0.999679709  
 Δα=-00°13'47.11"  
 ELEV=5026.132 (U.S. Survey Feet)  
 CENTRAL ZONE  
 (NAD83/NAVD88)



LINE	BEARING	DISTANCE
L1	N 67°30'58" E	70.14'
L2	N 32°57'33" E	145.85'
L3	S 59°20'21" E	88.45'
L4	S 59°20'21" E	166.35'
L5	S 07°53'21" W	10.66'
L6	S 50°15'56" W	53.59'
L7	S 72°32'39" W	69.59'
L8	N 76°36'48" W	32.70'
L9	N 27°52'55" W	28.72'
L10	N 86°28'56" W	14.01'
L11	S 28°23'32" W	55.93'
L12	N 61°36'28" W	18.19'
L13	S 58°03'23" W	66.92'
L14	S 32°55'48" W	37.36'
L15	N 57°04'12" W	128.50'
L16	N 32°55'48" E	83.38'
L17	N 57°14'40" W	41.00'
L18	N 32°55'48" E	84.36'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	165.00'	83.36'	82.48'	N 47°25'59" E	28°56'52"
C2	95.88'	122.62'	114.43'	S 01°34'32" W	73°16'31"
C3	250.00'	184.86'	180.68'	S 29°04'56" W	42°22'03"
C4	105.00'	108.54'	103.77'	S 03°19'00" W	59°13'36"

**PROPERTY CORNERS**

- SET MAG NAIL WITH TAG "LS 7719"
- FOUND 5/8" REBAR WITH CAP "LS 11808"

05-08-2025 Rev  
 04-04-2025 Rev

Drawn By:	TA	Date:	01-20-2025
Checked By:	TA	Drawing Name:	22114PL2-5.DWG
Job No.:	22-114	Sheet:	2 of 5



P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

# REMAINING AND NEW EASEMENTS

PLAT FOR  
 7-BAR AT COTTONWOOD CROSSING  
 LOTS 1 THRU 17 AND TRACTS A, B & C  
 (A REPLAT OF LOTS 2-A & 2-B, COTTONWOOD CROSSING, PHASE II)  
 WITHIN THE  
 TOWN OF ALAMEDA GRANT  
 PROJECTED SECTION 8,  
 TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2025

## EXISTING EASEMENTS

- ① EXISTING 10' OR 15' ABCWUA WATER LINE EASEMENT (02-19-2004, 2004C-056)
- ② EXISTING AMAFCA & MRGCD PRIVATE ACCESS EASEMENT (02-19-2004, 2004C-056)
- ③ EXISTING 10' UNDERGROUND PUBLIC UTILITY EASEMENT (PUE) (07-01-2004, 2004C-201)
- ④ EXISTING 10' OVERHEAD PUBLIC UTILITY EASEMENT (PUE) (02-19-2004, 2004C-056)
- ⑤ EXISTING PRIVATE CROSS ACCESS EASEMENT  
 EXISTING ABCWUA PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT (07-01-2004, 2004C-201)
- ⑥ EXISTING DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND GRANT OF EASEMENTS (INGRESS, EGRESS AND PARKING) (UTILITY LINES/DRAINAGE) (PARKING RESTRICTIONS) (02-19-2004, 2004020771) (05-20-2021, 2021060037) (05-24-2021, 2021061295) (05-25-2021, 2021061617) (BLANKET)
- ⑧ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE) (08-01-2024, 2024052920)

AGRS MONUMENT  
 "NM-448-N12"  
 N=1528973.229 (U.S. Survey Feet)  
 E=1521354.471 (U.S. Survey Feet)  
 G-G=0.999679709  
 $\Delta\alpha = -00^{\circ}13'47.11''$   
 ELEV=5026.132 (U.S. Survey Feet)  
 CENTRAL ZONE  
 (NAD83/NAVD88)

