



## OFFICIAL NOTICE OF DECISION

April 8, 2026

Pierre Amestoy  
5571 Midway Park Pl NE  
Albuquerque, NM 87109

**Project #: PR-2021-005816 aka  
PR-2023-009105**

**Application #**

**MAJOR\_PLT-2026-00005** EXTENSION OF PRELIMINARY  
PLAT

### LEGAL DESCRIPTION:

For all or a portion of:

**Lot/Tract2A, COTTONWOOD CROSSING PHASE 2** zoned  
**MX-T, MX-L**, located at **10088 COORS BLVD NW**  
**between 7 BAR LOOP and COORS NW** containing  
approximately **3.14 acre(s). (B-14)**

On April 8, 2026, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced application and approved the request, based on the following Findings:

1. This is a request to extend a Preliminary Plat approved by the Development Hearing Officer (DHO) originally approved in May, 2025.
2. The original request and approval were for a Preliminary Plat and several Vacations of Easement. Subdividing 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 to subdivide 1 tract, a total of 4.25 acres in size, into 1 tract and 19 lots, grant easements as depicted. Zoned MX-L, within CPO-2, CPO-1, and MT-Major Transit Corridor.
3. The Preliminary Plat was originally approved with the following conditions:  
*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.
4. The applicant provided an adequate justification and explanation for the need of the extension. Here is some of that detail:

Official Notice of Decision

Project # PR-2021-005816 aka PR-2023-009105 Application# MAJOR\_PLT-2026-00005

Page 2 of 3

*The Owner has fulfilled most of the findings on the original approval of the Preliminary Plat. Outstanding items are in process and need additional time to make the necessary changes to meet the conditions of approval and facilitate the development & infrastructure of the subject site.*

5. Per Table 6-4-3 of the IDO, a Final Plat submittal must be received within 1-year after the approval of the Preliminary Plat. The Applicant has submitted their request for the extension timely (before the original approval of the Preliminary Plat).
6. Per 6-4(W)(4)(b) of the IDO, the applicant provided adequate justification and explanation for the need of the extension.
7. Planning has no objection to extending the Period of Validity for this Preliminary Plat. Should the DHO approve this extension, this Preliminary Plat shall be valid until April 8, 2027.

Sincerely,

*Brennon Williams*

[Brennon Williams \(Apr 20, 2026 14:11:36 MDT\)](#)

Brennon Williams

Development Hearing Officer

BW/rw/jr

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

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.

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 nihihgii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, 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.

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。







# PR-2021-005816\_AKA\_PR-2023-009105\_April\_8\_2026\_Notice\_of\_Decision\_DHO

Final Audit Report

2026-04-20

Created:	2026-04-20
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAADiL5IMULrpPKSD8k-Xa-HUJjDcOVX14X

## "PR-2021-005816\_AKA\_PR-2023-009105\_April\_8\_2026\_Notice\_of\_Decision\_DHO" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)  
2026-04-20 - 4:20:37 PM GMT
-  Document emailed to brennonwilliams295@gmail.com for signature  
2026-04-20 - 4:20:42 PM GMT
-  Email viewed by brennonwilliams295@gmail.com  
2026-04-20 - 8:10:54 PM GMT
-  Signer brennonwilliams295@gmail.com entered name at signing as Brennon Williams  
2026-04-20 - 8:11:34 PM GMT
-  Document e-signed by Brennon Williams (brennonwilliams295@gmail.com)  
Signature Date: 2026-04-20 - 8:11:36 PM GMT - Time Source: server
-  Agreement completed.  
2026-04-20 - 8:11:36 PM GMT