



## Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | [dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)

**Project No: PR-2023-009105 Date: 5/21/2025      Agenda Item: #2 & 3 Zone Atlas Page: B-14**

**Legal Description: 2A, 2B, Cottonwood Crossing Phase 2**

**Request: 2. Vacation of easement application 3 out of 3. Existing 10' Public Utility Easement (P.U.E) created by plat filed November 23<sup>rd</sup> 2004.**

**Request: 3. Major Preliminary Plat Application for 7 Bar Loop containing approximately 3.14 acres.**

**Location: 10088 Coors Blvd NW between 7 Bar Loop and Coors Blvd**

☐ Approved No Conditions      ☒ Approved W/Conditions      ☐ Not Approved

### Application For: VAC-2025-00018 – VACATION OF PUBLIC EASEMENT

1. No objection

### Application For: VAC-2025-00019 – VACATION OF PUBLIC EASEMENT

1. No objection

### Application For: VAC-2025-00020 – VACATION OF PUBLIC EASEMENT

1. No objection

### Application For: MAJOR\_PLT-2025-00004 – PRELIMINARY PLAT

1. Infrastructure List:
  - a. Need to show the boundaries for water and sanitary sewer to agree with what is shown on the plat. (e.g. Townhome Drive is not shown, and Townhome #1 is also not shown)
2. Plat:
  - a. Please move the general easement not for ABCWUA to the cover sheet of the plat.
  - b. Please also grant a public water and public sanitary sewer easement for the necessary infrastructure.
    - i. Please note this needs to be exclusive and as proposed, there is currently a blanket Public Utility Easement noted (dry utilities) on Tract A. Please revise.



## DEVELOPMENT FACILITATION TEAM

### Parks and Recreation Department

#### **PR-2023-009105**

VAC-2025-00018 – VACATION OF PUBLIC EASEMENT

VAC-2025-00019 – VACATION OF PUBLIC EASEMENT

VAC-2025-00020 – VACATION OF PUBLIC EASEMENT

TIERRA WEST agent for PIERRE AMESTOY requests the aforementioned action(s) for all or a portion of: 2A, 2B, COTTONWOOD CROSSING PHASE 2, zoned R-ML, located on 10088 COORS BLVD NW between 7 BAR LOOP and COORS BLVD containing approximately 3.14 acre(s). (B-14)

REQUEST: Vacation of easement application 3 out of 3

3. Existing 10' Public Utility Easement (P.U.E) created by plat filed November 23rd, 2004

IDO - 2025

#### **COMMENTS**

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##### **05.20.2025**

Parks and Recreation needs confirmation that the comments made by Open Space for the EPC final sign off case reviewed by the DFT on 03.05.2025 is going to be met. Please see the Open Space comments below:

The Open Space Division has concerns regarding PR-2023-009105. After visiting the site recently, the staff noticed a fence was constructed from the MPOS property line, which varies from one to two feet, and major grading has already begun on the property. The OSD provided comments to the EPC, stating that there should be a six-foot buffer and no disturbance within that buffer.

Specifically, the OSD requested the following:

1. Including a proposed 6-foot buffer from the property line along the MPO property line with no building footprints (previously no buffer was proposed). 1. All walls along this property line to be wholly located in this buffer set towards the interior of the developed property to the greatest extent possible on the current site plan. 1. No excavation or disturbance to soil to take place on Open Space land.

2. Owner may deed the small strip of property as a result of moving the wall off of the property line to City Open Space, expanding the existing Open Space's total SF. 1. This would facilitate right of access and maintenance to this small strip of the property to City Open Space.



## DEVELOPMENT FACILITATION TEAM

### Parks and Recreation Department

3. Agreed to a rail-post combination fence as shown on the latest site plan generally near the radius property line that becomes a solid 6' CMU wall as the property line runs east.

As a condition of approval, the OSD requests assurances that the buffer will be maintained and no further disturbance will be made within the buffer area.