## NEW EASEMENTS

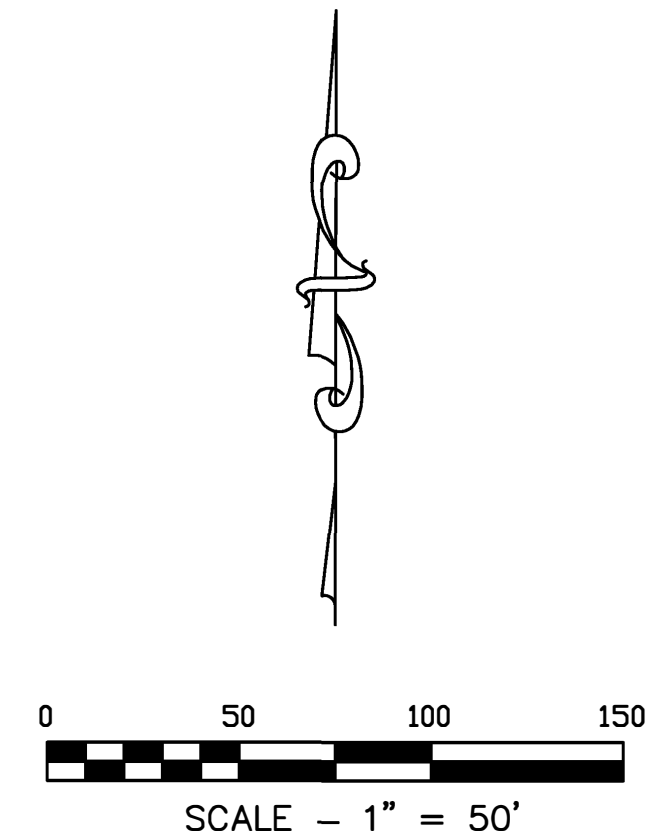
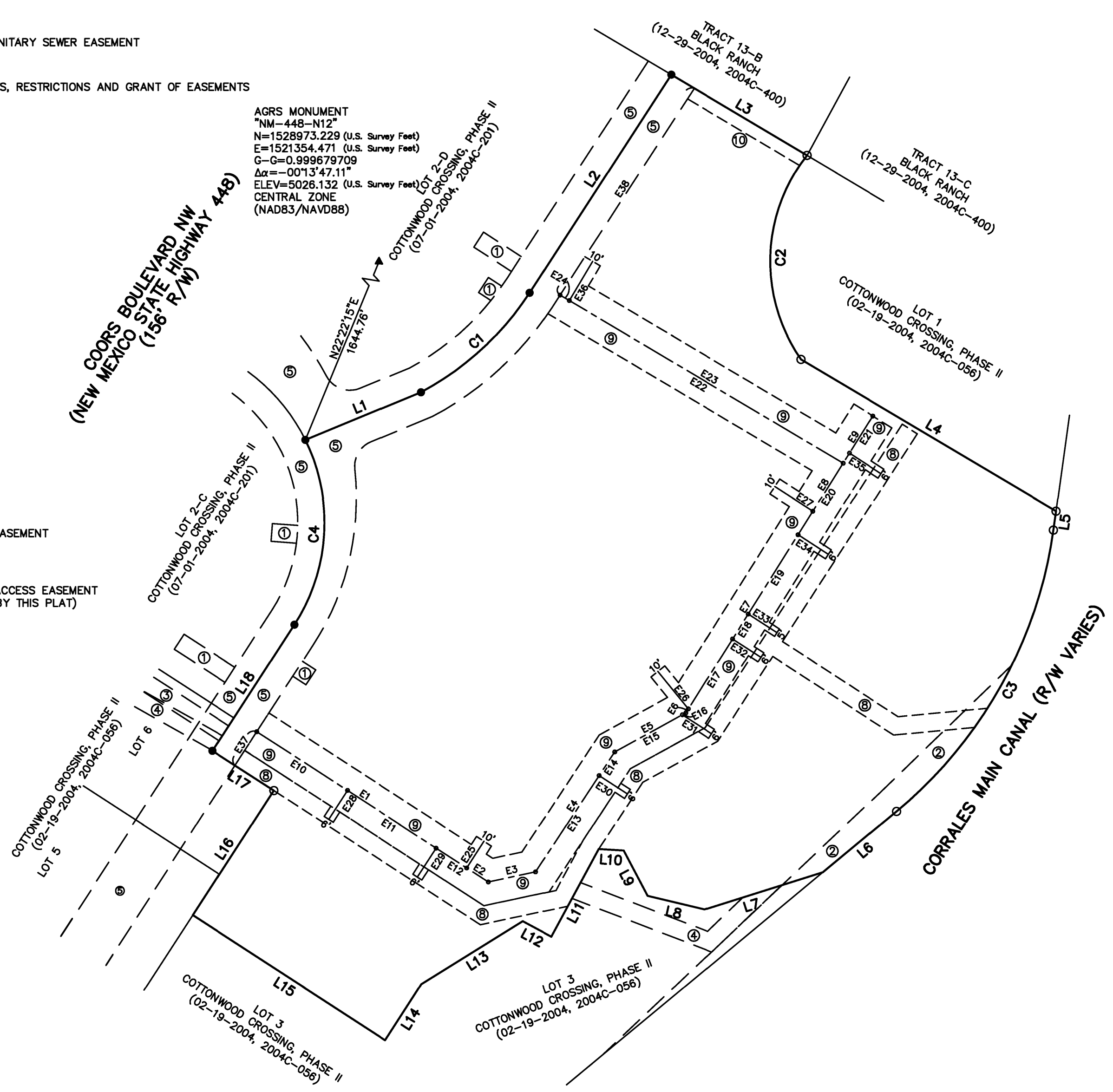
- ⑨ ABCWUA PUBLIC WATER AND SANITARY SEWER EASEMENT (25' WIDE UNLESS SHOWN OTHERWISE) (GRANTED TO ABCWUA BY THIS PLAT)
- ⑩ 7' PRIVATE SANITARY SEWER AND PEDESTRIAN ACCESS EASEMENT (GRANTED TO AND TO BE MAINTAINED BY HOA BY THIS PLAT)

