

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 4/22/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) §14-16-6-4(K) Public Notice. This notice is being provided to (mark as relevant):

☐ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹

→ ☐ Property Owners within 100 feet of the Subject Property.

Information Required by IDO §14-16-6-4(K)(1)(a)

1. Subject Property Address* 10080 and 10088 Coors Blvd NW 87114
Location Description On Coors Blvd and 7 - Bar Loop Rod NW
2. Property Owner* A Management
3. Agent/Applicant* [if applicable] Tierra West LLC
4. Application Type(s)²* per IDO Table 6-1-1
 - ☐ Site Plan – EPC
 - ☒ Subdivision Major (Minor or Major or Bulk Land)
 - ☐ Vacation (Easement/Private Way or Public Right-of-way)
 - ☐ Variance – EPC
 - ☐ Waiver (DHO or Wireless Telecommunication Facility)
 - ☐ Other: _____

Summary of project/request³*:

We are requesting a Major Subdivision DHO to create 18 Parcels from two existing parcels
to facilitate development of an approved Site Plan - EPC

5. This application will be decided at a public meeting or hearing by*:

- ☒ Development Hearing Officer (DHO)
☐ Landmarks Commission (LC)
☐ Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Hearing Date/Time*: May 21st, 2025 - 9:00am

Location*⁴: Zoom Link - https://cabq.zoom.us/j/82706329292

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE Signs.”

6. Where more information about the project can be found*:

Preferred project contact information:

Name: Sergio Lozoya

Email: slozoya@tierrawestllc.com

Phone: 505-858-3100 - x7088



Attachments:



Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination* *City of Albuquerque has no Neighborhood Associations on record for this area.*



Others: See attached site plan drawing and sketch plat.



Online website or project page: _____

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ B-14-Z

2. Project Illustrations, as relevant*⁶



Architectural drawings



Elevations of the proposed building(s)



Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:



Deviation(s)



Variance(s)



Waiver(s)

Explanation*:

VPO-1 Height Variance - 5' - Variance to allow 25' Building and 4.5' to allow 24.5' Townhome - Approved 12/21/23

MPOS Edge Buffer Requirements - Variance of 39-feet from the 45-foot edge buffer requirement - Approved 12/21/23

⁴ Physical address or Zoom link

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas>

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

[Note: Items with an asterisk (*) are required.]

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

A pre-submittal meeting is not required for this application

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☒ a. Location of proposed buildings and landscape areas.*
- ☒ b. Access and circulation for vehicles and pedestrians.*
- ☒ c. Maximum height of any proposed structures, with building elevations.*
- ☒ d. **For residential development***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development***:
 - ☒ Total gross floor area of proposed project.
 - ☒ Gross floor area for each proposed use.

Additional Information from IDO Zoning Map⁷:

- 1. Area of Property [typically in acres] 2
 - 2. IDO Zone District MX-L and MX-T
 - 3. Overlay Zone(s) [if applicable] VPO-1 and CPO-2
 - 4. Center or Corridor Area [if applicable] 7 - Bar and Coors Blvd Major Transit Corridors
 - Current Land Use(s) [vacant, if none] Vacant
-

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

Owner	Owner Address	Owner Address 2
CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE NM 87103-2248
A MANAGEMENT CORPORATION	4461 IRVING BLVD NW	ALBUQUERQUE NM 87114-4286
GOURMET INVESTORS LLC	5415 ACADEMY RD NE	ALBUQUERQUE NM 87109
CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE NM 87103-2248
LCW NM LP C/O HONG KONG BUFFET	10100 COORS BLVD NW	ALBUQUERQUE NM 87114-4022
HAYCRAFT DEBORAH ANN	1511 POLO PL NW	ALBUQUERQUE NM 87114-8811
A MANAGEMENT CORPORATION	4461 IRVING BLVD NW	ALBUQUERQUE NM 87114-4286
DRIVEN BRANDS INC	2424 RIDGE RD	ROCKWALL TX 75087-5116
VERDUYN JOOST & VERDUYN ANITA TRUSTEE VERDUYN FAMILY TRUST	6623 W MARY AVE	VISALIA CA 93277-5180
NEW MEXICO EDUCATORS FEDERAL CREDIT UNION	PO BOX 8530	ALBUQUERQUE NM 87198-8530
DECATUR EDWARD N & SHARON B	10039 BOSQUE CIR NW	ALBUQUERQUE NM 87114-8825
COMMUNITY COMMON ELEMENTS ATTN: AMAFCA	2600 PROSPECT AVE NE	ALBUQUERQUE NM 87107-1836

Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109



A MANAGEMENT CORPORATION
4461 IRVING BLVD NW
ALBUQUERQUE NM 87114-4286

Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109



A MANAGEMENT CORPORATION
4461 IRVING BLVD NW
ALBUQUERQUE NM 87114-4286

Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109



CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248

Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109



CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248

Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109



COMMUNITY COMMON ELEMENTS ATTN:
AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE NM 87107-1836

Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109



DECATUR EDWARD N & SHARON B
10039 BOSQUE CIR NW
ALBUQUERQUE NM 87114-8825

Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109



DRIVEN BRANDS INC
2424 RIDGE RD
ROCKWALL TX 75087-5116

Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109



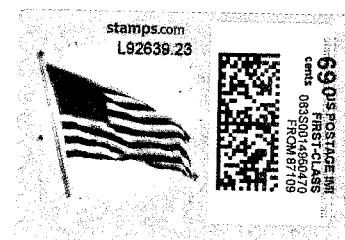
GOURMET INVESTORS LLC
5415 ACADEMY RD NE
ALBUQUERQUE NM 87109

Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109



HAYCRAFT DEBORAH ANN
1511 POLO PL NW
ALBUQUERQUE NM 87114-8811

Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109



LCW NM LP C/O HONG KONG BUFFET
10100 COORS BLVD NW
ALBUQUERQUE NM 87114-4022

Tierra West LLC
5571 Midway Park PL, NE
Albuquerque, NM 87109

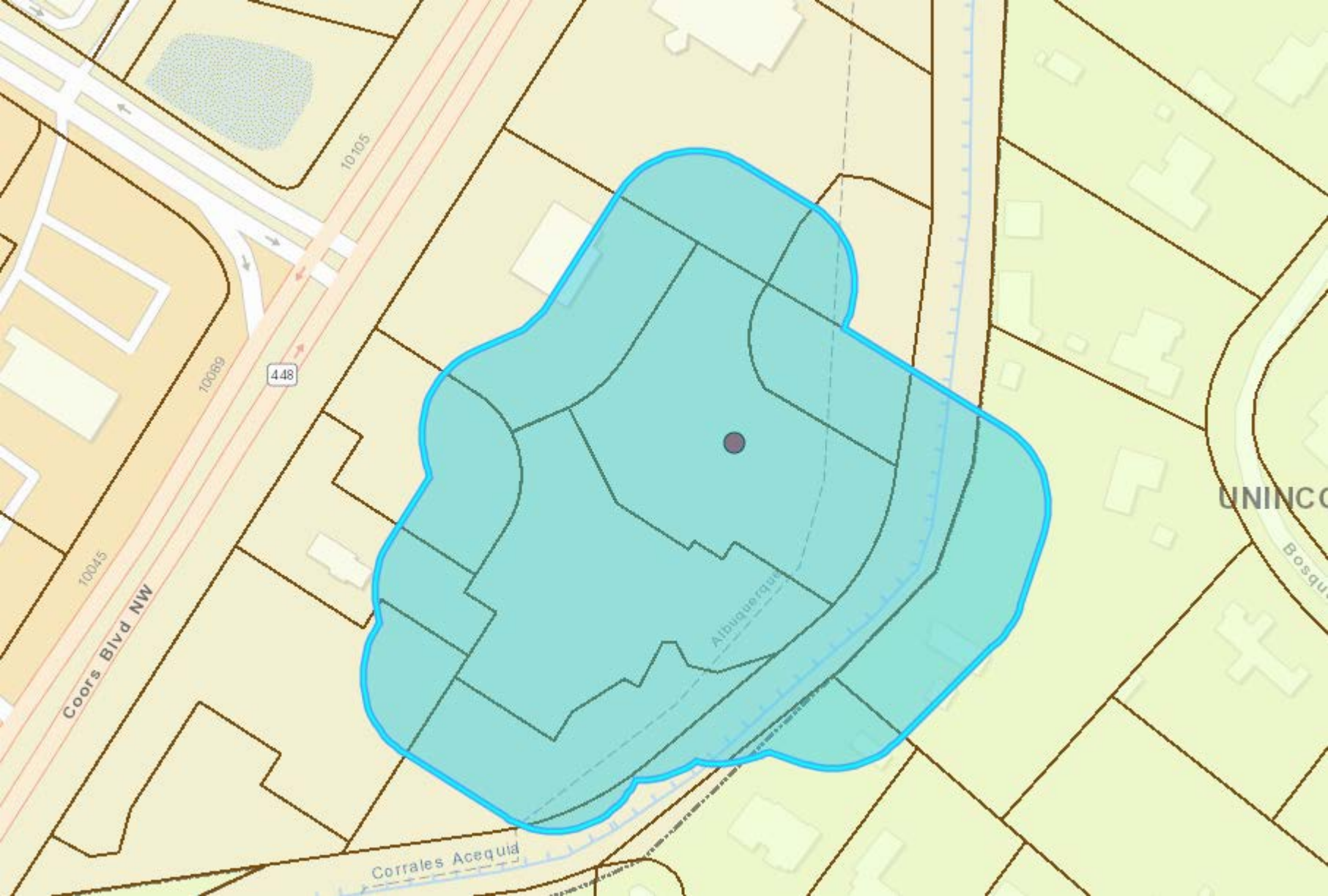


NEW MEXICO EDUCATORS FEDERAL CREDIT
UNION
PO BOX 8530
ALBUQUERQUE NM 87198-8530

Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109



VERDUYN JOOST & VERDUYN ANITA TRUSTEE
VERDUYN FAMILY TRUST
6623 W MARY AVE
VISALIA CA 93277-5180



Coors Blvd NW

10045

10069

448

10105

Corrales Acequia

Albuquerque

UNINCO

Bosque

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 4/22/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) §14-16-6-4(K) Public Notice. This notice is being provided to (mark as relevant):

- ☐ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹
- ☐ Property Owners within 100 feet of the Subject Property.

Information Required by IDO §14-16-6-4(K)(1)(a)

1. Subject Property Address* 10080 and 10088 Coors Blvd NW 87114
Location Description On Coors Blvd and 7 - Bar Loop Rod NW
2. Property Owner* A Management
3. Agent/Applicant* [if applicable] Tierra West LLC
4. Application Type(s)²* per IDO Table 6-1-1
 - ☐ Site Plan – EPC
 - ☒ Subdivision Major (Minor or Major or Bulk Land)
 - ☐ Vacation (Easement/Private Way or Public Right-of-way)
 - ☐ Variance – EPC
 - ☐ Waiver (DHO or Wireless Telecommunication Facility)
 - ☐ Other: _____

Summary of project/request³*:

We are requesting a Major Subdivision DHO to create 18 Parcels from two existing parcels
to facilitate development of an approved Site Plan - EPC

5. This application will be decided at a public meeting or hearing by*:

- ☐ Development Hearing Officer (DHO)
- ☐ Landmarks Commission (LC)
- ☐ Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Hearing Date/Time*: May 21st, 2025 - 9:00am

Location*⁴: Zoom Link - https://cabq.zoom.us/j/82706329292

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE Signs.”

