



**Environmental  
Planning  
Commission**

**Staff Report**

**Agenda Item Number: 4**  
**Project #: PR-2023-009105**  
**Case #s: SI-2023-01402**  
**VA-2023-00314, VA-2023-00315**  
**Hearing Date: December 21, 2023**

<b>Agent</b>	Tierra West LLC
<b>Applicant</b>	A Management Corporation
<b>Request</b>	<b>Site Plan-EPC</b> <b>Variance -EPC to MPOS Buffer</b> <b>Variance - EPC To VPO-1</b>
<b>Legal Description</b>	Lots 2-A and 2-B, a portion of Lots 2-A, 2-B, 2-C and 2-D, (Being a Replat of Tract 2, Cottonwood Crossing Phase II) and Lots 1, 2, 3, 4 5 and 6, Plat of Lots 1, 2, 3, 4, 5 & 6 (Being a Replat of Tracts 14-A & 14-B Black Ranch), Cottonwood Crossing Phase II
<b>Location</b>	located east of Coors Blvd. NW, at the intersection of Coors Blvd. NW and 7 Bar Loop Rd. NW
<b>Size</b>	10-acres
<b>Zoning</b>	MX-L, MX-T, NR-PO-B

**Staff Recommendation**

***APPROVAL of SI-2023-01402, based on the Findings beginning on page 43 and subject to the Conditions of Approval beginning on page 52.***

***APPROVAL of VA-2023-00315 (MPOS), based on the Findings beginning on page 43.***

***APPROVAL of a Portion and DENIAL of a portion of VA-2023-00314 (VPO-1), based on the Findings beginning on page 43.***

**Staff Planners**  
**Megan Jones, Senior Planner**  
**Seth Tinkle, Planner**

**Summary of Analysis**

The request was deferred for two months from the October 19, 2023 EPC hearing to the December 21, 2023 hearing. This is a three-part request for: 1) a new Site Plan that would facilitate mixed use development of townhomes, cannabis retail, an office building, and a restaurant, 2) a Variance to the Coors Blvd VPO-1 building height restrictions, and 3) a Variance to Major Public Open Space edge buffer requirements. This request is contingent upon approval of the associated Zone Change and Major Amendment being reviewed prior to this (RZ-2023-00028, SI-2023-01377).

The EPC is reviewing this request because the subject site is over 5 acres and adjacent to Major Public Open Space pursuant to IDO Subsection 14-16-6-6(J) and due to the presence of Sensitive Lands pursuant to 14-16-6-5(G).

The subject site is in an Area of Change and Area of Consistency and lies within 660' of the Seven bar Loop Rd. and Coors Blvd. Major Transit Corridors. The applicant notified property owners within 100 feet of the subject site as required. A post-submittal facilitated meeting was held on December 6, 2023 with members of the Bosque del Acres NA. The NA is in opposition to the Variance requests and has concerns about light pollution.

The request for a Site Plan-EPC meets the criteria in IDO 14-16-6-6(I)(3); the request is consistent with a preponderance of applicable Comp Plan goals and polices. The request for a variance to Coors Blvd. VPO-1 building height requirements partially meets review and decision criteria in IDO 14-16-6-6(N)(3) and staff recommends approval of the variance requests on Cannabis Retail Building B and Townhome Group 6 and recommends Denial of the variance to the Restaurant Building C due to self-imposed architectural features. The MPOS edger buffer requirements partially meets review and decision criteria in IDO 14-16-6-6(N)(3) and staff recommends approval.

Staff has crafted conditions of approval for the Site Plan to create compliance and provide clarity for the future.









## IDO ZONING MAP

Note: Gray shading  
Indicates County.



1 inch = 250 feet

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12/21/2023

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VA-2023-00315

Zone Atlas Page:  
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## LAND USE MAP

Note: Gray shading  
Indicates County.

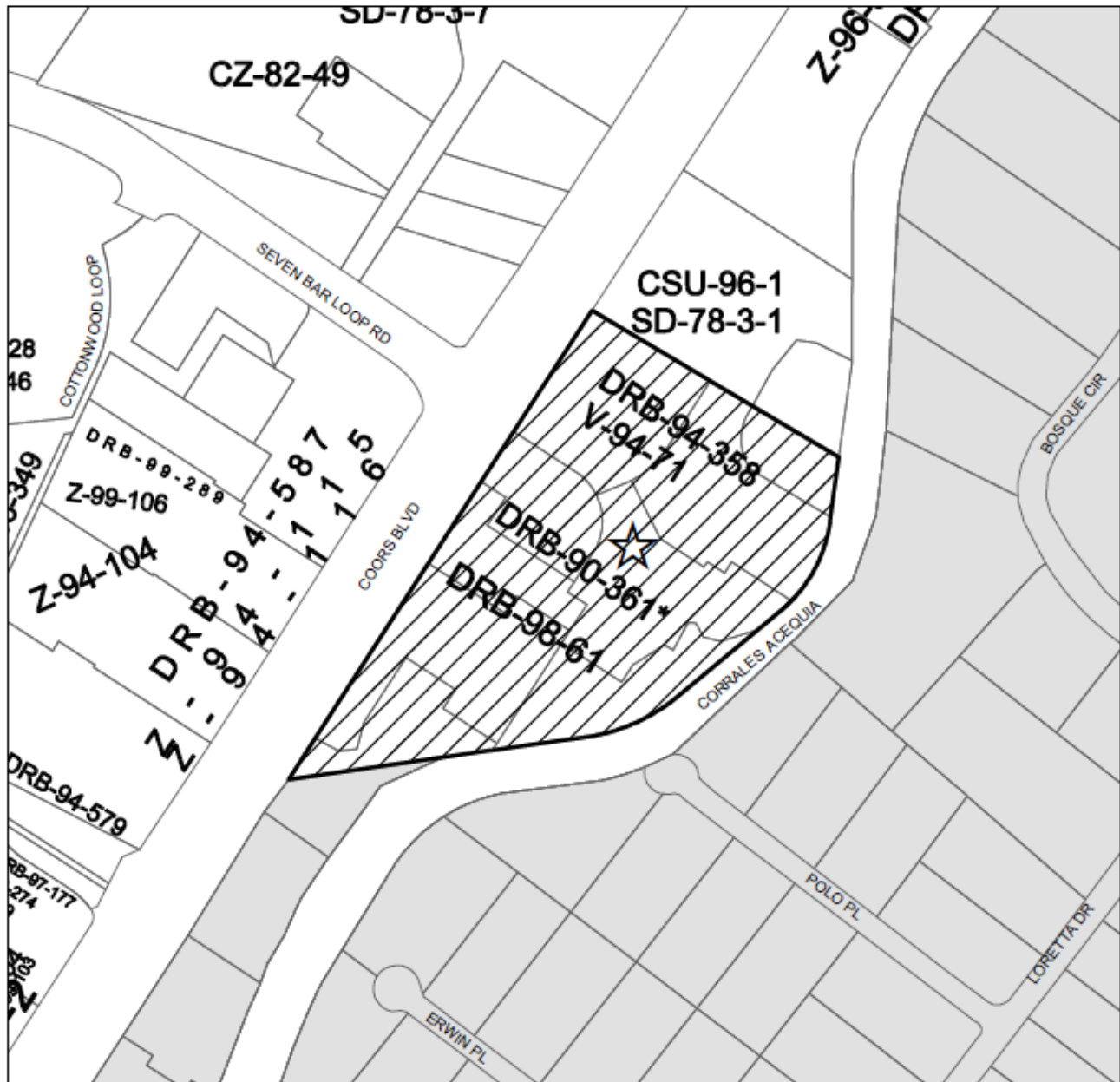
Key to Land Use Abbreviations	
LDRES   Low-density Residential	APRT   Airport
MULT   Multi-family	TRANS   Transportation
COMM   Commercial Retail	AGRI   Agriculture
CMSV   Commercial Services	PARK   Parks and Open Space
OFC   Office	DRNG   Drainage
IND   Industrial	VAC   Vacant
INSMED   Institutional / Medical	UTIL   Utilities
ED   Educational	CMTY   Community
	KAFB   Kirtland Air Force Base



1 inch = 250 feet

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## HISTORY MAP

Note: Gray shading indicates County.