LINE	BEARING	DISTANCE
L1	N 67°30'58" E	70.14'
L2	N 32°57'33" E	145.85'
L3	S 59°20'21" E	88.45'
L4	S 59°20'21" E	166.35'
L5	S 07°53'21" W	10.66'
L6	S 50°15'56" W	53.59'
L7	S 72°32'39" W	69.59'
L8	N 76°36'48" W	32.70'
L9	N 27°52'55" W	28.72'
L10	N 86°28'56" W	14.01'
L11	S 28°23'32" W	55.93'
L12	N 61°36'28" W	18.19'
L13	S 58°03'23" W	66.92'
L14	S 32°55'48" W	37.36'
L15	N 57°04'12" W	128.50'
L16	N 32°55'48" E	83.38'
L17	N 57°14'40" W	41.00'
L18	N 32°55'48" E	84.36'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	165.00'	83.36'	82.48'	N 47°25'59" E	28°56'52"
C2	95.88'	122.62'	114.43'	S 01°34'32" W	73°16'31"
C3	250.00'	184.86'	180.68'	S 29°04'56" W	42°22'03"
C4	105.00'	108.54'	103.77'	S 03°19'00" W	59°13'36"

## PROPERTY CORNERS

- SET MAG NAIL WITH TAG "LS 7719"
- FOUND 5/8" REBAR WITH CAP "LS 11808"



LINE	BEARING	DISTANCE
E1	S 57°04'12" E	140.35'
E2	S 57°04'12" E	14.44'
E3	N 77°55'48" E	27.05'
E4	N 33°19'56" E	80.66'
E5	N 61°11'16" E	45.50'
E6	N 32°06'47" E	2.57'
E7	N 32°06'47" E	131.00'
E8	N 32°06'47" E	31.77'
E9	N 32°06'47" E	31.34'
E10	S 57°04'12" E	60.58'
E11	S 57°04'12" E	59.33'
E12	S 57°04'12" E	34.87'
E13	N 33°19'56" E	64.73'
E14	N 33°19'56" E	15.93'
E15	N 61°11'16" E	43.23'
E16	N 61°11'16" E	2.27'
E17	N 32°06'47" E	49.00'
E18	N 32°06'47" E	16.50'
E19	N 32°06'47" E	52.51'
E20	S 32°06'47" W	54.01'
E21	N 32°06'47" E	24.67'
E22	N 59°20'21" W	184.61'
E23	N 59°20'21" W	178.58'
E24	N 59°20'21" W	6.03'
E25	N 32°55'48" E	17.83'
E26	N 39°06'59" W	27.07'
E27	N 57°05'40" W	25.49'
E28	S 32°55'48" W	19.30'
E29	S 32°55'48" W	19.30'
E30	S 57°05'40" E	18.86'
E31	S 57°05'40" E	19.43'
E32	S 57°05'40" E	18.94'
E33	S 57°05'40" E	19.17'
E34	S 57°05'40" E	20.20'
E35	S 57°05'40" E	20.95'
E36	N 30°39'39" E	25.57'
E37	S 32°55'48" W	22.58'
E38	N 32°57'33" E	138.11'

