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From: bernal3701sm@gmail.com <bernal3701sm@gmail.com>

Sent: Monday, December 18, 2023 2:15 PM

To: Jones, Megan D. <mdjones@cabq.gov>

Cc: 'Yvonne Bernal' <ymsbernal@gmail.com>

Subject: ref#2023004 1080 & 1088 Coors NW

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

Megan Jones,

We are located just under the proposed site at 1080 Coors on Bosque Cir NW and are concerned about the request to change the height requirements of the new proposed site development plan referenced #202023004 as we believe it would impair our west view at sunset and throughout the day.

Thank you

Albert Bernal

505.362.0434

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From: misterhippo@juno.com <misterhippo@juno.com>

Sent: Monday, December 18, 2023 4:01 PM

To: Jones, Megan D. <mdjones@cabq.gov>

Subject: Tierra West 10088 & 10080 Coors Blvd NW 87114

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

Dear Megan Jones,

I am a resident of Bosque Del Acres Neighborhood and very concerned about the Towne homes and misc businesses being planned behind our neighborhood by Tierra West.

We would greatly appreciate your consideration the in the denial of the 5ft variance requested for the Towne homes as they will already tower over our properties. We would also appreciate all walls being no less than 6 feet around the development and no public access to the archeological site .

Thank you for your consideration.

Cordially,

Ray Kolak

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From: Edward Decatur <decature45@gmail.com>

Sent: Monday, December 18, 2023 2:50 PM

To: Jones, Megan D. <mdjones@cabq.gov>

Subject: project #2023004 10080 and 10088 Coors NW

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

Dear Ms. Jones,

I am writing as a concerned neighbor of the above referenced ;building project to request that a denial be issued for the 5 ft.height variances requested by the builder for the cannabis retail and consumption building and the townhomes. As a neighbor of the site, I feel that that would be less intrusive to our rural way of life in this neighborhood. We cherish our rural way of life and wish to preserve it. I, personally, am dead set against the cannabis consumption lounge. I have to wonder who would want to live across from such an establishment but unsavory types of individuals.

Any help that you can render us on this matter will be greatly appreciated.

Yours truly, Sharon B. Decatur neighbor at 10039 Bosque Cir.

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From: Sherry Morelock <morsmores@icloud.com>

Sent: Monday, December 18, 2023 9:17 PM

To: Jones, Megan D. <mdjones@cabq.gov>

Subject: Project #20230004 10080 & 10088 Coors Blvd NW

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

Dear Ms Jones.

I would like to express my concern about both the 5' height variance request for the cannabis consumption lounge and the townhome height variance request on the above mentioned project along Coors Blvd NW. The building height limits were established to protect the views along the Coors Blvd corridor. Allowing a variance would set a precedent for any future developers to follow. The building codes were set for a reason and should have been adhered to during the planning phase. I am asking as a homeowner in this neighborhood that all buildings comply with existing building codes as written. It may be "just five feet" this time. The next request may be just another five feet. There is a limit for a reason. Thank you for your consideration.

Sincerely,

Sherry Morelock

10149 Bosque Cir NW

Albuquerque, NM 87114

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**From:** [tstueber@juno.com](mailto:tstueber@juno.com) <[tstueber@juno.com](mailto:tstueber@juno.com)>

**Sent:** Tuesday, December 19, 2023 8:14 AM

**To:** Jones, Megan D. <[mdjones@cabq.gov](mailto:mdjones@cabq.gov)>

**Subject:** Land Development at 10080 and 10088 Coors Blvd, NW, Albuquerque, NM

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

to: Megan D. Jones, Senior Planner, City of Albuquerque

from: Thomas F. Stueber, Resident, Bosque Dell Acres

Subject: Land Development at 10080 and 10088 Coors Blvd, NW, Albuquerque, NM

Reference: CABQ Facilitated Meeting, December 12, 2023, Bachechi Conference Center, 9520 Rio Grande Blvd, NW, Albuquerque, NM, 87114

I oppose the Requests for Variance proposed for the construction of the subject Land Development, revealed and presented at the reference public meeting.

Specifically,

1. I oppose the 5-foot height increase variance to the allowable 20-foot requirement for the proposed Building B, which, if granted, would allow that building to be two stories tall;
2. I oppose the 1-foot height increase variance to the allowable 20-foot requirement for the proposed Building C, which, if granted, would allow the the building to be two stories tall;
3. I oppose the 4.33-foot variance to the 20-foot requirement for the townhomes, which, if granted, would allow those townhomes to be two stories high.

The above oppositions are being stated because the developers have ***failed to address*** the significantly-disruptive line-of sight perspective for a portion of the residents of the Bosque Dell Acres Subdivision, which lies directly east and below the proposed Land Development. Developers stated, at the reference meeting, that they have considered only the building height requirements of the Coors View Protection Overlay (VPO-1), which contains the Sandia Crest Sightline Requirements as viewed from Coors Boulevard. Thus they had ***no regard*** for the western horizon sightline as viewed from the east and at lower elevation of the proposed development as such assessment was ***outside their purview***.

In addition,

4. I oppose the licensing of another cannabis dispensary at the proposed development, as there is already such an establishment less than a quarter mile away at 10032 Coors Boulevard and approximately five such establishments within a mile of the proposed site. Furthermore, the proposed cannabis establishment proposes a "lounge" where clients might supposedly indulge their senses prior to going out, presumably driving, onto the streets of Albuquerque.

Please take these oppositions to the Requests for Variance into account as you consider their impact to residents of the Bosque Dell Acres residents, and I thank you for your consideration.

I urge you to deny these Requests for Variance.

Respectfully,  
Thomas F Stueber  
9925 Loretta Drive, NW  
Albuquerque, New Mexico 87114