6. Where more information about the project can be found*:

Preferred project contact information:

Name: Sergio Lozoya

Email: slozoya@tierrawestllc.com

Phone: 505-858-3100 - x7088



Attachments:



Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination* *City of Albuquerque has no Neighborhood Associations on record for this area.*



Others: See attached site plan drawing and sketch plat.



Online website or project page: _____

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ B-14-Z

2. Project Illustrations, as relevant*⁶



Architectural drawings



Elevations of the proposed building(s)



Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:



Deviation(s)



Variance(s)



Waiver(s)

Explanation*:

VPO-1 Height Variance - 5' - Variance to allow 25' Building and 4.5' to allow 24.5' Townhome - Approved 12/21/23

MPOS Edge Buffer Requirements - Variance of 39-feet from the 45-foot edge buffer requirement - Approved 12/21/23

⁴ Physical address or Zoom link

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas>

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

[Note: Items with an asterisk (*) are required.]

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

A pre-submittal meeting is not required for this application

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☒ a. Location of proposed buildings and landscape areas.*
- ☒ b. Access and circulation for vehicles and pedestrians.*
- ☒ c. Maximum height of any proposed structures, with building elevations.*
- ☒ d. **For residential development***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development***:
 - ☒ Total gross floor area of proposed project.
 - ☒ Gross floor area for each proposed use.

Additional Information from IDO Zoning Map⁷:

- 1. Area of Property [typically in acres] 2
 - 2. IDO Zone District MX-L and MX-T
 - 3. Overlay Zone(s) [if applicable] VPO-1 and CPO-2
 - 4. Center or Corridor Area [if applicable] 7 - Bar and Coors Blvd Major Transit Corridors
 - Current Land Use(s) [vacant, if none] Vacant
-

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

From: [Sergio Lozoya](#)
To: aboard111@gmail.com; elizabethkayhaley@gmail.com; "Edward Decatur"
Subject: [#2023004] 7 - Bar DHO Major Subdivision Application
Date: Tuesday, April 22, 2025 3:37:48 PM
Attachments: [image001.png](#)
[3 - 7 Bar Retail - Site Plan - PR-2023-009105.pdf](#)
[4 - Proposed Subdivision 7 Bar.pdf](#)
[2 - IDOZoneAtlasPage B-14-Z.pdf](#)
[5 - ONC Response 7 Bar.pdf](#)
[1 - E-mailed Notice Neighborhood Associations.pdf](#)

Greetings,

I am writing to inform you that Tierra West LLC is submitting an application to the City of Albuquerque for a Major Subdivision – DHO.

We are subdividing the two existing parcels to create 18 parcels to match the approved Site Plan – EPC.

Please see attached materials as follows:

1. Notification for Neighborhood Associations
2. Zone Atlas Map
3. Site Plan (PR-2023-009105)
4. Proposed Subdivision
5. ONC Memo stating there are no Neighborhood Associations to notify

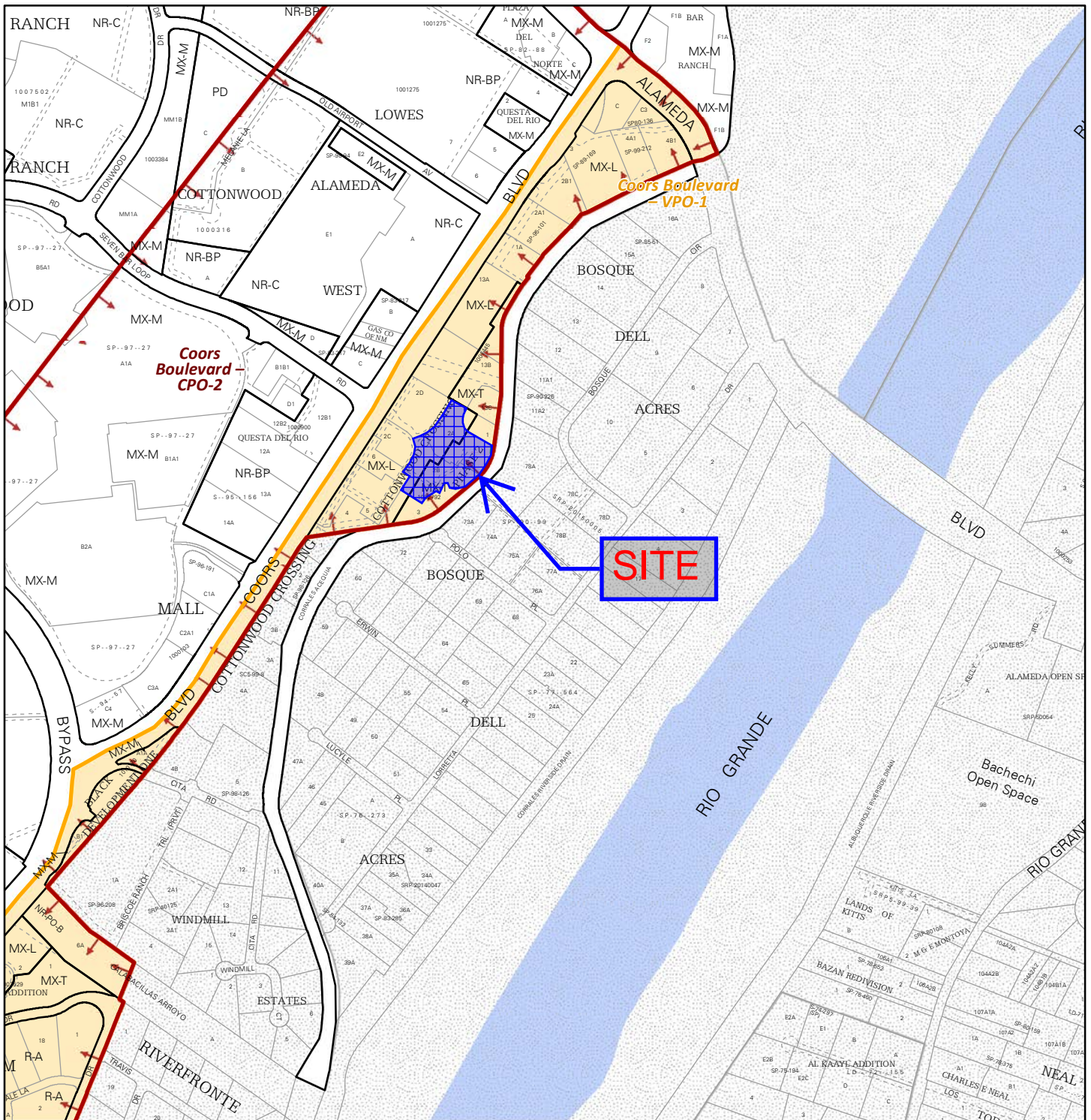
Please contact me with any questions.

