



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.

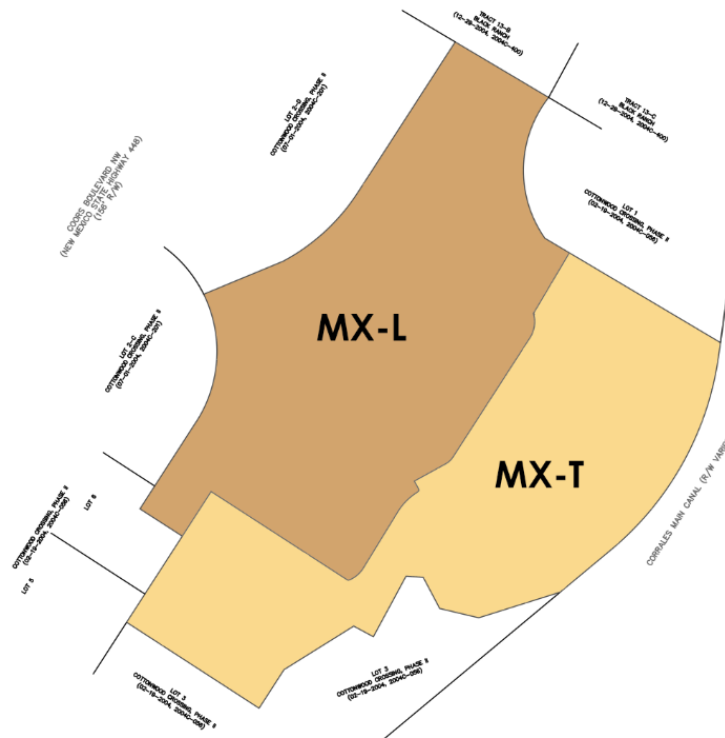


Figure 2: Zoning Map

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

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