



March 31st, 2025

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

RE: MAJOR SUBDIVISION DHO PRELIMINARY PLAT FOR LT 2-A AND 2B, LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSING PHASE 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 CROSSING PHASE II (the subject site).

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. The site plan included commercial and restaurant uses.

A zone map amendment request for the subject site was approved (PR-2023-009105, RZ-2023-00028). This request adjusted the floating lot line to accommodate the proposed development and Site Plan – EPC Major Amendment request (PR-2023-009105, SI-2023-01377). The two zones on the subject site are the Mixed-Use – Low Intensity (MX-L) and Mixed-Use – Medium Intensity (MX-M). See Figure 1, below.

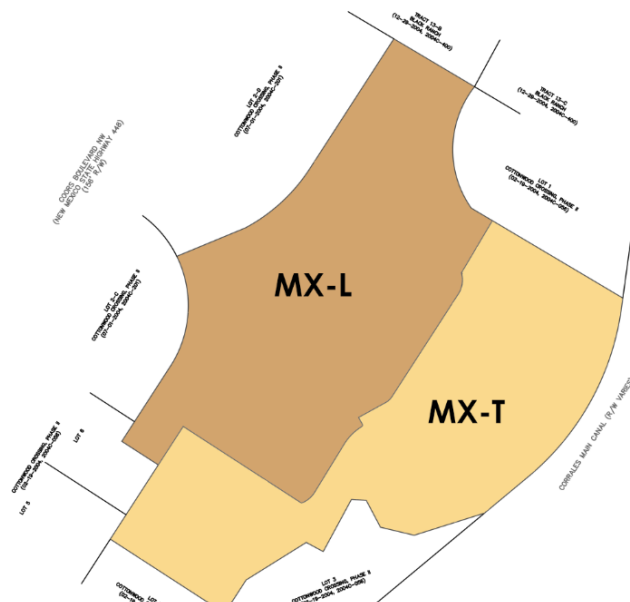


Figure 1: Zone Districts

Following the request above, a Site Plan - EPC was also heard and approved by the Environmental Planning Commission (EPC) under case number SI-2023-01402. As part of this site plan request, two

These easements will be replaced as appropriate by the major subdivision action described above.

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 me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sergio Lozoya', with a long horizontal stroke extending to the right.

Sergio Lozoya
Sr. Planner

JN: 2023004
SL