Respectfully,  
Colleen McRoberts

Old comments:

#### **5.06.2025**

The site is adjacent to MPOS (Black Ranch) and within 330 ft of MPOS. The application states that there was an EPC Variance requested for MPOS buffer. What was the variance allowance?

08-14-2024

The subject site is adjacent to MPOS and within 330 ft.

What was the EPC variance for the MPOS buffer?

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**DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION**  
Richard Martinez, PE, Senior Engineer | 505-924-3362 [richardmartinez@cabq.gov](mailto:richardmartinez@cabq.gov)

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DRB Project Number: PR-2023-009105

Hearing Date: 05-21-2025

Lot/Tract 2A, 2B, COTTONWOOD  
CROSSING PHASE 2,  
10088 COORS BLVD NW  
Between 7 BAR LOOP and  
COORS BLVD

Project: \_\_\_\_\_

Agenda Item No: 2

<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> DPM Variance	<input checked="" type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

**ENGINEERING COMMENTS:**

- Hydrology has a Grading & Drainage Plan (HT# B14D010D) with an engineer's stamp date of 12/20/2024, approved for Rough Grading only.
- Hydrology has no objection to the proposed Vacations of Easements.
- Comment - Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

☐ APPROVED  
☐ DENIED

DELEGATED TO: ☐ TRANS   ☐ HYD   ☐ WUA   ☐ PRKS   ☐ PLNG  
Delegated For: \_\_\_\_\_  
SIGNED: ☐ I.L.   ☐ SPSP   ☐ SPBP   ☐ FINAL PLAT  
DEFERRED TO \_\_\_\_\_

**DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION**  
Richard Martinez, PE, Senior Engineer | 505-924-3362 [richardmartinez@cabq.gov](mailto:richardmartinez@cabq.gov)

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DRB Project Number: PR-2023-009105

Hearing Date: 05-21-2025

Lot/Tract 2A, 2B, COTTONWOOD  
CROSSING PHASE 2,  
10088 COORS BLVD NW  
Between 7 BAR LOOP and  
COORS BLVD

Project: \_\_\_\_\_

Agenda Item No: 3

<input type="checkbox"/> Minor Preliminary / Final Plat	<input checked="" type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

**ENGINEERING COMMENTS:**

- Hydrology has a Grading & Drainage Plan (HT# B14D010D) with an engineer's stamp date of 12/20/2024, approved for Rough Grading only.
- Hydrology has no objection to the proposed Preliminary Plat action, subject to approval by AMAFCA.
- Comment - Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

☐ APPROVED  
☐ DENIED

DELEGATED TO: ☐ TRANS   ☐ HYD   ☐ WUA   ☐ PRKS   ☐ PLNG  
Delegated For: \_\_\_\_\_  
SIGNED: ☐ I.L.   ☐ SPSP   ☐ SPBP   ☐ FINAL PLAT  
DEFERRED TO \_\_\_\_\_



## DEVELOPMENT FACILITATION TEAM

### Parks and Recreation Department

#### **PR-2023-009105**

MAJOR\_PLT-2025-00004 – PRELIMINARY PLAT

TIERRA WEST LLC agent for PIERRE AMESTOY requests the aforementioned action(s) for all or a portion of: LOT/TRACT 2A, 2B, COTTONWOOD CROSSING PHASE 2 zoned MX-L & MX-T, located at 10080 COORS BLVD NW between COORS BLVD AND 7 BAR LOOP containing approximately 3.14 acre(s). (B-14)

PROPERTY OWNERS: Pierre Amestoy

REQUEST: Major Preliminary Plat Application for 7 - Bar mixed development

IDO - 2025

#### **COMMENTS**

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##### **05.20.2025**

Parks and Recreation needs confirmation that the comments made by Open Space for the EPC final sign off case reviewed by the DFT on 03.05.2025 is going to be met. Please see the Open Space comments below:

The Open Space Division has concerns regarding PR-2023-009105. After visiting the site recently, the staff noticed a fence was constructed from the MPOS property line, which varies from one to two feet, and major grading has already begun on the property. The OSD provided comments to the EPC, stating that there should be a six-foot buffer and no disturbance within that buffer.