05-08-2025 rev  
 04-04-2025 rev  
 01-23-2025 rev

Drawn By:	TA	Date:	01-20-2025
Checked By:	TA	Drawing Name:	22114PL3-5.DWG
Job No.:	22-114	Sheet:	3 of 5



P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

**PLAT FOR**  
**7-BAR AT COTTONWOOD CROSSING**  
**LOTS 1 THRU 17 AND TRACTS A, B & C**  
**(A REPLAT OF LOTS 2-A & 2-B, COTTONWOOD CROSSING, PHASE II)**  
**WITHIN THE**  
**TOWN OF ALAMEDA GRANT**  
**PROJECTED SECTION 8,**  
**TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
**JANUARY, 2025**

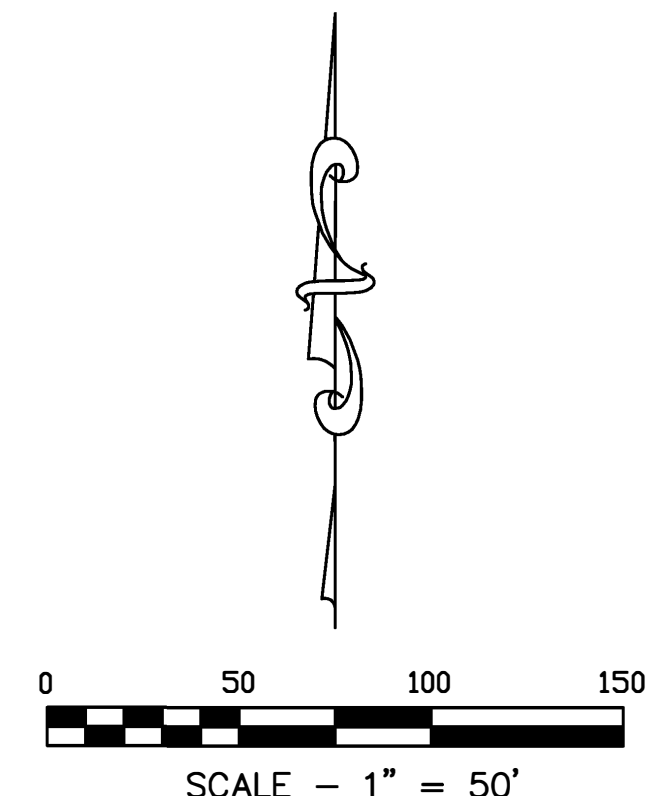
LINE	BEARING	DISTANCE
L1	N 67°30'58" E	70.14'
L2	N 32°57'33" E	145.85'
L3	S 59°20'21" E	88.45'
L4	S 59°20'21" E	166.35'
L5	S 07°53'21" W	10.66'
L6	S 50°15'56" W	53.59'
L7	S 72°32'39" W	69.59'
L8	N 76°36'48" W	32.70'
L9	N 27°52'55" W	28.72'
L10	N 86°28'56" W	14.01'
L11	S 28°23'32" W	55.93'
L12	N 61°36'28" W	18.19'
L13	S 58°03'23" W	66.92'
L14	S 32°55'48" W	37.36'
L15	N 57°04'12" W	128.50'
L16	N 32°55'48" E	83.38'
L17	N 57°14'40" W	41.00'
L18	N 32°55'48" E	84.36'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	165.00'	83.36'	82.48'	N 47°25'59" E	28°56'52"
C2	95.88'	122.62'	114.43'	S 01°34'32" W	73°16'31"
C3	250.00'	184.86'	180.68'	S 29°04'56" W	42°22'03"
C4	105.00'	108.54'	103.77'	S 03°19'00" W	59°13'36"

