

From: Rodenbeck, Jay B.
To: Derek Bohannon; Chen, Tiequan
Cc: Donna Sandoval; Sergio Lozoya; Ron Bohannon; Boylan, Jacob; Biazar, Shahab
Subject: RE: [#2023004] 2023004 7 Bar Retail - Form PLT for Preliminary Plat request - PR-2023-009105 located on 10080 & 10088 Coors Blvd and 7 Bar Loop
Date: Friday, March 28, 2025 1:27:00 PM
Attachments: CoA_2021-005816signed.pdf
image001.png
image002.png
sensitive lands 06.06.23.pdf
PR-2023-009105 Open Space comments Dec2023 (005).docx
5 - HYD - 2023-009105 - SPBP - 3-5-2025 - 2.pdf

Thanks Derek,

The attached Sensitive Lands Analysis from June, 2023 confirms that there are no sensitive lands on the site in question. This is backed up (regarding archaeological sites) by the Certificate of No Effect issued for the site.

Additionally, Planning comments from the August 14th, 2024 Sketch Plat noted that:

Include the Sensitive Lands Analysis done for the above actions with your plat submittal.

This Sensitive Lands Analysis can be considered approved from the perspective that it shouldn't hold up Hydrology's signature on Form PLT provided that there are no other outstanding comments/issues from Hydrology preventing them from signing Form PLT.

I have attached Open Space's comments as a reminder of the need to be cognizant of their comments on the abutting Major Public Open Space (MPOS) to the northeast of this site, which features the Calabacillas Pueblo, an ancestral Tiwa settlement. Open Space also notes in their memo the sensitive lands on a parcel to the northeast of the MPOS and catty-corner to the subject site's northeast corner.



Jay Rodenbeck
Planning Manager
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Our POSSE and AVOLVE systems have been replaced with our new software system, ABQ-PLAN. POSSE and AVOLVE users can create an ABQ-PLAN account with the same email address to access their data. We have a [user guide](#), [video tutorials in English and Spanish](#), and other resources to help you get up to speed. For more information about ABQ-PLAN please visit cabq.gov/planning/abq-plan

From: Derek Bohannon <dbohannon@tierrawestllc.com>
Sent: Friday, March 28, 2025 11:59 AM
To: Chen, Tiequan <tchen@cabq.gov>; Rodenbeck, Jay B. <jrodenbeck@cabq.gov>
Cc: Donna Sandoval <DSandoval@tierrawestllc.com>; Sergio Lozoya <SLozoya@tierrawestllc.com>; Ron Bohannon <rrb@tierrawestllc.com>
Subject: RE: [#2023004] 2023004 7 Bar Retail - Form PLT for Preliminary Plat request - PR-2023-009105 located on 10080 & 10088 Coors Blvd and 7 Bar Loop

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

Here is a link to the files discussed below as they were kicked back due to size.
<https://we.tl/t-o5ZBCQX3U9>

From: Derek Bohannon
Sent: Friday, March 28, 2025 11:53 AM
To: 'Chen, Tiequan' <tchen@cabq.gov>; Rodenbeck, Jay B. <jrodenbeck@cabq.gov>
Cc: Donna Sandoval <DSandoval@tierrawestllc.com>; Sergio Lozoya <SLozoya@tierrawestllc.com>; Ron Bohannon <rrb@tierrawestllc.com>
Subject: RE: [#2023004] 2023004 7 Bar Retail - Form PLT for Preliminary Plat request - PR-2023-009105 located on 10080 & 10088 Coors Blvd and 7 Bar Loop

Jay/Tiquan – The original letter and analysis was sent to Jolene in June of 2023. I am not seeing any record of a formal response or approval back.
I again sent the analysis to Jolene at her request on 01/12/2024 after asking for it prior to providing EPC comments (correspondence attached)

Subsequently it was also included as part of the EPC record.

I've attached the EPC Staff report for your reference as well if this helps.

- On page 47, Finding E, "The proposed Site Plan demonstrates that it would mitigate impacts on the surrounding sensitive lands"
- I've also attached the Archeological Certification for the Site as well.

Thanks,

Derek R Bohannon.

From: Chen, Tiequan <tchen@cabq.gov>

Sent: Friday, March 28, 2025 10:13 AM

To: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>

Cc: Donna Sandoval <DSandoval@tierrawestllc.com>; Derek Bohannon <dbohannon@tierrawestllc.com>; Sergio Lozoya <SLozoya@tierrawestllc.com>

Subject: FW: [#2023004] 2023004 7 Bar Retail - Form PLT for Preliminary Plat request - PR-2023-009105 located on 10080 & 10088 Coors Blvd and 7 Bar Loop

Hi Jay:

Was this sensitive lands analysis report approved?

Thanks!



TIEQUAN CHEN, P.E.

principal engineer, hydrology

development review services

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From: Donna Sandoval <DSandoval@tierrawestllc.com>

Sent: Friday, March 28, 2025 9:59 AM

To: Chen, Tiequan <tchen@cabq.gov>

Cc: Derek Bohannon <dbohannon@tierrawestllc.com>; Sergio Lozoya <SLozoya@tierrawestllc.com>

Subject: [#2023004] 2023004 7 Bar Retail - Form PLT for Preliminary Plat request - PR-2023-009105 located on 10080 & 10088 Coors Blvd and 7 Bar Loop

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Good morning Tiequan

Please see attached PLT form for review and signature.

- Sensitive Lands Analysis completed in June 2023

This is for preliminary plat approval of PR-2023-009105 (see attached DFT comments from 8/14/24).

The subdivision is on **10080 & 10088 Coors Blvd NW between Coors Blvd and 7 Bar Loop**

The request was for: **Lots 2-A and 2-B, Cottonwood Crossing Phase 2**

ENGINEERING COMMENTS:

- Hydrology will need to approve a Conceptual Grading & Drainage Plan prior to plat approval. Please see attached Approve Conceptual G&D
- 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). **We will submit a Grading & Drainage Plan to Hydrology for review & approval prior to submitting for building permit.**

Thank you,
Donna Sandoval
Planner



5571 Midway Park Pl., NE

Albuquerque, NM 87109

Office: (505)858-3100

<https://ddec1-0-en-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=www.tierrawestllc.com&umid=f879227d-143a-4a06-a70a-890292c6622c&ret=1743177575&auth=307405480ca3e49a8b1deb4e49ca5cd244e7e096-30aa24ac28e9ab7d083edad29fafd7712e7e7bcf>