Specifically, the OSD requested the following:

1. Including a proposed 6-foot buffer from the property line along the MPO property line with no building footprints (previously no buffer was proposed). 1. All walls along this property line to be wholly located in this buffer set towards the interior of the developed property to the greatest extent possible on the current site plan. 1. No excavation or disturbance to soil to take place on Open Space land.
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## DEVELOPMENT FACILITATION TEAM

### Parks and Recreation Department

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DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-009105  
10088 Coors

AGENDA ITEM NO: 2 & 3

SUBJECT: Vacation of Public Easement, Preliminary Plat

ENGINEERING COMMENTS:

1. No objection to any of the vacations or the plat.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.  
Transportation Development  
505-924-3991 or [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

DATE: May 21, 2025

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ACTION:

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

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)





## DEVELOPMENT HEARING OFFICER

### Planning Comments

**HEARING DATE:** 5/7/25 -- **AGENDA ITEM:** #3

**Project Number:** PR-2023-009105

**Application Number:** (4 Vacations) VAC-2025-00018, VAC-2025-00019, VAC-2025-00020, MAJOR\_PLT-2025-00004

**Project Name:** 10088 Coors BLVD NW Cottonwood Crossing

**Request:**

*Request to review 4 x Vacations of P.U.E and approval of a Subdivision of Land Major*

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*\*These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

**Items in orange type need comment or corrections**

**Items in Green type are compliant**

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### BACKGROUND

- This is a request for a preliminary plat review for a Major Sub-division to subdivide the 2 parcels into 18 new parcels. The two parcels are located at 10080 and 10088 Coors Blvd. The subject property is controlled by the cottonwood crossing site plan.
- A ZMA request for the subject property was approved (PR-2023-009105, RZ-2023-00028) which adjusted a floating lot line and created two zones (MX-L and MX-T) for the subject property. A site plan EPC was also approved with 2 variances under SI-2023-01402. VPO-1 Height requirements and MPOS buffer requirements.
- The Subject property is located within a Major Transit Corridor Area. The subject property is also shown to be wholly located in an area of change and within both CPO-2 (Coors Blvd) and VPO-1 (Coors Blvd).

**Justification detail and criteria:**

**Vacations**

<b>VAC-2025-00018</b>	<b>Vacation of Easement for ABCWUA Water Line Easement</b>
<b>VAC-2025-00019</b>	<b>Vacation of Existing 10' Overhead PUE</b>
<b>VAC-2025-00020</b>	<b>Vacation of Existing 10' PUE</b>
<b>VAC-2025-00023</b>	<b>Vacation of 10' Underground PUE</b>

**6-6(M)(3)      Review and Decision Criteria**

An application for a Vacation of Easement, Private Way, or Public Right-of-way shall be approved if it meets any of the following 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 removal of the easement will 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 would be a net benefit to the public welfare as the Site Plan EPC approval is contingent upon approval of the sub-division. If approved this would provide a much needed commercial and residential development to the area.**

- **VAC-2025-00018      Vacation of Easement for ABCWUA Waterline Easement**  
*\*Planning defers to ABCWUA for review*
- **VAC-2025-00019      Vacation of Existing 10' Overhead Easement**  
*\*Planning defers to*
- **VAC-2025-00020      Vacation of Existing 10' Public Utility Easement**  
*\*Planning defers to*
- **VAC-2025-00023      Vacation of Existing 10' Underground Public Utility Easement**  
*\*Planning defers to*

**Finding:** The applicant has provided sufficient justification for the vacation of the easements.

## **6-6 DECISIONS REQUIRING A PUBLIC HEARING**

### **6-6(L) SUBDIVISION OF LAND – MAJOR**

All applicable provisions of Section 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this Subsection 14-16-6-6(L) or the DPM.