Thanks,

Sergio Lozoya

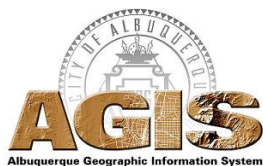


5571 Midway Park Pl., NE
Albuquerque, NM 87109
Office: (505)858-3100

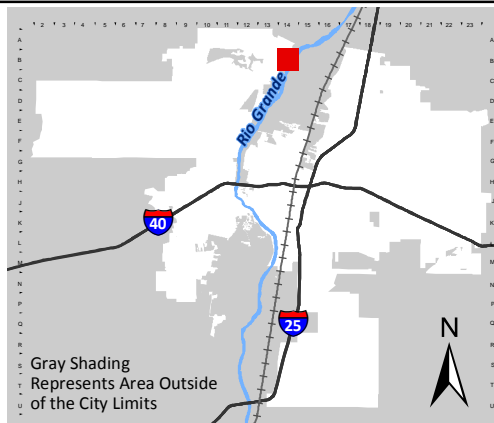


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



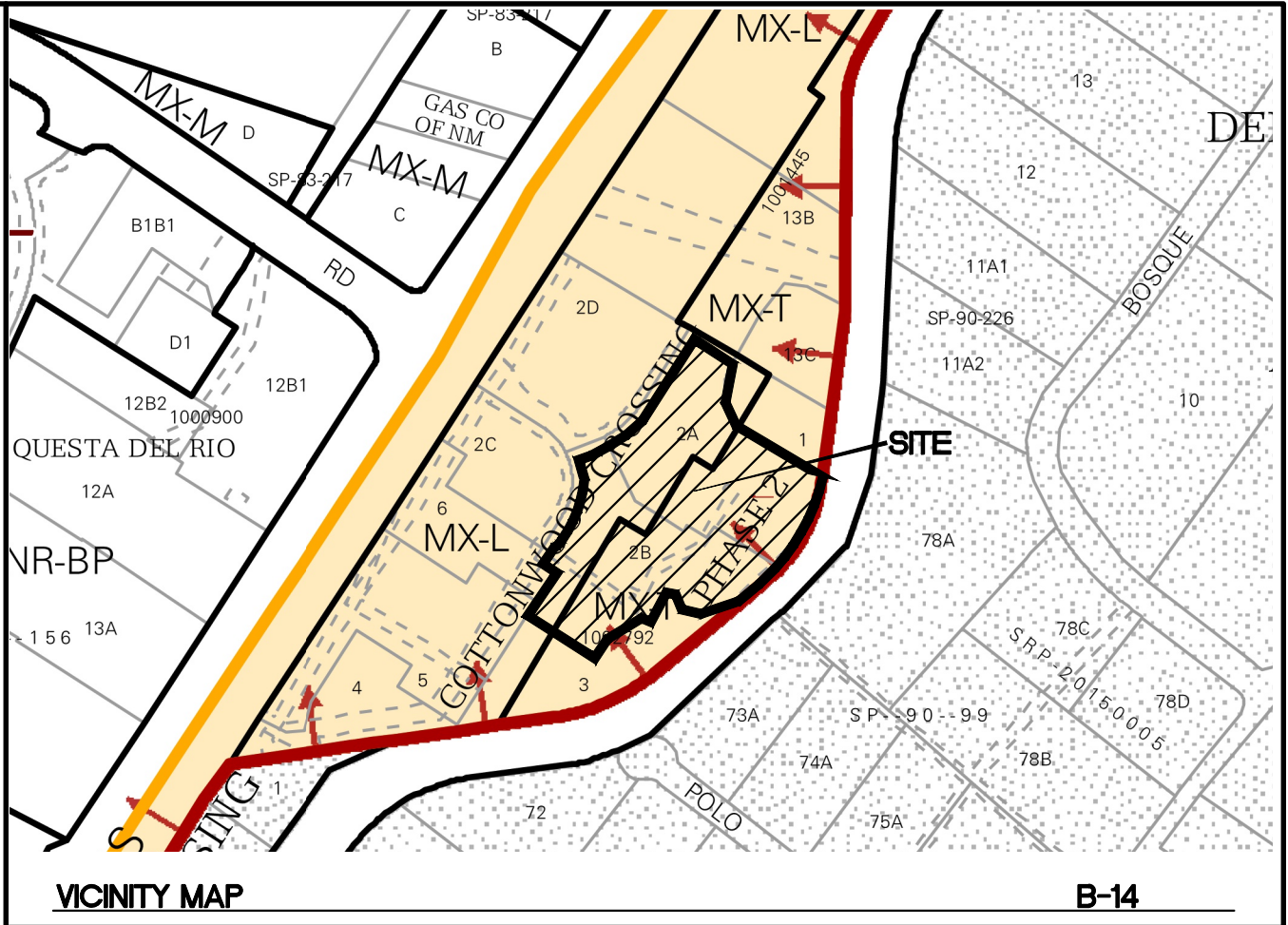
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
B-14-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