1 inch = 250 feet

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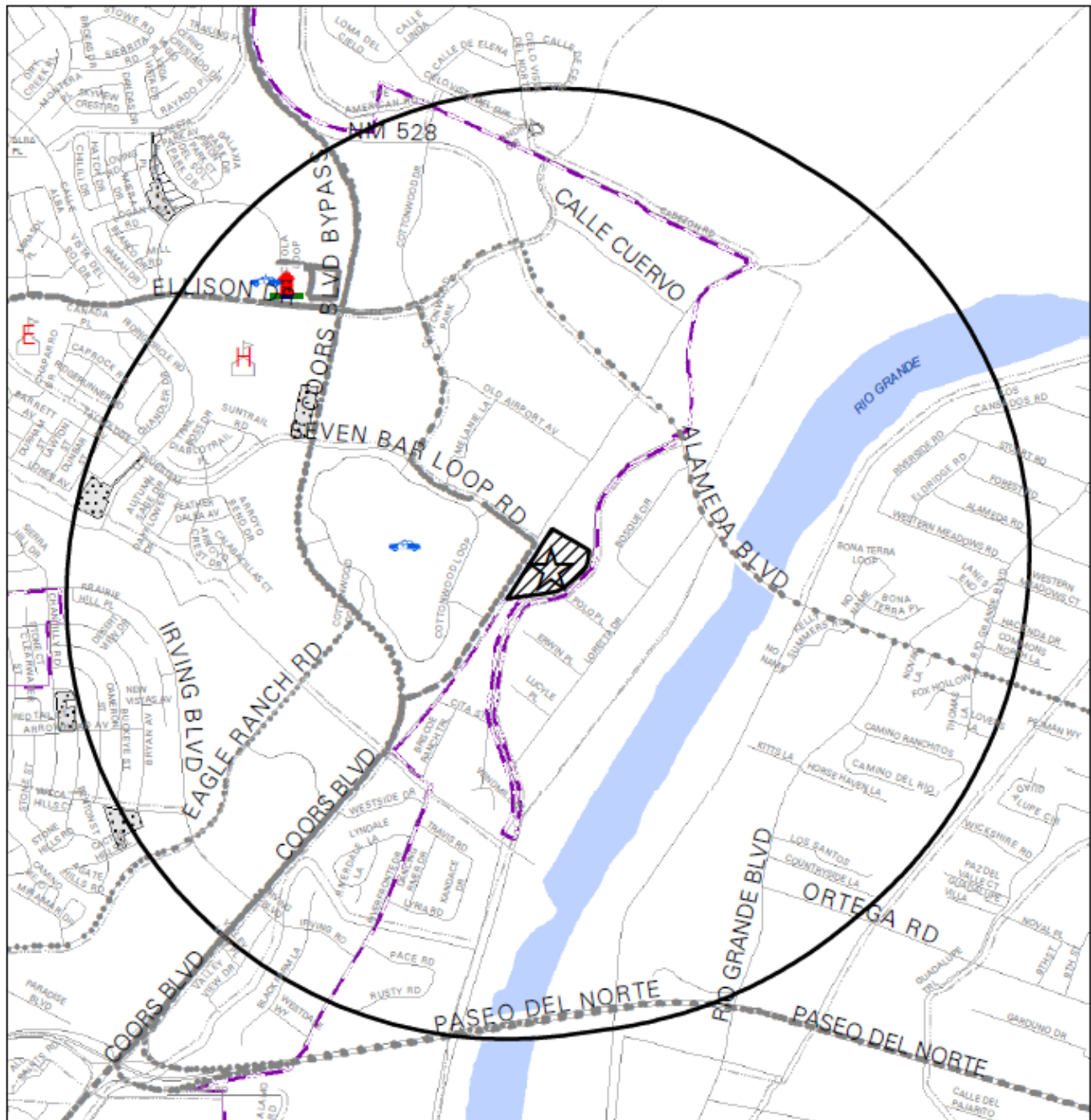
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**Public Facilities Map with One-Mile Buffer**

- |                      |             |                          |                             |
|----------------------|-------------|--------------------------|-----------------------------|
| Community Center     | Fire        | Public School            | Landfill designated by EHD  |
| Multi-Service Center | Police      | Proposed Bike Facilities | Landfill Buffer (1000-feet) |
| Senior Center        | Sheriff     | ABQ Ride Route           | Developed City Park         |
| Library              | Solid Waste | Albuquerque City Limits  | Undeveloped City Park       |
| Museum               |             |                          | Developed County Park       |
|                      |             |                          | Undeveloped County Park     |



0 0.5 1 Miles



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## **I. INTRODUCTION**

*Surrounding zoning, plan designations, and land uses:*

	<b>Zoning</b>	<b>Comprehensive Plan Area</b>	<b>Land Use</b>
<b>Site</b>	MX-L MX-T & NR-PO-B	Area of Change & Consistency	Vacant, Restaurant, commercial services
<b>North</b>	MX-T/MX- L/MX-M	Area of Change	Commercial retail & services
<b>South</b>	Bernalillo County A-1	Unincorporated Area	SF homes
<b>East</b>	Bernalillo County A-1	Unincorporated Area	SF homes
<b>West</b>	MX-M/NR- BP/NR-C	Area of Change	Commercial retail & services

### ***Request***

This is a three-part request for 1) a new Site Plan-EPC, 2) a Variance-EPC to Coors Blvd. VPO-1, and 3) a Variance - EPC to the MPOS Edge Buffer Requirements on Lots 2-A and 2-B, a 3.1 acre portion of Lots 2-A, 2-B, 2-C and 2-D, (Being a Replat of Tract 2, Cottonwood Crossing Phase II) and Lots 1, 2, 3, 4 5 and 6, Plat of Lots 1, 2, 3, 4, 5 & 6 (Being a Replat of Tracts 14-A & 14-B Black Ranch), Cottonwood Crossing Phase II, located east of Coors Blvd. NW, at the intersection of Coors Blvd. NW and 7 Bar Loop Rd. NW, approximately 10-acres (the “subject site”).