#### **6-6(L)(2)(c) Preliminary Plat**

1. Any request for a Waiver from the Development Standards applicable to the subdivision in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), or 14-16-5-5 (Parking and Loading) shall be reviewed and decided pursuant to Subsection 14-16-6-6(P) (Waiver – DHO), shown on the Preliminary Plat, and considered simultaneously with the review and approval of the Preliminary Plat.
2. City Planning Department staff shall refer the submittal to commenting agencies pursuant to Subsection 14-16-6-4(J).
3. Required commenting agencies pursuant to Subsection 14-16-6-4(J) shall review the submittal and forward any comments and a recommendation to the DHO.
4. The DHO shall conduct a public hearing and make a decision on the preliminary plat.
5. The applicant shall provide an IIA and construction plans and specifications for all required improvements conforming to the Preliminary Plat, pursuant to Subsection 14-16-6-4(Q).

#### **6-6(L)(2)(d) Final Plat**

1. Within 1 year after DHO approval, or approval with conditions, of a Preliminary Plat, the applicant shall submit a Final Plat that includes all changes, conditions, and requirements contained in the Preliminary Plat approval.
2. City Planning Department staff shall refer the submittal to required commenting agencies pursuant to Subsection 14-16-6-4(J).
3. Required commenting agencies pursuant to Subsection 14-16-6-4(J) shall review the submittal and forward any comments and a recommendation to the DHO.
4. The DHO shall conduct a public hearing and make a decision on the application.
5. Final Plats shall include a list of any Vacations, Variances, Waivers, and deviations granted as an exhibit or note.
6. Staff from required commenting agencies pursuant to Subsection 14-16-6-4(J)(3) shall review final plats administratively for compliance with conditions of approval, DPM standards, and zoning standards.

### **6-6(L)(3) Review and Decision Criteria**

An application for a Subdivision of Land – Major shall be approved if it meets all of the following criteria.

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

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.

***\*Project has been reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual.***

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## General Comments

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- The required pre-submittal tribal notification documentation was included with the application submittal, but proof of notification (email or mail) was not included in the submittal. Proof of notification and the offer of a pre-submittal tribal meeting to the tribal/pueblo/nation contacts, and proof of a pre-submittal tribal meeting (if requested) must be provided prior to a decision being possible for the Major Preliminary Plat request.
- Please confirm if the Infrastructure List is going to be tied to the Preliminary Plat or tied to the associated Site Plan approved by the EPC and currently undergoing review by DFT staff for final sign-off.
- Confirm that the Preliminary Plat addresses/meets the EPC conditions of approval for the Major Amendment – EPC per SI-2023-01377 and the Site Plan – EPC for SI-2023-01402.

**\*\*\* Once approved, before a Site Plan, Plat, or Infrastructure List will be distributed for signatures, the following must be met:**

1. The Site Plan, Plat, or Infrastructure List to be distributed for signatures must depict any revisions required per the conditions and/or findings featured in the Notice of Decision for the application.
2. All Site Plan, Plat, or Infrastructure List sheets must be included in the submittal to be distributed for signatures; no additional documents/sheets should be included in this submittal (for example, submit a comment response letter separately).
3. The Site Plan, Plat, or Infrastructure List submittal to be distributed for signatures must be featured in a single PDF.
4. All Site Plan sheets must be stamped and signed by a design professional licensed in the State of New Mexico, with the Landscape Plan sheet(s) stamped and signed by a Landscape Architect licensed in the State of New Mexico.
5. The title of the Site Plan, Plat, or Infrastructure must follow the following naming scheme:
  - a. Site Plan: project number\_application\_number\_Site\_Plan\_Approved\_date of approval
  - b. Plat: project number\_application number\_Plat\_Approved\_date of approval
  - c. Infrastructure List: project number\_application number\_IL\_Approved\_date of approval



*Disclaimer:* *The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.*

FROM: Jacob Boylan/Jay Rodenbeck  
Planning Department

DATE: 5/20/25