LINE	BEARING	DISTANCE
L19	N 32°55'49" E	47.28'
L20	S 57°04'12" E	78.04'
L21	S 32°55'48" W	4.00'
L22	S 57°04'12" E	77.76'
L23	N 67°23'12" E	5.01'
L24	N 31°32'44" E	88.95'
L25	N 51°50'14" E	54.27'
L26	N 57°05'31" W	4.50'
L27	N 32°54'29" E	99.80'
L28	N 59°20'21" W	23.55'
L29	N 30°39'39" E	16.00'
L30	N 32°57'33" E	8.34'
L31	S 59°20'21" E	15.01'
L32	N 32°57'33" E	13.01'
L33	S 59°20'21" E	17.00'
L34	N 32°54'29" E	15.40'
L35	S 32°54'29" W	192.55'
L36	S 61°11'16" W	28.67'
L37	S 31°32'44" W	40.87'
L38	S 58°27'16" E	8.56'
L39	N 32°55'48" E	56.90'
L40	N 57°04'12" W	107.37'
L41	S 32°55'48" W	8.19'
L42	N 57°14'40" W	5.00'
L43	N 51°50'14" E	18.88'
L44	N 51°50'14" E	35.39'
L45	S 32°54'29" W	31.98'
L46	S 32°54'29" W	27.00'
L47	S 32°54'29" W	27.00'
L48	S 32°54'29" W	27.00'
L49	S 32°54'29" W	28.00'
L50	S 32°54'29" W	10.00'
L51	S 32°54'29" W	28.00'
L52	S 32°54'29" W	13.57'
L53	S 61°11'16" W	19.01'
L54	S 61°11'16" W	9.67'
L55	S 31°32'44" W	6.05'
L56	S 31°32'44" W	34.82'
L57	N 57°04'12" W	18.45'
L58	N 57°04'12" W	29.67'
L59	N 57°04'12" W	29.67'
L60	N 57°04'12" W	29.58'
L61	N 57°14'40" W	31.00'
L62	N 57°14'40" W	15.00'
L63	S 86°46'54" E	22.25'
L64	S 46°02'19" W	35.34'
L65	S 84°38'17" W	37.89'
L66	S 32°54'29" W	1.00'
L67	S 32°54'29" W	1.00'
L68	S 57°05'31" E	18.18'
L69	S 46°20'33" W	106.53'
L70	S 46°02'19" W	3.99'
L71	S 46°02'19" W	27.72'
L72	S 46°02'19" W	3.62'
L73	S 46°20'33" W	27.76'
L74	S 46°20'33" W	27.76'
L75	S 46°20'33" W	27.76'
L76	S 46°20'33" W	23.25'
L77	S 72°33'22" W	23.89'
L78	S 72°29'37" W	5.68'
L79	S 72°32'39" W	40.02'
L80	N 57°04'12" W	34.58'
L81	N 57°04'12" W	29.67'
L82	N 57°04'12" W	29.67'
L83	N 57°04'12" W	34.58'
L84	S 45°46'35" W	36.38'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C5	19.64'	25.00'	45°00'31"	N 26°03'51" W	19.14'
C6	15.32'	10.00'	87°45'10"	N 76°47'04" E	13.86'
C7	24.68'	50.00'	28°16'47"	S 47°02'53" W	24.43'
C8	12.93'	25.00'	29°38'32"	S 46°22'00" W	12.79'
C9	16.42'	50.00'	18°49'07"	N 66°28'45" W	16.35'
C10	13.59'	50.00'	15°34'43"	S 40°41'51" W	13.55'
C11	11.08'	50.00'	12°42'04"	S 54°50'14" W	11.06'
C12	54.45'	105.00'	29°42'42"	N 18°04'27" E	53.84'
C13	54.09'	105.00'	29°30'54"	N 11°32'21" W	53.49'
C14	28.23'	250.00'	06°28'11"	S 11°08'00" W	28.21'
C15	28.01'	250.00'	06°25'11"	S 17°34'41" W	28.00'
C16	23.44'	250.00'	05°22'20"	S 23°28'26" W	23.43'
C17	105.18'	250.00'	24°06'22"	S 38°12'47" W	104.41'
C18	180.00'	4.67'	4.67'	N 33°42'10" E	01°29'14"

AGRS MONUMENT  
 "NM-448-N12"  
 N=1528973.229 (U.S. Survey Feet)  
 E=1521354.471 (U.S. Survey Feet)  
 C-G=0.999679709  
 Δα=-00°13'47.11"  
 ELEV=5026.132 (U.S. Survey Feet)  
 CENTRAL ZONE  
 (NAD83/NAVD88)