The applicant is requesting:

- 1) A new Site Plan, which would facilitate mixed use development of townhomes, cannabis retail, office, and a restaurant on lots 2-A and 2-B containing approximately 3.1 acres of the subject area.
- 2) a Variance of 39-feet from the 45-foot edge buffer requirement between Major Public Open Space (MPOS) sites and development pursuant to IDO 14-16-5-2(J)(2). The applicant has coordinated with City Open Space during the 2-month deferral period to discuss mitigation efforts for development adjacent to the MPOS Site. City Open Space Division agrees with a 6-foot buffer and required 6-foot wall between the MPOS site and the proposed development.
- 3) A Variance to the Coors Blvd. View Protection Overlay zone (VPO-1) Building and Structure Height (View Plane) requirements pursuant to IDO section 14-16-3-6(D)(4)(b) on Building A, Building C, and Townhome Group 6, three of the nine proposed buildings on site.

Review and decision of the Site Plan and associated Variance requests are contingent upon approval of the Zone Change and Major Amendment, being reviewed prior to this request. This request should not proceed until the associated requests are decided.

Staff has crafted conditions of approval to create compliance with applicable IDO standards and to provide clarity for the future. See Sections III, IV and V of this report for more details.

### ***EPC Role***

The EPC is hearing the Site Plan request due to the presence of sensitive lands. The subject site's location in a special flood hazard area, adjacency to an MPOS archeological site, and an AMAFCA Arroyo channel (the Corrales Acequia) requires EPC review and approval according to IDO 14-16-5-2(C) Site Design to Avoid Sensitive Lands. The EPC is also required to review development on sites 5-acres or greater adjacent to Major Public Open Space pursuant to IDO 14-16-6-6(I)(1)(a).

The EPC is hearing the Variance – EPC request to MPOS edge Buffer requirements pursuant to IDO section 14-16-6-6(N)(1)(a), which states that all requests for Variances from any Development Standard in the IDO shall be requested as part of a Site Plan – EPC. The application for a Variance – EPC request to VPO-1 standards is being reviewed and decided by the EPC pursuant to IDO section 14-16-6-6(N)(1)(b), which states that all Building and Structure Height variances to VPO-1 shall be reviewed and decided by the EPC.

The decision-making body may impose conditions necessary to ensure compliance with the development standards of this IDO via the Site Plan-EPC Review and Decision Criteria of IDO Section 14-16-6-6(I).

The EPC is the final decision-making body unless the EPC decision is appealed. If the EPC decision is appealed, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to City Council. The City Council would then make the final decision.

### ***Context***

The subject site is part of a larger commercial development on the east side of Coors Blvd. NW at Seven Bar Loop Rd.

Immediately west of Coors Blvd., across from the subject site, is the Cottonwood Employment Center. The surrounding area is predominantly commercial retail and service uses, including the Cottonwood Mall. The northwestern corner of Coors and Seven Bar Loop intersection is developed with additional retail and restaurant uses.

To the south of the subject site are Bernalillo County A-1 zones with a Special Use Permit for Shopping Centers with commercial and retail services and single-family residential.

Abutting the proposed development on Lots 2-A and 2-B to the north is the Black Ranch Major Public Open Space (MPOS) that was donated to the City of Albuquerque in 2004 (see attachments). The donation was done with the understanding that the archaeological site would not impede or prevent commercial development on the rest of the shopping center property. The Black Ranch is a documented Ancestral Pueblo site of both modern and pre-European contact significance and contains surface and sub-surface artifacts and features that require careful protection.



North of the subject site is a variety of commercial service and restaurant uses. Abutting the site to the east is the Corrales Acequia, a recognized AMAFCA Drainage channel and further to the east of the site is unincorporated Bernalillo County residential.

### ***History***

The subject site is part of a larger commercial development on the east side of Coors Boulevard NW at Seven Bar Loop that was originally approved by the EPC (Project #1002792).

In 2003, the EPC approved a Site Development Plan for Subdivision (03EPC-01085) and a Site Development Plan for Building Permit (03EPC-01086) for all or a portion of Tracts 14-A and 14-B, Black Ranch, zoned SU-1 for C-1 & Restaurant with full-service liquor O-1. The Site Plan for Subdivision included four buildings on the property closest to Coors Boulevard, future building pad locations that were mass graded, installation of a drainage facility, and preservation of the remaining intact portion of the Calabacillas Pueblo Ruin in the northeast corner of the property.

In 2004 (04AA-00222) – approximately one month after receiving final sign-off by the Development Review Board, an Administrative Amendment was approved, which replaced the original Japanese restaurant building with a multi-tenant commercial building and adjusted parking.

In 2003, 03EPC-02034 to 03-EPC-02037 – While the first site plan approval was being finalized through the DRB process and the first Administrative Amendment was being approved, a zone change and Sector Development Plan amendment were approved to adjust the zoning boundaries of the site to provide “one uniform zone category except for the archaeological and ponding sites.” It does not appear that the zone change was finalized on the zoning map even through the required replat of the property was completed. The associated Site Development Plans provided more details on development of the eastern portion of the property, adjusted lot lines for each pad site, and noted which lots were subject to the earlier approvals.

In 2005, 05AA-00819 – An Administrative Amendment was approved to replace the multi-tenant commercial building approved by the March 2004 amendment with a fast-food restaurant and drive-through. The restaurant is located immediately southwest of the subject site.

In 2006, 06AA-00053 – This amendment replaced a drive-through restaurant originally proposed to the northeast of the subject site with a credit union.

PR-2021-005816 – This was a Major Amendment to the controlling Site Plan and a Variance EPC approved by the EPC in November 2021. The amendment was to develop Lot 2-C with a car wash instead of the prior approved parking lot and a variance of 33% reduction to the 50% landscape coverage requirement for the setback along Coors Boulevard CPO-2.

PR-2023-009105 - RZ-2023-00028, SI-2023-01377 – A request for a Zoning Map amendment to relocate the floating zone line on the subject site and major amendment to allow the proposed uses associated with this request are being reviewed and decided by the EPC at the December 21, 2023 hearing, prior to this request.

*7 Bar Ranch Sector Development Plan- Rank III Sector Plan –*

The 7 Bar Ranch Sector Development Plan, rescinded in 2018, was adopted in 1982, and revised in 1985, 1990, and 1994. The plan provided policy and guidelines for the design of Coors Boulevard. The Plan area encompassed approximately 1,100 acres of land which were accessed by Coors Boulevard to the south, McMahon Boulevard to the west, State Road 528 and Corrales Road to the north, and Alameda Road and Rio Grande to the east. The Plan defined the subject site as zoned SU-1 for C-1 Uses. However, the zoning was amended in 1996 to allow SU-1 for C-1 and Restaurant with Full-Service Liquor 0-1. The Plan contained minimal design standards

*First Amendment to Declaration of protective covenants, restrictions and grant of easements -*

On March 26, 2021, Lot 1, within the controlling site development plan for subdivision was donated to the City of Albuquerque to be used as open space. The Lot is a protected archeological site zoned NR-PO-B (MPOS). With the donation, the special warranty deed which includes the “First Amendment to Declaration of Protective Covenants, Restrictions and Grant of Easements” was transferred to the City of Albuquerque and is intended to run with the Land and be a binding document. The Amendment granted the property owner and surrounding tracts more development flexibility and was created with the intention that the archaeological site would not prevent commercial development on the adjacent tracts within the shopping center. The declaration states “the Premises shall be used only for retail purposes, restaurant, brew pubs, office, hotel, motel, financial institution, multi-family residential development or self-storage units on Lots 2A and 2B only, and other uses commonly found in or in close proximity to a first-class mixed-use development.” Although the Amendment permits the listed development adjacent to the Site, Construction Compatibility for building standards concerning design, color, treatments, and exterior materials shall follow all applicable City Ordinances and the perimeter wall on the east side of Lots 2A and 2B and of developed Lots immediately adjacent to the Corrales Main Canal shall match the existing permitter wall on Lot 6 (see attached warranty deed).