LEGAL DESCRIPTION:
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
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
3.20 ACRES OF THE CONTROLLING SITE DEVELOPMENT PLAN

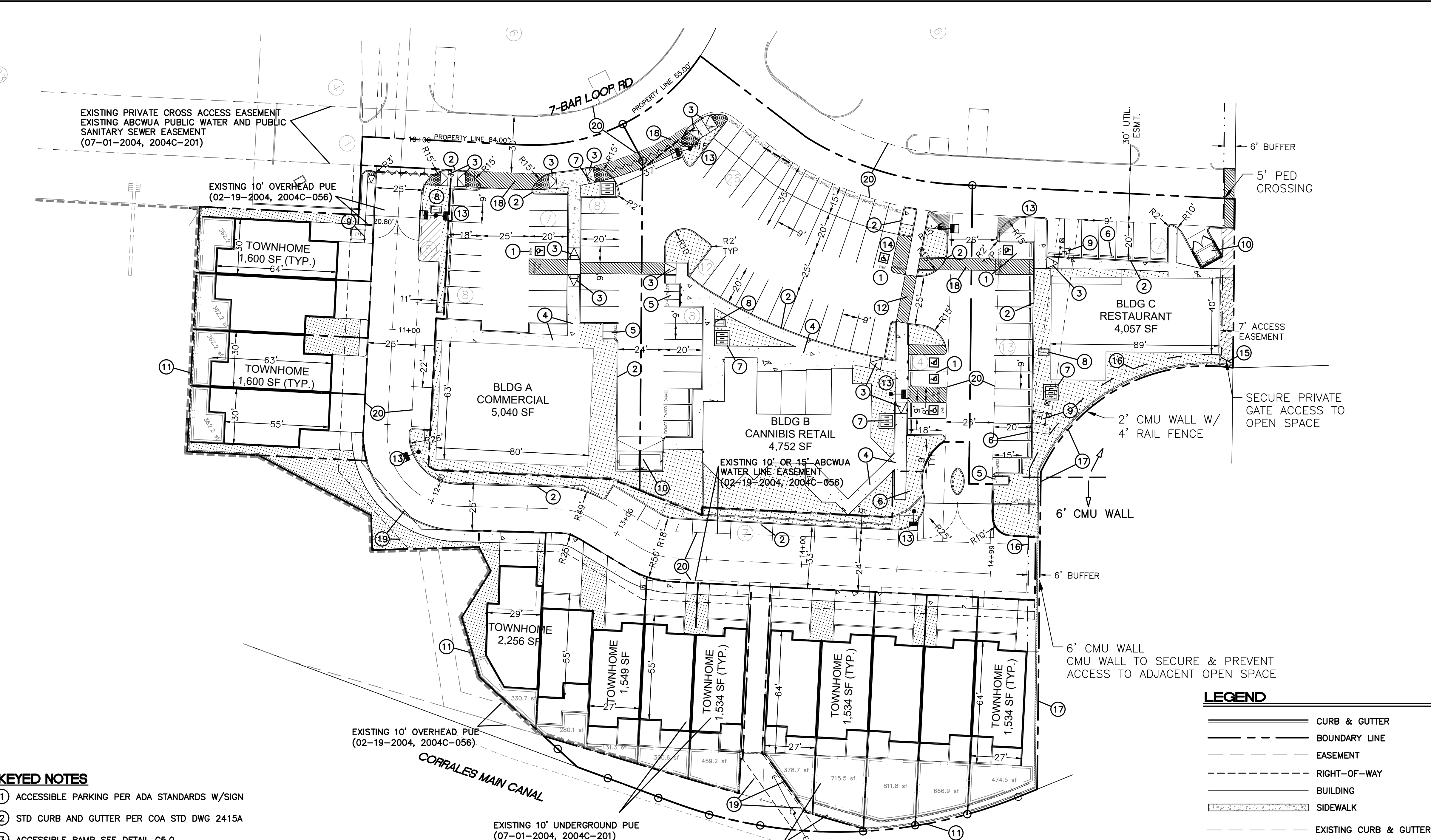
SITE DATA	
LOT AREA	136744 SF (3.20 ACRES)
ZONING	MX-L & MX-T
BUILDING A	
PROPOSED USE	COMMERCIAL
BUILDING FOOTPRINT	5040 SF
BUILDING B	
PROPOSED USE	CANNIBIS RETAIL
BUILDING FOOTPRINT	4752 SF
TOTAL SF	8,121 SF
BUILDING C	
PROPOSED USE	RESTAURANT
BUILDING FOOTPRINT	4057 SF
DWELLING UNIT	
PROPOSED USE	RESIDENTIAL
14 OF UNITS	1740± SF EACH
TOTAL AREA	23951 SF