- EXISTING EASEMENTS**
- ① EXISTING 10' OR 15' ABCWUA WATER LINE EASEMENT (02-19-2004, 2004C-056)
  - ② EXISTING AMAFCA & MRGCD PRIVATE ACCESS EASEMENT (02-19-2004, 2004C-056)
  - ③ EXISTING 10' UNDERGROUND PUBLIC UTILITY EASEMENT (PUE) (07-01-2004, 2004C-201)
  - ④ EXISTING 10' OVERHEAD PUBLIC UTILITY EASEMENT (PUE) (02-19-2004, 2004C-056)
  - ⑤ EXISTING PRIVATE CROSS ACCESS EASEMENT EXISTING ABCWUA PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT (07-01-2004, 2004C-201)
  - ⑥ EXISTING DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND GRANT OF EASEMENTS (INGRESS, EGRESS AND PARKING) (UTILITY LINES/DRAINAGE) (PARKING RESTRICTIONS) (02-19-2004, 2004020771) (05-20-2021, 2021060037) (05-24-2021, 2021061295) (05-25-2021, 2021061617) (BLANKET)
  - ⑦ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE) (08-01-2024, 2024052920)

**NEW EASEMENTS ON TRACTS A, B & C**

TRACT A IS PRIVATE VEHICULAR, PEDESTRIAN, EMERGENCY VEHICLE ACCESS & PARKING EASEMENT FOR THE JOINT USE AND BENEFIT OF LOTS 1 THRU 17 AND EMERGENCY VEHICLES (GRANTED TO AND TO BE MAINTAINED BY H.O.A.)

TRACT A IS A PRIVATE DRAINAGE EASEMENT FOR THE JOINT USE AND BENEFIT OF LOTS 1 THRU 17 AND EMERGENCY VEHICLES (GRANTED TO AND TO BE MAINTAINED BY H.O.A.)

TRACTS A & B ARE PUBLIC UTILITY EASEMENTS (PUE) (GRANTED BY THIS PLAT)

TRACT C IS FOR USE BY AMAFCA AND IS ENCUMBERED WITH AN EXISTING AMAFCA AND MRGCD PRIVATE ACCESS EASEMENT TO BE MAINTAINED BY AMAFCA. (GRANTED BY THIS PLAT)

**PROPERTY CORNERS**

- SET MAG NAIL WITH TAG "LS 7719"
- FOUND 5/8" REBAR WITH CAP "LS 11808"