This is a private agreement between the property owner and the City Parks and Recreation Department, therefore IDO regulations and standards still apply to the site.

***Transportation System***

The Long-Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies the functional classification of roadways.

Coors Boulevard NW and Seven Bar Loop Road NW are classified as Major Transit Corridors.

***Comprehensive Plan Designations***

The subject site is within 660-feet of the Coors Boulevard and Seven Bar Loop Major Transit Corridors as designated by the Comprehensive Plan. Major transit corridors are intended to be served by high frequency and local transit (e.g., Rapid Ride, local, and commuter buses). These corridors should prioritize transit above other modes of transportation to promote a convenient and efficient transit system. Walkability in these corridors is key to providing a safe environment for walkers, cyclists, and transit users.

The subject area is within an Area of Change and adjacent to an Area of Consistency. It is not within any Activity Centers, but the Cottonwood Employment Center is adjacent to the subject area across Coors Blvd. to the west. Employment Centers prioritize opportunities for industrial and business



districts supported by retail and residential uses. Employment Centers tend to be auto-oriented and need to provide excellent access for trucks and connections to freight networks.

### ***Overlay Zones***

The subject site is within the boundaries of the Coors Boulevard Character Protection Overlay Zone (CPO-2) and View Protection Overlay (VPO-1).

The purpose of the Character Protection Overlay (CPO) zone is to preserve areas with distinctive characteristics that are worthy of conservation but are not historical or may lack sufficient significance to qualify as Historic Protection Overlay (HPO) zones. See analysis in Section II of this report.

The purpose of the View Protection Overlay (VPO) zone is to preserve areas with unique and distinctive views that are worthy of conservation, such as those from public rights-of-way to cultural landscapes as identified in the ABC Comprehensive Plan, as amended.

### ***Trails/Bikeways***

The Long-Range Bikeway System (LRBS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies existing and proposed routes and trails.

Coors Boulevard has a bike route and a bike lane. Seven Bar Loop Road NW has a bike path and a proposed bike lane. Corrales Acequia NW has a proposed unpaved trail.

### ***Transit***

The subject site is well served by transit. Both the Fixed Route 157 and Commuter Route 96 run north-south on Coors Boulevard and turn west on 7-Bar Loop. The 157 connects the Northwest Transit Center to Kirkland Air Force Base by way of Montano. Route 96 runs from the Walmart at Unser and Southern to Kirkland Air Force Base. As a Commuter it only makes two runs in each of the daily peak hours.

The nearest stop-pair for both routes is at the north entrance to Cottonwood Mall, about 750 feet west of the site. Continued pedestrian access is available.

### ***Public Facilities/Community Services***

Please refer to the Public Facilities Map (page 6), which shows public facilities and community services located within one mile of the subject site.

## ***II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES***

### ***Integrated Development Ordinance (IDO)***

#### ***Definitions***

Acequia: An irrigation ditch operated and maintained by the MRGCD or a community acequia association. See also Irrigation Facility.

Area of Change: An area designated as an Area of Change in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where growth and development are encouraged, primarily in Centers other than Old Town, Corridors other than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Redevelopment Areas.

Area of Consistency: An area designated as an Area of Consistency in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where development must reinforce the character and intensity of existing development.

Cannabis Retail: A retail sales establishment licensed by the State to sell cannabis under Sections 26-2C-1 to 26-2C-42 NMSA 1978. Retail establishments selling cannabis solely for consumption by users with a medical card issued by the State under Sections 26-2B-1 to 26-2B-10 NMSA 1978 (the Lynn and Eric Compassionate Use Act) are considered general retail and are not regulated by this definition. On-site cannabis consumption licensed by the State is considered an incidental activity of cannabis retail. See also General Retail and Commercial On-site Consumption.

Corridor: A street and adjoining land designated in the ABC Comp Plan, as amended, as one of 5 Corridor types designated based on travel modes and development intensity, excluding Commuter Corridors. See also Measurement Definitions for Corridor Area.

Drainage Facility: The system of structures for collecting, conveying, and storing surface and stormwater runoff. Drainage facilities are for surface and stormwater runoff conveyance and containment. These include but are not limited to streams, pipelines, channels, ditches, arroyos, acequias, wetlands, infiltration facilities, retention/detention facilities, erosion/sedimentation control facilities, and other drainage structures and appurtenances, both natural and manmade. On-site drainage ponding areas that manage stormwater generated by uses on the lot are not considered drainage facilities. See also Acequia, Major Arroyo, and Major Utility.

Dwelling, Townhouse

A group of 3 or more dwelling units divided from each other by vertical common walls, each having a separate entrance leading directly to the outdoors at ground level. For the purposes of this IDO, this use is considered a type of low-density residential development, whether the townhouses are platted on separate lots or not. See also Development Definitions for Low-density Residential.

Major Public Open Space: City-owned or managed property that is zoned NR-PO-B or City-managed property that is zoned NR-PO-C, including the Rio Grande State Park (i.e., the Bosque), Petroglyph National Monument, and Sandia foothills. These are typically greater than 5 acres and may include natural and cultural resources, preserves, low-impact recreational facilities, dedicated lands, arroyos, or trail corridors. The Rank 2 Major Public Open Space Facility Plan guides the management of these areas. For the purposes of this IDO, Major Public Open Space located outside the city municipal boundary that is mapped as Open Space in the ABC Comp Plan still triggers Major Public Open Space Edge requirements for properties within the city adjacent to or within the specified distance of Major Public Open Space.

Site Plan: An accurate plan that includes all information required for that type of application, structure, or development.

Special Flood Hazard Area: The land area covered by the floodwaters of the base flood, as defined by the Federal Emergency Management Agency and shown on National Flood Insurance Program maps.

### **Zoning**

The subject area is zoned MX-T (Mixed Use – transition), MX-L (Mixed Use – low intensity), and NR-PO-B (City-owned or Managed Parks), which were assigned upon adoption of the Integrated Development Ordinance (IDO) in May 2018. The western four lots in the subject area are zoned MX-L, the three eastern lots are partially zoned MX-T, and the MPOS site is zoned NR-PO-B.

The purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial areas. Primary land uses include a range of low-density residential, small-scale multi-family, office, institutional, and pedestrian-oriented commercial uses. The three eastern lots are partially zoned MX-T. The purpose of the zone change to re-establish the floating zone line with the Associated Site Plan-EPC would be contingent upon approval of the Final Plat associated with the Site Plan-EPC request.

The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at intersections of collector streets. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors.

The purpose of the NR-PO zone district is to protect the natural character of designated private and public parks and open space for public recreation, use, and enjoyment. Primary uses are open space and related recreation facilities, picnic and other shelters, and service/maintenance facilities. The NR-PO-B zoned lot in the subject area is a protected archeological site to remain undisturbed as part of this request.

Allowable uses are shown in IDO Table 4-2-1.

### ***Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)***

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Change. Areas of Change are places where growth should be directed and is desired.

Applicable Goals and policies are listed below. Staff adds Goals and Policies denoted with an asterisk. Staff analysis follows in bold italics.