COMMERCIAL PARKING	
BUILDING A	
PARKING REQUIRED	17 SPACES (3.5 SPACES/1000 SF GFA)
PARKING PROVIDED	22 SPACES
ACCESSIBLE SPACES REQUIRED	1 SPACE
ACCESSIBLE SPACES PROVIDED	1 SPACE VAN ACCESSIBLE
BUILDING B	
PARKING REQUIRED	32 SPACES (4 SPACES/1,000 SF GFA)
PARKING PROVIDED	50 SPACES (10 SHARED W/BLDG C)
ACCESSIBLE SPACES REQUIRED	2 SPACES
ACCESSIBLE SPACES PROVIDED	3 SPACES (1 VAN ACCESSIBLE)
BUILDING C	
PARKING REQUIRED	22 SPACES (5.6 SPACES/1,000 SF GFA)
PARKING PROVIDED	20 SPACES (10 SHARED W/BLDG B)
ACCESSIBLE SPACES REQUIRED	1 SPACE
ACCESSIBLE SPACES PROVIDED	(1 VAN ACCESSIBLE)
RESIDENTIAL PARKING	
TOWNHOMES	2 SPACE/PER UNIT
TOTAL PARKING REQUIRED	28 SPACES
GARAGE PARKING	28 SPACES
ON-STREET PARKING	11 SPACES
LANDSCAPE REQUIRED	14847 SF (15% NET AREA)
LANDSCAPE PROVIDED	19880 SF

THE REQUIRED 10% PARKING REDUCTION IS REQUESTED, NOT REQUIRED, PURSUANT TO IDO 5-5(C)(5)C FOR PROXIMITY TO TRANSIT. THE REQUEST IS TO ADD THE RESTAURANT, CANNIBIS RETAIL, OFFICE, AND TOWNHOMES USES TO THE CONTROLLING SITE PLAN.

ALL SIGNAGE SHALL BE COMPLIANT WITH IDO SECTION 14-16-3-4(C)(5)(F) SIGNS IN THE COORS BLVD. CPO-2

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO PROFESSIONAL ENGINEER 7868 02-05-25 RONALD R. BOHANNAN P.E. #7868	RETAIL AT 7 BAR ALBUQUERQUE, NM	DRAWN BY pm/as
	SITE PLAN - EPC	DATE 02/05/2025
TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrewestllc.com	SHEET # 4	
	JOB # 2023004	



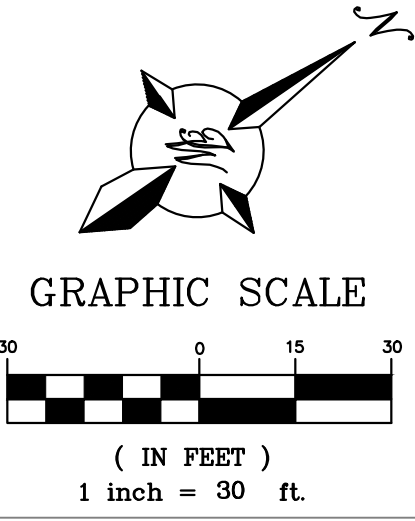
- KEYED NOTES**
- ACCESSIBLE PARKING PER ADA STANDARDS W/SIGN
 - STD CURB AND GUTTER PER COA STD DWG 2415A
 - ACCESSIBLE RAMP SEE DETAIL C5.0
 - CONCRETE SIDEWALK
 - MOTORCYCLE SPACE W/SIGN (4'x8' MIN)
 - WHEEL STOP (TYP)
 - BICYCLE RACK SEE DETAIL SHEET C5.0
 - TRANSFORMER
 - TRANSFORMER TO BE REMOVED
 - DOUBLE / SINGLE DUMPSTER SEE DETAIL SHEET C5.1
 - EXISTING WALL
 - PEDESTRIAN CROSSING
 - SITE LIGHTING FIXTURES WITH FULL CUT OFF.
 - MPO VAN ACCESSIBLE PARKING
 - MPO PEDESTRAIN ACCESS GATE
 - MPO 6' LANDSCAPE BUFFER
 - WALLS & FOOTING ADJACENT TO MPO WILL BE WHOLLY CONTAINED WITHIN BUFFER
 - PER IDO 5-3(D)(3)(C) MATERIALS TO ALERT MOTORIST
 - PNM EASEMENT
 - EXISTING PRIVATE CROSS ACCESS EASEMENT. EXISTING ABCWUA PUBLIC WATER AND SANITARY SEWER EASEMENT (07-01-2004, 2004C-201)

PROJECT NUMBER: PR-2023009105
APPLICATION NUMBER: SI-2023-01402

GENERAL NOTES - SITE PLANS:

