

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 2nd Floor, Albuquerque, NM 87102
PO Box 1293, Albuquerque, NM 87103
Office (505) 924-3860



ENVIRONMENTAL PLANNING COMMISSION NOTICE OF DECISION

Case Number: [SP-2026-00048](#), Site Plan – EPC, Major Amendment

Hearing Date: 06-18-2026

Applicant: Consensus Planning Inc.
C/O Jim Strozier
cp@consensusplanning.com
302 8th St. NW
Albuquerque, NM 8710

Subject Property: 10000 Coors Blvd Bypass NW

Case Description: Consensus Planning, Inc., agent for Dillard's Properties, Inc., requests a Site Plan – EPC, Major Amendment for all or a portion of Tract A1A, Plat of tracts A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-A, B-4-A & B-5-A-1, Second revision plat for Cottonwood Mall; Tract B-4-A-1-A & Tract B-4-A-1-B, Plat for Tracts B-4-A-1-A & B-4-A-1-B Cottonwood Mall (being comprised of Tract B-4-A-1); Tract B-4-A-2, Plat for tracts B-4-A-1 & B-4-A-2, 2nd revision for Cottonwood Mall (being comprised of Tract B-4-A); Tracts B5A1, B3A, B1A1 & B2A Plat of Tracts A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-AB-4-A & B-5-A-1, second revision plat for Cottonwood Mall; Tract C-4, C-8, C-9, Replat of Tracts H-1 & H-2, Seven Bar Ranch, now comprising Cottonwood Mall; Tract C-7A-1, C-7A-2, Plat for Tracts C-7A-1 AND C-7A-2 being comprised of Tract C-7A, Cottonwood Mall; Tract C-5A, C-6A1 of Tracts C-5A & C-6A1 (Being a replat of Tracts C-5 & C-6A); Tract C-3-A, C-2A-1, Plat of Tracts C-2A-1 AND C-3A, Cottonwood Mall (being a replat of Tracts C-2A AND C-3); Tract C1A of Tracts C-1A & C-2A Cottonwood Mall; Lot 14-A of Lots 12-A, 12-B, 13-A & 14-A Questa del Rio subdivision (Being A Replat of Portions of Lots 12, 13 & 14 Questa del Rio subdivision & Tract D-2 Cottonwood Mall); Lots 12-A, 13-A and 14-A of Lots 12-A, 12-B, 13-A & 14-A Questa del Rio Subdivision (being a replat of portions of Lots 12, 13 & 14

Questa del Rio subdivision & TR D-2 Cottonwood Mall); and Lots 12-B-1 & 12-B-2, Plat of Lots 12-B-1 & 12-B-2 Questa del Rio subdivision, located at 10000 Coors Blvd Bypass NW, between Eagle Ranch and Seven Bar Loop Rd, approximately 90 acres. (B-13)(B14)

Staff Planner: Dustin Kiska

DECISION

On June 18, 2026, the Environmental Planning Commission (EPC) voted to **DEFER** Plan # [SP-2026-00048](#), Site Plan – EPC, Major Amendment, to the July 16, 2026 EPC hearing.

Sincerely,



for Alan Varela
Planning Director

AV/MJ/CH

cc: Jim Strozier cp@consensusplanning.com
Jonathan Turner, turner@consensusplanning.com
Alyssa Ortiz, Ortiz@consensusplanning.com
Todd Smith, TSmith@innout.com
Jane Baechle, Wescona0@gmail.com
Renee Horvath, Wescona0@gmail.com
Cibola Loop Neighborhood Association, cibolaloopna@gmail.com
Legal, dking@cabq.gov
Legal, acon@cabq.gov
EPC file