#### ***Chapter 5: Land Use***

**Goal 5.1 Centers and Corridors:** Grow as a community of strong Centers connected by a multi-modal network of Corridors.

***The request would facilitate growth of a mixed-use development near an existing employment center and within two major transit corridors. The subject site is within 660-feet of Seven Bar Loop Rd. Major Transit Corridor and along the Coors Blvd. Major Transit Corridor. It is adjacent to the Cottonwood Employment Center, across Coors Blvd. to the west, but not within its boundaries. The request is consistent with Goal 5.1 Centers and Corridors.***



Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

Sub Policy c: Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

*The request would facilitate growth of a restaurant, office, Cannabis-retail, ad townhomes at the intersection of the Coors Blvd. Major Transit corridor and Seven Bar Loop Rd. Major Transit Corridor. Major Transit Corridors are intended to include transit and pedestrian oriented development, which the proposed site plan incorporates. The request would be consistent with the commercial development patterns of the surrounding area, the Center, and Corridors. The request does not guarantee regional growth in a center, but it could encourage employment density on an infill site within a corridor, which is defined as an appropriate area to accommodate growth over time. The request is generally consistent with policy 5.1.1 Desired Growth and Sub-policy C.*

\*Policy 5.1.2 Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

*The subject area is in an Area of Change adjacent to the Cottonwood Employment Center and is within 660-feet of two Major Transit Corridors. The request would facilitate development along a Corridor where growth is desired. The request would facilitate development of appropriate density and scale within the area. The request is consistent with Policy 5.1.2 Development Areas.*

Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

*The request would facilitate a mixed-use development where residents could live, work, shop, and play together because the proposed amendment would allow townhomes, a restaurant, office space, and cannabis retail use on one 3.1-acre portion of the subject site. Therefore, the request is generally consistent with Goal 5.2 Complete communities.*

Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

Sub-policy a: Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

Sub-Policy e: Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

*The request would contribute to a healthy, sustainable, and distinct community because it would facilitate a mixed-use development that would generally be consistent in scale with the surrounding community because it is in the Coors Blvd. CPO-2 which is subject to character*

*protection design standards. The subject site is located on a designated Major Transit Corridor, adjacent to the Cottonwood Employment Center and is conveniently accessible to pedestrians, bicyclists, and transit users nearby via sidewalks and bike routes. The request is generally consistent with Policy 5.2.1 Land Uses and sub-policies a and e.*

\*Goal 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

*The request would generally promote efficient use of land because the subject site is connected to existing infrastructure and public facilities, which the development would utilize. The request is consistent with Goal 5.3 Efficient Development Patterns.*

Policy 5.3.1. Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

*The request would facilitate mixed-use development on an infill site that is located in an area served by existing infrastructure and public facilities. The request is consistent with Policy 5.3.1 Infill Development.*

Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired to ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

*The request would direct growth to an area of change where development is expected and desired while reinforcing the character and intensity of the surrounding area. The site is within the Coors Blvd. Character Protection Overlay zone which would place design standards on properties within the area. The request is consistent with Goal 5.6 City Development Areas.*

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

*The zone change and major amendment would direct future growth to the subject site which is located adjacent to the Cottonwood Employment Center and within the Seven Bar Loop Rd. Major Transit Corridor and along the Coors Blvd. Major Transit Corridor where change is encouraged. Therefore, the request furthers and is consistent with Policy 5.6.2 Areas of Change.*

## *Chapter 8: Economic Development*

Goal 8.1 Placemaking: Create places where business and talent will stay and thrive.

*The request would facilitate a mixed-use development that would bring businesses to an infill site with residential uses. The site is along a designated corridor which could contribute to the businesses thriving near an established Employment center. The request is generally consistent with Goal 8.1 Placemaking.*

Policy 8.1.2 - Resilient Economy: Encourage economic development efforts that improve the quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

*The request would bring a mix of businesses including Cannabis retail, offices, and a restaurant to an infill site with new townhomes. The subject site is at the intersection of two Major Transit Corridors that existing residents in the area have access to. The proposed development could improve quality of life with new uses in the area. The request is partially consistent with Policy 8.1.2 Resilient Economy.*

#### *Chapter 9: Housing*

Goal 9.1 Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

Policy 9.1.1 Housing Options: Support the development, improvements, and conservation of housing for a variety of income levels and types of residents and households.

*The request would facilitate high quality development of 14 townhomes on the subject site. The proposed development is in compliance with IDO development standards and the Coors Blvd. CPO-2, which would help ensure high quality development. The applicant claims that the townhomes will be available at various price points, which could ensure more balanced housing options. The request is generally consistent with Goal 9.1-Supply and Policy 9.1.1 Housing Supply.*

#### **MPOS Facility Plan (Rank II)**

The Major Public Open Space (MPOS) Facility Plan was adopted in 1999 to identify potential open spaces in Bernalillo County. The MPOS Facility Plan (“MPOS Plan”) establishes general policies and area-specific policies regarding management and staffing, vegetation management, revenue, and environmental education. It also contains an inventory of open space (at time of publication), a plant list (Appendix F), a list of potential funding sources (Appendix G), and standards for facility design (Appendix H).

Lot 1 in the subject area is zoned NR-PO-B for MPOS which was donated to the City as an Archeological site. The 3.1-acre subject site is abutting the MPOS site to the south. Although there is a private agreement between the property owner and City Open Space division (see history section) the proposed development is pursuant to MPOS standards and applicable IDO standards for development adjacent to MPOS.

#### **Facility Plan for Arroyos (FPA)- Rank II**

The Facility Plan for Arroyos (1986) establishes guidelines and procedures for implementing Comprehensive Plan goals to create a multi-purpose network of recreational trails and open space along arroyos (FPA, p.11). The Facility Plan for Arroyos (FPA) is a Rank II facility plan that designates some arroyos for further study and development as recreational corridors. The Facility Plan for Arroyos (FPA) contains general policies for all arroyos and seven specific policies for the different classifications of arroyos.

The subject site’s eastern boundary abuts the Corrales Acequia, which was built in 1994 and is classified as the North Coors Drainage - Calabacillas Arroyo Outlet by AMAFCA/MRGCD. The Calabacillas Arroyo was designed as a major Open Space Arroyo and Major Open Space link. Major Open Space Arroyo drainage channels acquired by the City were intended to be maintained by the City. The Calabacillas Arroyo was originally governed by the Cop Plan and the Coors Corridor Sector



Development Plan which is now incorporated in the CPO-2 regulations in the IDO. Major Open Space Links are scheduled for the development of corridor plans which will locate recreational trails forming continuous east/west linkages between peripheral Major Public Open Space according to the FPA (pg. 14). There is a proposed bike path along the Acequia. Additionally, the Cottonwood Crossings detention basin is located adjacent to the subject site of the proposed Site Plan-EPC and zone Change, which is an AMAFCA facility.

### **III. SITE PLAN – EPC**

#### ***Integrated Development Ordinance (IDO) 14-16-6-6(I)(3)- Site Plan-EPC Review and Decision Criteria***

IDO Section 14-16-6-6(J)(3) states that any application for a Site Plan-EPC would be approved if it meets all of the following criteria:

- 6-6(J)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.