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING THIS WORK. IN CASE OF ANY DISCREPANCIES, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT COMMENCE WITHOUT APPROVAL FROM THE ARCHITECT.
- WRITTEN DIMENSIONS OF DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
- GC AND LIGHTING CONTRACTOR TO ENSURE SITE LIGHTING FIXTURE HEADS HAVE THE CORRECT ORIENTATION. REFER TO PHOTOMETRIC DRAWINGS FOR HEAD PLACEMENT.
- GC TO COORDINATE SITE SECURITY LAYOUT AND CONDUIT SIZE & LOCATION WITH THE OWNER.
- GC TO ENSURE PAVING AT ALL EXITS SHALL NOT EXCEED A 2% MAX SLOPE IN ALL DIRECTIONS.
- PAVING SHALL BE LOWER THAN THE BUILDING SLAB BY THE FOLLOWING AMOUNTS UNO:
 - 1/2" @ ALL EXIT DOORS
 - 1/2" @ ALL SHOWROOM GLAZING LOCATIONS
 - 1 1/2" @ OVERHEAD DOORS
 - 1 1/2" @PRE-FAB METAL WALL PANELS
- PARKING LOT SHALL BE ASPHALT PAVING
- SITE ACREAGE IS 3.2 ACRE PORTION OF LARGER 10 ACRE CONTROLLING SITE DEVELOPMENT AREA
- VARIANCE BEING REQUESTED FOR 45' BUFFER AT MPO EDGE TO BE REDUCED TO 6' BUFFER. VA-20236-000315 (MPOS VA)
- REFERENCE VA-2023-000315 (MPOS VA)
- GENERAL NOTE: HEIGHTS OF BUILDINGS SUBJECT FOR VARIANCE REQUEST TO VPO - BUILDINGS HEIGHT STANDARDS VA-2023-000314 (VPO-1 VA)
- SITE PLAN DESIGNED IN COMPLIANCE W/ CPO-2 STANDARDS PURSUANT TO IDO 3-4 (c)
- THE GENERAL CONTRACTOR/EARTHWORK CONTRACTOR SHALL NOTIFY THE CITY OF ALBUQUERQUE OPEN SPACE DIVISION AT LEAST SEVEN (7) DAYS PRIOR TO COMMENCING ANY GRADING OR EARTHWORK ACTIVITIES ADJACENT TO THE ARCHAEOLOGICAL SITE. THE CONTRACTOR SHALL DESIGNATE A REPRESENTATIVE TO MONITOR EARTHWORK ACTIVITIES FOR ANY POTENTIAL ARCHAEOLOGICAL ARTIFACTS. IF ANY ARTIFACTS OR CULTURALLY SIGNIFICANT MATERIALS ARE DISCOVERED, WORK SHALL CEASE IMMEDIATELY IN THE AFFECTED AREA, AND THE CITY OF ALBUQUERQUE OPEN SPACE DIVISION SHALL BE NOTIFIED FOR FURTHER GUIDANCE BEFORE RESUMING OPERATIONS.

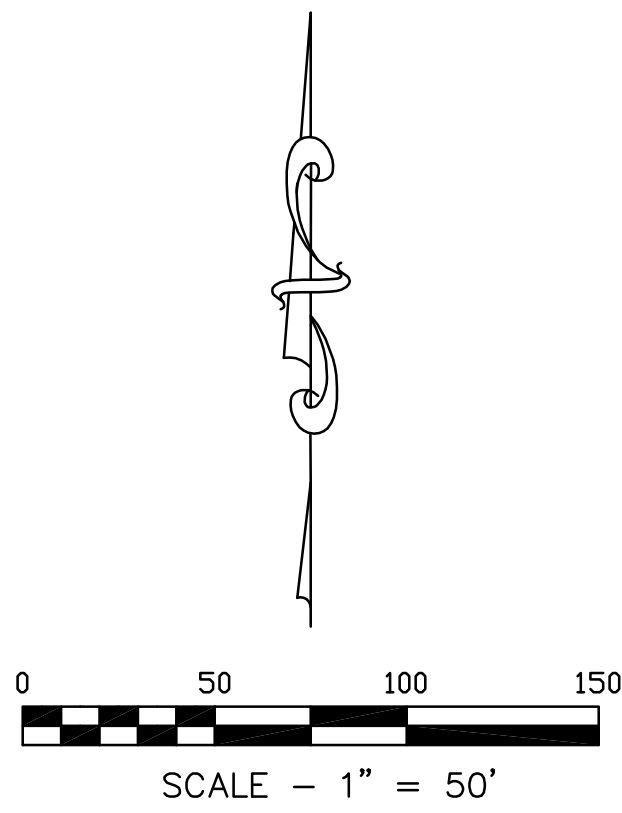
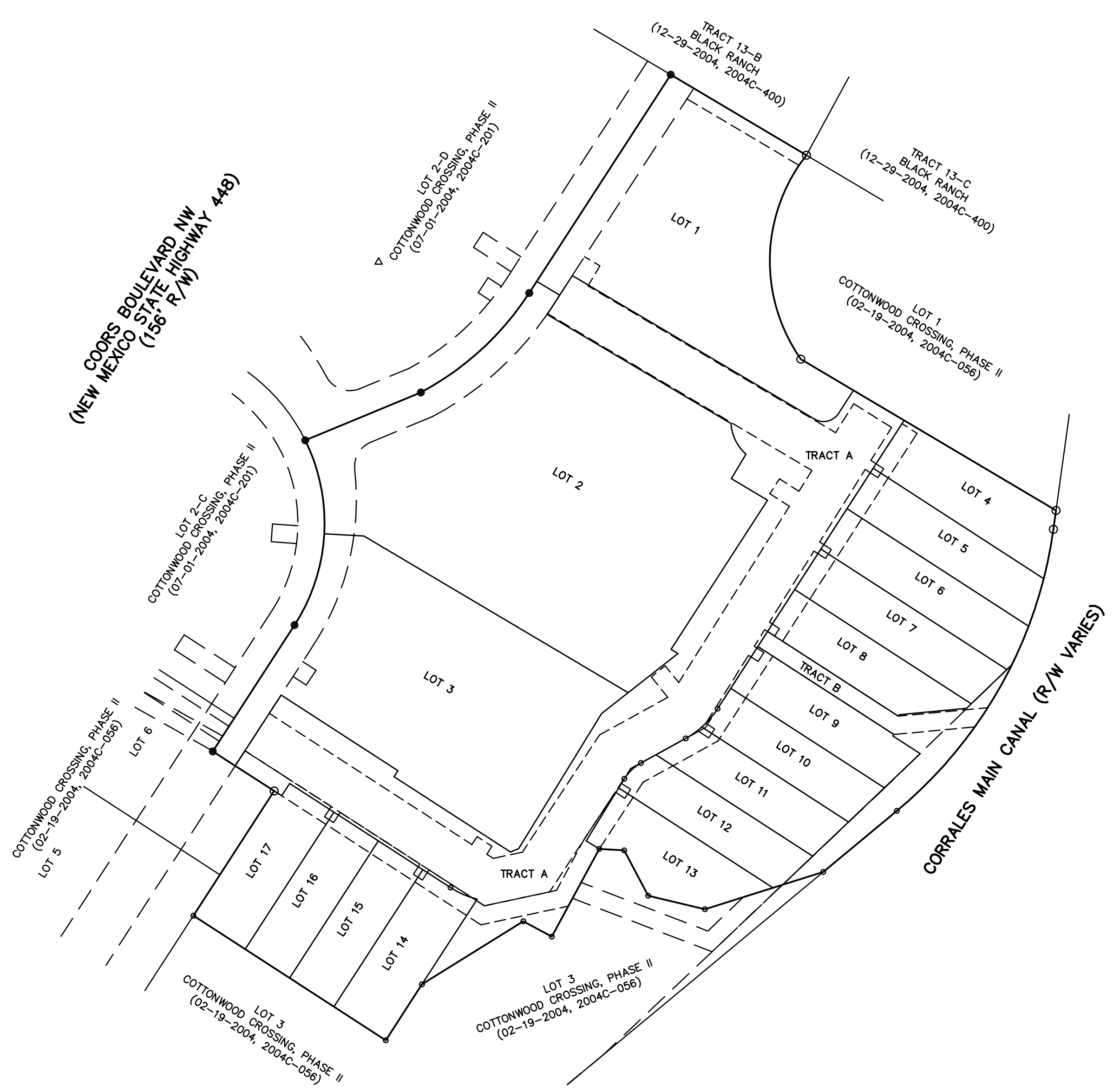
- INDEX TO DRAWINGS**
- C1.0 SITE PLAN FOR BUILDING PERMIT
 - C1.1 SITE PLAN- VIEW PLANE ANALYSIS
 - C1.2 SITE PLAN- VIEW PLANE ANALYSIS
 - C2.0 CONCEPTUAL GRADING AND DRAINAGE PLAN
 - C2.1 EXISTING BASIN
 - C2.2 PROPOSED BASIN
 - C3.0 CONCEPTUAL MASTER UTILITY PLAN
 - C4.0 BUILDING ELEVATIONS
 - C4.1 BUILDING ELEVATIONS
 - C4.2 BUILDING ELEVATIONS
 - C4.3 BUILDING ELEVATIONS
 - C4.4 BUILDING ELEVATIONS
 - C5.0 DETAIL SHEET
 - C5.1 DETAIL SHEET
 - LS101 LANDSCAPING PLAN



