

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

Pierre Amestoy
A Management Corporation
4461 Irving Blvd. NW
Albuquerque, NM 87114-4286

Project# PR-2023-009105

Application#

MAJOR_PLT-2025-00004 PRELIMINARY PLAT

VAC-2025-00018 VACATION OF PUBLIC
EASEMENT (ABCWUA WATERLINE)

VAC-2025-00019 VACATION OF PUBLIC
EASEMENT (10' OVERHEAD PUE)

VAC-2025-00020 VACATION OF PUBLIC
EASEMENT (10' PUE)

VAC-2025-00023 VACATION OF PUBLIC
EASEMENT (10' UNDERGROUND PUE)

LEGAL DESCRIPTION:

For all or a portion of:

**LOT/TRACT 2A, 2B, COTTONWOOD
CROSSING PHASE 2, zoned MX-L & MX-T,
located at 10088 COORS BLVD NW between
7 BAR LOOP and COORS BLVD containing
approximately 3.14 acre(s). (B-14)**

On May 21st, 2025, the Development Hearing Officer (DHO) held a public hearing concerning the above-referenced applications and approved the requests, with conditions of approval, based on the following Findings:

MAJOR_PLT-2025-00004 PRELIMINARY PLAT

1. This is a request to subdivide two existing tracts (Lots 2-A and 2-B, Cottonwood Crossing, Phase II) into 18 lots. The subject property is located at 10080 and 10088 Coors Blvd, and is controlled by the Cottonwood Crossing Site Plan.

2. A Zoning Map Amendment (ZMA) request for the subject property was approved by the Environmental Planning Commission (EPC) on December 21st, 2023 per PR-2023-009105, RZ-2023-00028, which adjusted a floating lot line and created two zones (MX-L and MX-T) for the subject property. Condition #1 of the ZMA approval is contingent on this platting action.
3. A Site Plan – EPC request for a mixed-use development on the subject property was also approved by the EPC on December 21st, 2023 per PR-2023-009105, SI-2023-01402. Development Facilitation Team (DFT) final sign-off of the Site Plan – EPC is contingent on this platting action per Condition #14 of the EPC approval; the project will be reviewed for final sign-off by the DFT to fulfill the conditions outlined by the EPC.
4. Signatures from the surveyor, property owner(s), and the City Surveyor are provided on the Plat as required.
5. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
6. 6-6(L)(3)(a) A Preliminary Plat shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property. This request complies with this criterion.
7. An Infrastructure List (IL) was approved with this request. A recorded Infrastructure Improvements Agreement (IIA) based on a revised IL per the conditions of approval of this request must be submitted with the Final Plat submittal prior to its placement on a future DHO agenda.
8. Per 6-6(K)(2)(I), after approval by the DHO, the Applicant shall record the Plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the Plat, or the Plat shall be voided.
9. Per Table 6-1-1 of the IDO, a pre-application meeting took place with City staff as a Sketch Plat on August 14th, 2024.

CONDITIONS

Final sign-off of the Plat by the DFT staff is conditioned as follows:

Water Authority

- a. Relocate the general easement note for Water Authority to the Cover Sheet.
- b. Update the corridor to include an easement for public water and public sanitary sewer.
- c. Revise the Infrastructure List such that it is agreeable to the Water Authority.

Transportation

- d. All private pavement, curb, gutter and sidewalks must be added to the Infrastructure List.

VAC-2025-00018, 00019, 00020, 00023 VACATION OF PUBLIC EASEMENTS

1. These are requests to vacate four separate Public Utility Easements:

- VAC-2025-00018 Vacation of Easement for ABCWUA Waterline Easement
- VAC-2025-00019 Vacation of Existing 10' Overhead Easement
- VAC-2025-00020 Vacation of Existing 10' Public Utility Easement
- VAC-2025-00023 Vacation of Existing 10' Underground Public Utility Easement

6-6(M)(3)

Review and Decision Criteria

An application for a Vacation of Easement, Private Way, or Public Right-of-way shall be approved if it meets any of the following criteria.

- 6-6(M)(3)(a) The public welfare does not require that the easement, private way, or public right-of-way be retained.

The public welfare does not require that the easements be retained. The removal of the easements will not interfere with infrastructure placement.

- 6-6(M)(3)(b) There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

The proposed development would be a net benefit to the public welfare as the Site Plan EPC approval is contingent upon approval of the sub-division. If approved this would provide a much needed commercial and residential development to the area.

Official Notice of Decision

Project # PR-2023-009105 Applications# Major PLT-2025-00004, VAC-2025-00018,19,20, and 23

Page 4 of 4

2. Per Table 6-1-1 of the IDO, a pre-application meeting took place with City staff as a Sketch Plat on August 14th, 2024.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **June 9th, 2025**. The date of the DHO's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday, or Holiday, the next working day is considered the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section § 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted electronically to [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). A Non-Refundable filing fee will be calculated by staff in the Development Review Services Division of the City of Albuquerque Planning Department and will be payable online at [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). The appeal fee must be paid in full no later than 48 hours after the appeal deadline, or the appeal will be rejected as untimely.

You will receive a notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permits prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,

Robert L. Lucero

[Robert L. Lucero \(May 27, 2025 21:13 MDT\)](#)

Robert L. Lucero

Development Hearing Officer

RLL/jb/jr

Tierra West, 557 Midway Park PL NE, Albuquerque, NM 87109







PR-2023-009105 May 21st, 2025 Notice of Decision - DHO

Final Audit Report

2025-05-28

Created:	2025-05-27
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAuB3MYVq6BjifWCPuhyLuDmM5Xp_k1C

"PR-2023-009105 May 21st, 2025 Notice of Decision - DHO" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2025-05-27 - 9:53:36 PM GMT
-  Document emailed to Robert Lucero (robert@lucerolawpc.com) for signature
2025-05-27 - 9:53:42 PM GMT
-  Email viewed by Robert Lucero (robert@lucerolawpc.com)
2025-05-27 - 10:01:09 PM GMT
-  Signer Robert Lucero (robert@lucerolawpc.com) entered name at signing as Robert L. Lucero
2025-05-28 - 3:13:15 AM GMT
-  Document e-signed by Robert L. Lucero (robert@lucerolawpc.com)
Signature Date: 2025-05-28 - 3:13:17 AM GMT - Time Source: server
-  Agreement completed.
2025-05-28 - 3:13:17 AM GMT