***As demonstrated by the policy-based analysis, the request for a Site Plan is consistent with applicable Comprehensive Plan Goals and policies.***

- 6-6(J)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

***The 3.1-acre subject site is zoned MX-L and MX-T and is within the boundaries of the controlling Site Plan for Subdivision.***

- 6-6(J)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

***The Site Plan complies with applicable development standards of the MX-L and MX-T zone districts and the Coors CPO-2. The applicant is requesting a variance to Coors Blvd. VPO-1 Building height restrictions for three of the nine buildings associated with this request. The Site Plan will be conditioned to comply with all applicable provisions of the IDO, the DPM, other adopted City regulations, including any development standards in the controlling site plan for subdivision. The applicant will be submitting the site plan to the DHO for sketch plat for re-platting of the subject site to correspond with the associated zone change heard prior to this request (RZ-223-00028).***

- 6-6(J)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

***The applicant has demonstrated that a TIS in underway which would ensure negative impacts to the surrounding transportation infrastructure. The subject site has adequate sidewalk infrastructure. The Site Plan will be required to be approved by various city divisions which demonstrate that the City's existing Infrastructure has adequate capacity to serve the proposed development.***

- 6-6(J)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

*The proposed Site Plan demonstrates that it would mitigate impacts on the surrounding sensitive lands. The adjacent Corrales Acequia (AMAFCA North Coors Drainage - Calabacillas Outlet) would be maintained through MX-T zone district boundary and is required to be compliant with the Irrigation Facility (Acequia Standards) pursuant to IDO section 14-16-5-2(G). AMAFCA provided comments stating that grading, drainage, and retention walls would not be allowed in the Corrales Acequia easement prior to approval by AMAFCA and MRGCD.*

*The proposed development is adjacent to the Cottonwood crossings Detention basin to the south, which is classified as a FEMA floodway zone, therefore the grading and drainage plan will be required to be in compliance with applicable standards to mitigate potential impacts.*

*The MPOS archeological site is abutting the northern edge of the proposed development. The applicant is working with City Open Space Division to mitigate potential impacts on the protected MPOS archeological site through the requested Variance to MPOS edge buffer requirements by providing a 6-foot buffer, an access easement, and wall.*

*The development is required to be compliant with MPOS standards. Recommended Conditions of approval are to ensure the proposed Site Plan would mitigate adverse impacts on the surrounding area to the greatest extent possible.*

- 6-6(J)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

*The subject property is not within the boundaries of an approved Master Development Plan, but it is within the boundaries of a previously approved Site Plan for subdivision, which is being amended as a part of this request to include the proposed uses.*

- 6-6(J)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development would not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

*The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required.*

**A. Request**

This proposed Site Plan would facilitate development on an approximately 3.1-acre site known as Lot 2-A and Lot 2-B, Cottonwood Crossing Phase II, located within the boundaries of the existing Site Plan for Subdivision at the intersection of Coors Blvd. and Seven Bar Loop, adjacent to the Corrales Acequia to the east, a protected Archeological Site to the north, and a detention pond to the south. The proposed development would be adjacent to existing restaurants, a car wash and a bank to the west.

The Site Plan would facilitate mixed use development including:

- 5,040 SF Office Building,
- 4,752 SF (8,121 GFA) Cannabis retail Building,
- 4057 SF Restaurant Building,
- and 14 Townhomes ranging in size from 1,534 SF to 2,256 SF.

The Site Plan includes required Parking, Landscaping, and associated site work, which are pursuant to IDO development standards pursuant to MX-T and MX-L zone districts, MPOS Edge Buffering requirements, and development adjacent to Irrigation Facilities. DPM standards will be reviewed as part of the DFT final-sign off.

The Site Plan is required to comply with all applicable provisions of the IDO, the DPM, other adopted City regulations, and any other terms and conditions specific to the subject site in a prior approval. If approved by the EPC, the proposed site plan would be required to be submitted to the Development Facilitation Team (DFT) for final sign-off before obtaining a building permit.

The EPC is reviewing this request pursuant to IDO section 14-16-5-2(C) Site Design to Avoid Sensitive Lands. The subject site is located adjacent to a special flood hazard area, a designated MPOS/archeological site, and an Irrigation Facility (North Coors Drainage-Calabacillas Outlet/Corrales Main Acequia). The Site Plan requires a Sensitive Lands Analysis which shall demonstrate that the Site design avoids locating development on sensitive lands (see subsection B below).

The site plan and related drawings were revised based on Comments received prior to and during the 2-month deferral period and were received on November 30, 2023. The decision-making body may impose conditions necessary to ensure compliance with the development standards of the IDO via the Site Plan-EPC Review and Decision Criteria of IDO Section 14-16-6-6(J).

Staff has crafted conditions of approval to create compliance as needed and to provide clarity for the future.

**B. Review of Proposed Site Plan**

***IDO 14-16-3-4(C) Coors Boulevard Character Protection Overlay, CP0-2***

The subject site is within the Boundaries of CPO-2 so the Site design shall comply with all standards in IDO 3-4(C). The applicant has demonstrated that all CPO-2 requirements have been met via the proposed Site Plan.

***IDO 14-16-3-6(D) Coors Boulevard View Protection Overlay, VPO-1***

The Site Plan is within the boundaries of VPO-1 so the applicant shall demonstrate that all development is in compliance with IDO section 3-6(D)(4) Building and Structure Height, Bulk, and Massing.

The applicant provided a View Analysis which demonstrated that all proposed buildings are in compliance with Building Bulk and massing requirements. Building A is in compliance with height requirements, but Buildings B, C, and townhome group 6 are not in compliance. The applicant is requesting a Variance-EPC with the request for the three buildings. (See Section V for details).

***IDO 14-16-5-2 Site Design & Sensitive Lands***

Pursuant to IDO Section 5-2(C)(1) the site design process shall begin with an analysis of site constraints related to sensitive lands. The site analysis shall be included with applications for Subdivision or Site Plan. The site analysis shall be reviewed by relevant staff from Hydrology, Parks and Recreation, Historic Preservation, the City Forrester, and/or the City Archaeologist, depending on the type(s) of sensitive lands on the site.

Development of the proposed Site Plan would be located adjacent to a protected MPOS archeological site to the north, the AMAFCA North Coors Drainage/Calabacillas Arroyo Outlet (known as the Corrales Acequia) to the east, and FEMA Flood zone A (detention Pond) to the south. A site analysis shall be included with application for subdivision or Site Plan demonstrating that sensitive lands would be avoided, which the applicant has provided (see attachments).