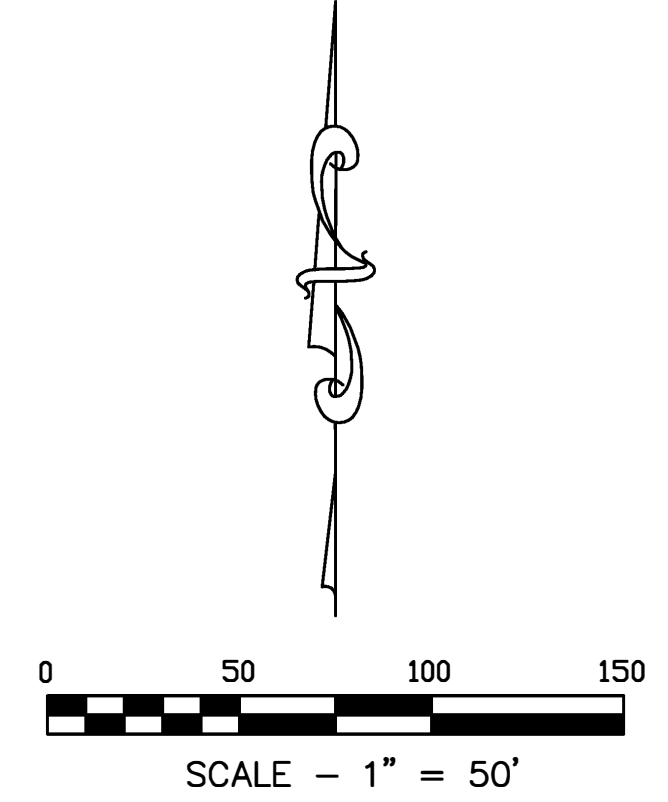
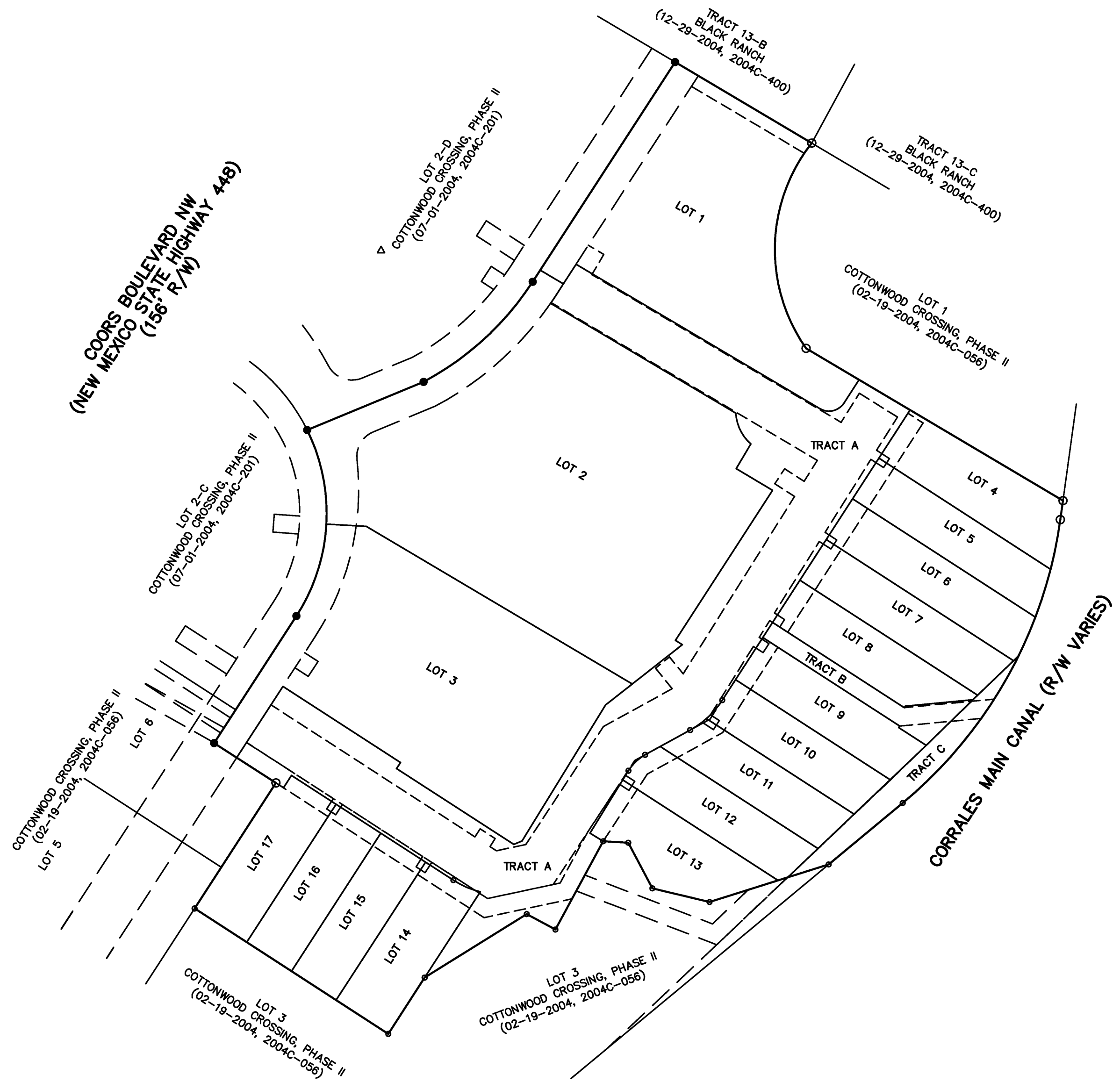
05-08-2025 Rev  
04-04-2025 Rev

Drawn By:	TA	Date:	01-20-2025
Checked By:	TA	Drawing Name:	22114PL4-5.DWG
Job No.:	22-114	Sheet:	4 of 5

