



May 19th, 2025

Development Hearing Officer
Plaza Del Sol Building
600 2nd NW
Albuquerque, NM 87102

**RE: VACATION OF PUBLIC EASEMENT FOR LT 2-A AND 2B, LOTS 2-A, 2-B, 2-C AND 2-D
COTTONWOOD CROSSINGPHASE II B-14-Z**

Dear Mr. Hearing Officer

Tierra West LLC is requesting a Preliminary Plat review (Major Subdivision DHO). 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 LOTS 2-A AND 2B, LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSINGPHASE II (the subject site).

Request – Vacation of Easement

This request is to vacate **a fourth** public easement as follows (see attachment):

1. Existing ABCWUA Water Line Easement created by plat filed February 19, 2004. To be 10' unless otherwise noted (1 on exhibit)
2. Existing 10' Overhead Public Utility Easement (P.U.E) created by plat filed July 1st, 2004 (4 on exhibit)
3. Existing 10' Public Utility Easement (P.U.E) created by plat filed November 23rd, 2004. (7 on exhibit)
4. **Existing 10' Underground Public Utility Easement (P.U.E) created by plat filed February, 2004. (3 on exhibit)**

The existing 10' underground P.U.E. easement will be vacated and replaced with the new plat and as depicted in the new easement exhibit shown with easement (3).

Criteria

6-6(M)(3)(a) *The public welfare does not require that the easement, private way, or public right-of-way be retained.*

The public welfare does not require that the easement be retained. The primary purpose of the vacation of easement is to allow the space for the future development to take place. The site has an approved Site Plan EPC, and we are also working through the DFT Process for final sign off. There will be an appropriate replacement with the Subdivision request, the removal of the easement does not interfere with infrastructure placement.

6-6(M)(3)(b) *There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.*

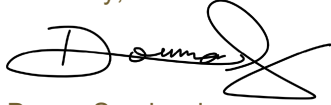
The proposed development made possible by the easement would be a net benefit to the public welfare, as the EPC approved site plan will bring much needed commercial and residential development where appropriate.

Conclusion

This request is for a Subdivision Major DHO and a Vacation of Easement DHO. As part of this submittal, please find the proposed site plan, preliminary plat, easement of vacation exhibit, and zone atlas map.

If you have any questions or need additional information, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read "Donna Sandoval", with a stylized flourish at the end.

Donna Sandoval
Planner

JN: 2023004
DS/sl