To the maximum extent practicable, new subdivisions of land and site design shall avoid locating development, except for open spaces and areas that would not be disturbed during the development process, in the following types of sensitive lands:

**5-2(C)(2)(a) Arroyos**

*The Calabacillas Outlet Runs adjacent to the subject site to the east, known as the North Coors Diversion Channel off of the Calabacillas MPOS Arroyo. The Drainage easement is also known as the Corrales Acequia.*

**5-2(C)(2)(b) Floodplains and Special Flood Hazard Areas**

*IDO section 5-4(F)(1)(b) requires lots within floodplains or Special Flood Hazard Areas to comply with Article 14-5 of ROA 1994 (Flood Hazard and Drainage Control), the DPM, and the requirements of the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA). Grading in a Special Flood Hazard Area (i.e., flood zones or FEMA's Zone A designation)*



*requires an approved grading and drainage plan, a Floodplain Development Permit, and applicable financial guarantees for permanent public improvements, pursuant to the DPM.*

*New subdivisions and site design shall avoid locating development in Floodplains and Special Flood Hazard Areas, that will not be disturbed during the development process pursuant to IDO 14-16-5-2 Site Design 7 Sensitive Lands.*

*The subject site is adjacent to a Special Flood Hazard Area (see definitions). The site is located adjacent to a detention basin, which is a FEMA Special Flood Hazard Area Floodway “A” – with a Base Flood Elevation or depth and a regulatory floodway.*

*The applicant shall address comments from AMAFCA regarding drainage to existing AMAFCA facilities, which requires AMAFCA and MRGCD approval prior to DFT final-sign off.*

#### **5-2(C)(2)(c) Irrigation Facilities (acequias)**

##### **IDO 5-2(G) Irrigation Facility (Acequia) Standards**

*All site development and applicable requirements of Article 14-5 of ROA 1994 (Flood Hazard and Drainage Control) and the DPM. Via the proposed site plan, the development meets all applicable standards in IDO 5-2(G). No structures or vegetation are within 5-feet of the irrigation facility.*

*The Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) has provided several comments stating that the applicant would be required to work with AMAFCA to address comments prior to receiving final sign-off from the DFT. Comments from AMAFCA are attached. Development issues include:*

- a new storm drain penetration into AMAFCA’s regional drainage facility, which is subject to review and approval of AMAFCA’s Board of Directors as AMAFCA is to assume maintenance of the pipe penetration into the facility via a Turnkey Agreement,*
- There does not appear to be any on-site stormwater quality treatment and the City does not allow development to utilize AMAFCA drainage/irrigation facilities as their first flush. This would require AMAFCA approval.*
- There appears to be grading within the existing AMAFCA & MRGCD Access Easement to the east for the Corrales Main, this will not be allowed without approval from AMAFCA and MRGCD. Any modification to the grading must allow for the agencies’ continuous access to the facility.*

#### **5-2(C)(2)(d) Large stands of mature trees**

*There are no large stands of mature trees on the subject site.*

#### **5-2(C)(2)(e) Riparian Areas**

*There are no riparian areas on the subject site.*

**5-2(C)(2)(f) Rock outcroppings**

*There are no rock outcroppings on the subject site.*

**5-2(C)(2)(g) Significant archaeological sites**

*The proposed development abuts an archaeological site to the north known as Lot 1 Plat of Lots 1, 2, 3, 4, 5 & 6, Cottonwood Crossing Phase II, zoned NR-PO-B. The lot was donated to the City of Albuquerque in 2021 to be utilized as MPOS to protect the site. The lot is within the controlling site development plan for subdivision.*

*See the following section which details MPOS development standards.*

**5-2(D) ARCHAEOLOGICAL SITES**

*A “Certificate of No Effect” from the City of Albuquerque was issued on March 29, 2023 for Lots 2-A and 2-B, therefore these standards do not apply to the proposed development.*

**5-2(J) MAJOR PUBLIC OPEN SPACE EDGES**

*The proposed development is required to meet the standards withing IDO section 14-16-5-2(J) for lots adjacent to MPOS sites and within 330-feet of an MPOS site. The subject site abuts Lot 1, the MPOS site. Approvals from City Parks and Recreation Open Space division are required prior to DFT final sign off.*

*The Open Space Division included several comments with concerns about the proposed development. The main issues include:*

- *How the development would affect the MPOS in terms of drainage and erosion of the site;*
- *If the intention of the Amendment gives the property owner permission to avoid IDO regulations regarding development adjacent to NR-PO-B, including buffers;*
- *The lack of access to the archeological site if the proposed site plan is approved*

*Over the 2-month deferral period, the applicant has met and agreed upon mitigation efforts with City Open Space. The applicant has requested a variance to edge buffer requirements (See section IV of this report), but is in compliance with the remaining MPOS standards pursuant to IDO section 14-16-5-2(J) for landscaping, outdoor lighting, color, signs, etc. Where compliance is not evident a condition of approval has been applied.*

**5-2(C)(2)(h) Steep slopes and escarpments**

*There are no steep slopes greater than 9% on the subject site, but slopes within the AMAFCA Easement east of the proposed development, bordering the AMAFCA Drainage Outlet shall remain undisturbed via AMAFCA comments attached. The Site Plane provides adequate*

*buffering. The development is out of the AMAFCA easement was noted on the Site Plan. Also see attached photos provided by the applicant).*

**5-2(C)(2)(i) Wetlands**

*There are no wetlands on the subject site.*

***Site Plan Layout/Configuration***

The proposed site plan is located within the 10-acre controlling Site Plan for Subdivision at the intersection of Coors Blvd and Seven Bar Loop. The proposed Development contains approximately 3.1 acres across Lots 2-A and 2-B zoned MX-L and MX-T which allow for mixed use development. The lots will be re-platted upon the approval of the associated zone change to reflect the center line of the proposed access road between the MX-T and MX-L zone districts.

This proposed development contains:

- 14 townhomes on the MX-T zoned portion of the site, adjacent to the Corrales Acequia Drainage easement and Lot 1 containing the MPOS Archeological Site Owned by the City. Four of the townhomes are on the southernmost portion of the site.
- A restaurant building on the northwest portion of the site along a private access road within the site and abutting the archeological site, Lot 1, to the east
- A cannabis retail building at the center of the MX-L zoned portion of the site
- An office building on the southern portion of the site, along Seven Bar Loop, adjacent to proposed townhomes on the southernmost edge of the MX-T zoned lot

The site Contains proposed parking throughout for each of the uses and new landscaping.

***Pedestrian, Bicycle and Transit Access***

Proposed Access & Connectivity Standards are pursuant to IDO 14-16-5-3(C) General Access and Circulation.

The request would not change any existing infrastructure that would affect pedestrian bicycle or Transit Access along Coors Blvd. or Seven Bar Loop Rd. There is adequate sidewalk infrastructure along the boundaries of the subject area along these roadways.

New sidewalks are proposed around perimeter of each of the proposed buildings, but not any that lead to the townhome development.

The Site Plan proposes crosswalks on the northern portion of the site between the Cannabis retail building and the restaurant building, and from the existing sidewalk from the private access road off of Seven Bar Loop. The site Plan provides crosswalks at the two new drive access points to the site pursuant to IDO 14-16-5-3(D)(3)(c) Materials to Alert Motorists.

***Vehicular Access, Circulation and Parking***

The proposed Site Plan is pursuant to IDO 14-16-5-5 Parking and Loading.

The site plan proposes two drive access points to the site, from Seven Bar Loop and one off of the Private access road into the site, which connect to four proposed parking lot areas.

**Off Street Parking Requirements:**

- The Site Plan proposes 130 new parking spaces, including ADA parking, exceeding the required 98 space parking requirement.

The proposed site plan meets parking requirements pursuant to IDO table 5-5-2 for Office, Cannabis retail, restaurants and townhomes although the applicant is requesting shared parking between the Cannabis Retail and restaurant buildings. A shared parking agreement shall be provided by the applicant Pursuant to IDO 14-16-5-5(C)(5)(b) Shared Parking Reduction.

**Bicycle Parking:**

- The site plan proposes three new bike racks totaling 11 bicycle parking spaces, which is required for the proposed uses. One bike rack is located at each of the proposed buildings. Townhomes do not require bicycle parking.

***Landscaping, Buffering and Screening***

Landscaping complies with IDO Section 14-16-5-6(D) Landscaping, Buffering, and Screening.

