



June 06, 2023

Ms. Jolene Wolfley  
City of Albuquerque – DFT  
600 2nd Street NW  
Albuquerque NM 87102

**RE: RETAIL @ 7 BAR  
10080 COORS BLVD NW & 10088 COORS BLVD NW  
LT 2-B LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSING PHASE II  
LT 2-A LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSING PHASE II  
SENSITIVE LANDS ANALYSIS**

Dear Ms. Wolfley:

This report outlines the constraints identified within the proposed subdivision being comprised of LT 2-B LOTS 2-A, 2-B, 2-C AND 2-D located within the COTTONWOOD CROSSING PHASE II Site Plan (the “subject site”). The subject site is a roughly 4.2-acre mixed commercial development site, located on the east side of Coors Blvd between Davenport St NW and Nunzio Ave NW. The subject site is zoned Commercial (MX-M). and lies west of the Rio Grande River. The site is currently vacant with desert shrubs and grasses with previous grading already having occurred.

Tierra West, LLC has performed a Sensitive Lands Analysis Report as required under the Integrated Development Ordinance (IDO) Section 5-2(C) for new subdivisions of land, documenting the following:

Item:	Presence:	Commentary:
Floodplains and Flood Hazard	Area of minimal flood hazard	The site is in an area with minimal flood risk
Steep Slopes	None	The overall site is not in an area with steep slopes
Unstable Soils	None	Based on USDS Web Soil Survey Data the site soils are mainly Sandy
Wetlands (Constant supply of water)	None	No areas of standing water present on the site
Arroyo	None	No arroyos were identified
Irrigation Facilities	None	No irrigation facilities were identified
Escarpment	None	No areas of escarpment were identified
Large stands of mature trees	None	No large mature trees present
Archeological sites	None	No archaeological issues have been uncovered.



In conclusion, none of the above features have been determined to be present on this site. Various attached documents along with the above photos of the site support our findings of no onsite sensitive land issues.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Vince Carrica, P.E

JN: 2023004  
RRB/drb/ye