

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 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).

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.

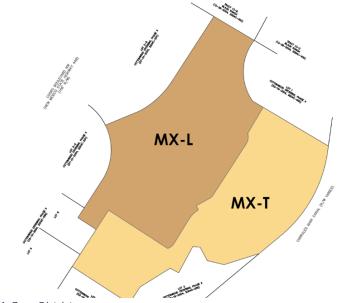


Figure 1: Zone Districts

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

variances were heard and approved by the EPC (VA-2023-00314, and VA-2023-00315). The variances were as follows:

- 1. VPO 1 Height Requirements
- 2. Major Public Open Space Buffer Requirements

The subject site is zoned Mixed-Use - Light Intensity and Mixed Use - Transition and is currently vacant.

Request - Major Subdivision

Part one of this request is a DHO – Subdivision Major. The subject site consists of two parcels as described above and will be subdivided to 18 parcels total and will create new easements.

The proposed project meets the criteria outlined in Subsection 6-6(L)(3)(a) of the Integrated Development Ordinance (IDO). The Preliminary Plat complies with all applicable provisions of the IDO, the Development Process Manual (DPM), and other adopted City regulations. Additionally, the project adheres to any conditions specifically applied to the development of the property through prior permits or approvals that affect the site.



Figure 2: Proposed Subdivision

Request – Vacation of Easement

Part two of this request is to vacate three public easements as follows (see attachment):

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

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,

Sergio Lozoya Sr. Planner

JN: 2023004

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