"AS THE DEVELOPMENT IS LOCATED OUTSIDE OF THE WATER AUTHORITY'S ESTABLISHED SERVICE AREA, WATER AND SANITARY SEWER SERVICE TO THE DEVELOPMENT IS CONTINGENT UPON A BOARD APPROVED DEVELOPMENT AGREEMENT BETWEEN THE WATER AUTHORITY AND THE DEVELOPER."

COMBINED OVERALL VIEW

PLAT FOR
7-BAR AT COTTONWOOD CROSSING
LOTS 1 THRU 17 AND TRACTS A & B
(A REPLAT OF LOTS 2-A & 2-B, COTTONWOOD CROSSING, PHASE II)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 8,
TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2025



01-23-2025 rev

Drawn By:	TA	Date:	01-20-2025
Checked By:	TA	Drawing Name:	22114PL5-5.DWG
Job No.:	22-114	Sheet:	5 of 5



P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

From: [Office of Neighborhood Coordination](#)
To: [Sergio Lozoya](#)
Subject: 10080 AND 10088 COORS BLVD NW_Public Notice Inquiry Sheet Submission
Date: Friday, March 28, 2025 8:40:52 AM
Attachments: [image001.png](#)
[4 - IDOZoneAtlasPage B-14-Z.pdf](#)

Dear Applicant:

As of March 28, 2025 there are **NO** neighborhood associations to notify. You will need to attach a copy of this e-mail from the Office of Neighborhood Coordination (ONC) to your application when you submit it to the Planning Department.

Please note that the ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Thursday, March 27, 2025 9:03 AM
To: Office of Neighborhood Coordination <slozoya@tierrawestllc.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Forward to phishing@cabq.gov and delete if an email causes any concern.

[EXTERNAL]

Public Notice Inquiry For:

Development Hearing Officer

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Sergio Lozoya

Telephone Number

5052787088

Email Address

slozoya@tierrawestllc.com

Company Name

Tierra West LLC

Company Address

5571 Midway Park Place NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

LT 2-B LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSING PHASE II (BEING A REPLAT OF TRACT 2 COTTONWOOD CROSSING PHASE II)

LOT 2-A LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSING PHASE II (BEING A REPLAT OF TRACT 2 COTTONWOOD CROSSING PHASE II)

Physical address of subject site:

10080 AND 10088 COORS BLVD NW ALBUQUERQUE NM 87114

Subject site cross streets:

Coors Rd NW and 7-Bar Loop Rd NW

Other subject site identifiers:

See attached zone atlas

This site is located on the following zone atlas page:

B-14-Z

Captcha

x