  
**ALDRICH LAND**  
**SURVEYING**  
 P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

COMBINED OVERALL VIEW

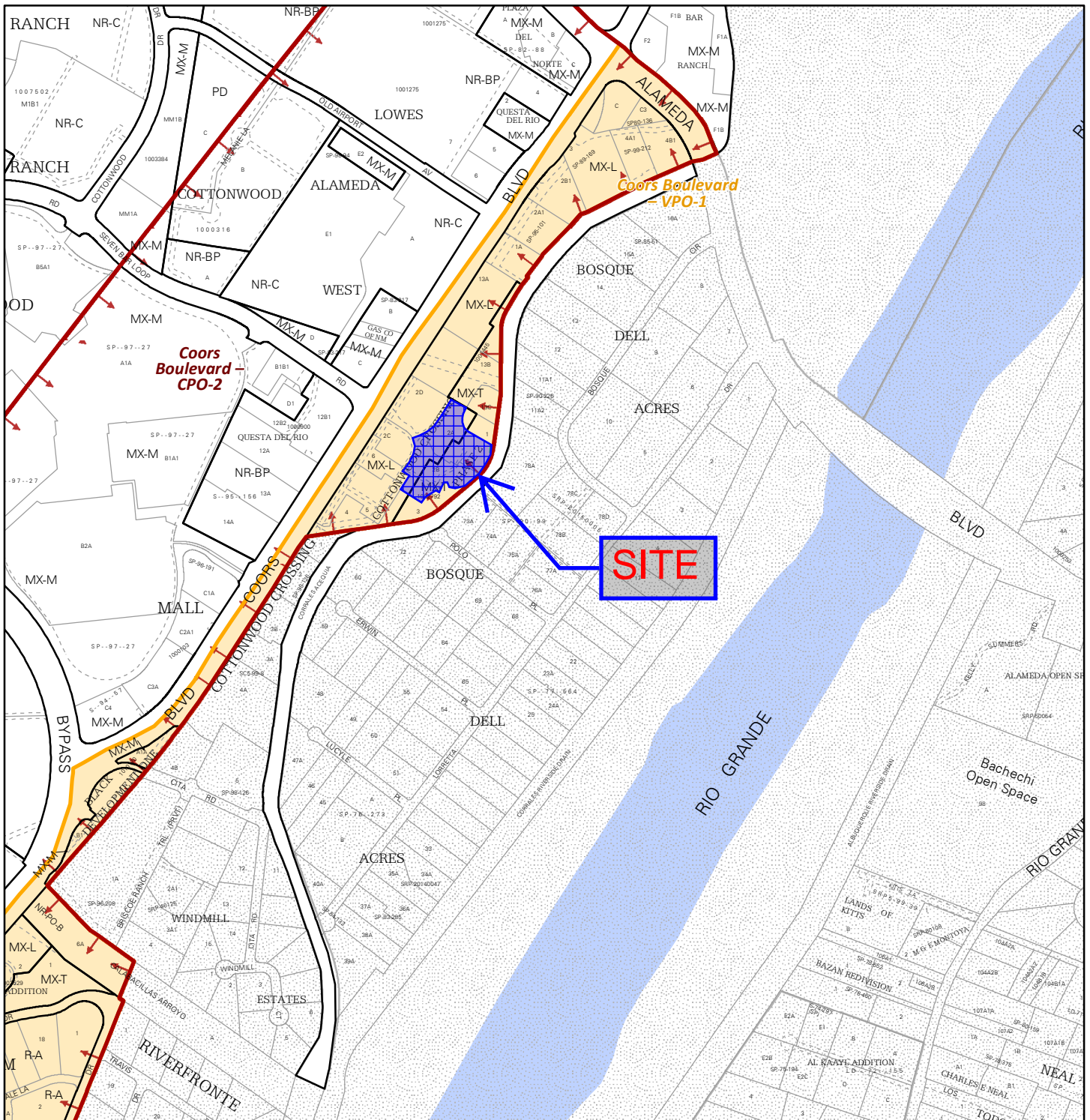
PLAT FOR  
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 JANUARY, 2025



05-08-2025 rev  
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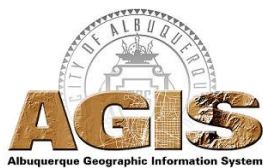
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Checked By:	TA	Drawing Name:	22114PL5-5.DWG
Job No.:	22-114	Sheet:	5 of 5

**ALDRICH LAND SURVEYING**  
 P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

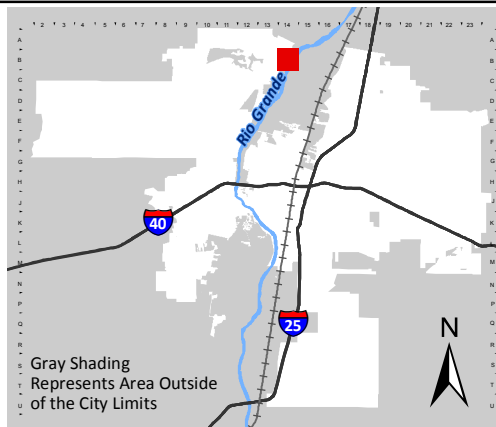


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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