The Landscape Plan includes the proposed location and type of trees and ground cover being provided. A fully automated irrigation system would be used to irrigate the trees, shrubs and groundcover planting areas and maintenance for landscape and irrigation would be the responsibility of the owner.

**The proposed Landscape Plan includes:**

- Parking lot landscaping pursuant to 5-6(F) Parking lot Landscaping
- A Landscaping area along the eastern portion of the Cannabis retail building that connects to the Office building.
- A landscaping area on the eastern portion of the office building.
- A landscape area around the perimeter of the restaurant building,
- There are several other strips of landscaping near the townhomes.
- Only trees and shrubs selected from the Official Albuquerque Plant Palette pursuant to IDO 5-6(C)(4)(b)

Landscape Area Coverage exceeds IDO minimum landscaping requirements. The proposed landscape plan includes:

- 17,483 SF Total Landscape area
- 7,138 SF of Coverage
- 54,574 SF of Live plant coverage.

***Walls and Fences***



Designs for walls and fences are pursuant to IDO 14-16-5-7 development standards.

There is an existing wall around the perimeter of the subject sites eastern and southern boundary which are to remain. The perimeter wall on the east side of Lots 2A and 2B and of developed Lots immediately adjacent to the Corrales Main Canal shall match the existing permitter wall on Lot 6 pursuant to the Special Warranty Deed for the site (see attached).

There is a wall proposed around the MPOS site (lot 1) which is required pursuant to IDO 14-165-7(E)(4) Walls Adjacent to Major Arroyos or Major Public Open Space. Pursuant to IDO section 14-16-5-6(F)(3), Walls Abutting Major Public Open Space: A 6-foot-high wall is required a between a parking lot and MPOS or Shrubs and trees sufficient to act as a screen at least 4 feet high and at least 75 percent opaque.

The proposed dumpster enclosure includes a wall. Materials and colors shall be specified on the site plan

### ***Building Design & Architecture***

Building Design Standards are consistent with the IDO section 14-16-5-11 Building Design. The Site Plan is required to comply with the CPO-2 and VPO-1 development standards.

The applicant has provided elevations for the development which specifies height, colors, and materials, etc. (see attachments).

- Maximum building heights shall be in compliance with the Coors Blvd. VPO-1 for all proposed buildings.

The applicant is requesting a variance to VPO-1 standards pursuant to IDO section 14-16-6-6(N)(1)(b) for the Cannabis Retail Building, Restaurant Building, and a portion of the townhomes (townhome group 6). Please see section V of this report for information on the propose Variance.

The Office Building and remaining townhome groups 1-5 are in compliance with building height requirements.

- Pursuant to IDO 14-16-5-2(J)(1)(e) colors of development shall blend with the natural environment. The proposed color pallet is grey and white.
- Pursuant to Coors Blvd. CPO-2 standards, the use of colors that contrast with the predominant color of the building is limited to 10 percent of each façade, which the elevations are compliant with.

### ***Signage***

No new signage is proposed.

### ***Lighting***

New building mounted fixtures are proposed on the Office, Cannabis Retail, and Restaurant buildings and shall be compliant with IDO 14-16-5-8 Outdoor and Site Lighting.

***Grading & Drainage Plan***

The site is located adjacent to a Special Flood Hazard Area (Flood Zone A). Pursuant to IDO 5-2(C) Site Design to Avoid Sensitive Land, a site analysis shall be included with application for subdivision or Site Plan, which the applicant has provided (see attachments).

The conceptual grading and drainage plan depicts drainage to the AMAFCA Hard Channel - North Coors Drainage - Calabacillas Outlet and has limited discharge capacity, but comments received from AMAFCA state that the applicant will need approval from AMAFCA for this to be allowed. Drainage from private developments to AMAFCA drainage facilities are not typically allowed.

Other flows are routed via surface and underground drainage facilities and the first flush and sediment areas are captured in the pond located on Lot 3, which AMAFCA would like the applicant to receive approvals for prior to a final G&D plan. Additional retained areas are proposed in the landscape areas to capture and assist with some of the water harvesting for the project.

***Utility Plan***

The applicant provided a Conceptual Master Utility Plan showing any existing overhead utilities, sanitary sewer lines, meter lines, and storm sewer lines.

***IV. VARIANCE – EPC, MPOS Edge Buffer Requirements***

***Request***

The applicant is requesting a variance of 39-feet from the required 45-foot minimum landscape buffer for lots of any size adjacent to Major Public Open Space (MPOS). The variance would allow a 6-foot landscape buffer between the MPOS lot and the proposed development, which the City Open Space division agrees with.

**Variance request to IDO 14-16-5-2(J)(2) Lots Adjacent to Major Public Open Space**

5-2(J)(2)(a) Lots of Any Size: Development on lots of any size adjacent to Major Public Open Space shall:

1. Be platted and/or designed to incorporate a single-loaded street between the Major Public Open Space and development, with access generally prohibited unless approved by the Open Space Division of the City Parks and Recreation Department. Where a single-loaded street is not desired by the Open Space Division of the City Parks and Recreation Department, a landscape buffer with a minimum width of 45 feet may be substituted as approved by the Open Space Superintendent. Existing vegetation on the Official Albuquerque Plant Palette may count toward satisfying the requirements of Subsection 14-16-5-6(C)(2) (Minimum Landscape Area) with approval from the Open Space Superintendent. Plant selection and location is subject to approval by the Open Space Superintendent.

***Discussion:***

The applicant and City Open Space division have worked to mitigate potential impacts on the MPOS site over a two-month deferral period. The MPOS Site is a protected archeological site, which Open Space has stated shall have limited access and be protection from any erosion (see agency comments). The applicant nor the City Open Space division desire a single-loaded street between the MPOS site and the proposed development. City Open Space has provided a letter supporting the requested variance.

The applicant and Open Space have worked together to come to an agreement to protect the MPOS site and accommodate Open Space access through the following (see attached letter of support from City Open Space):

- 1) The proposed 6-foot buffer from the property line along the MPO property line with no building footprints.
  - a. All walls along this property line to be wholly located in this buffer set towards the interior of the developed property to the greatest extent possible on the current site plan.
  - b. No excavation or disturbance to soil to take place on Open Space land.
- 2) Agreed to a rail-post combination fence as shown on the latest site plan generally near the radius property line that becomes a solid 6' CMU wall as the property line runs east. (Reference Latest Site Plan).
- 3) Including a 5-foot pedestrian access easement and pedestrian gate at the NW corner where Open Space property abuts the property to be developed.
  - a. Incorporating a large van/small bus space and shared parking agreement at the larger parking area on the western central parking field of the applicant's site.
- 4) Applicant agreed to generate a working operational protocol during earthwork activities if artifacts are discovered with most intense scrutiny in the 6' buffer area.
- 5) City Open Space will receive no runoff from the developed property (does not apply to the proposed buffer area).

Staff finds that the request partially meets IDO 14-16-6-6(N) Variance-EPC review and decision criterion.

Staff recommends that the commission carefully consider the requested variance to the protected archeological site, which was changed to NR-PO-B zoning in 2022 to place the required buffering and protection measures on the site.

***Integrated Development Ordinance (IDO) 14-16-6(N)(3) - Variance-EPC Review and Decision Criteria***

6-6(N)(3)(a) General: An application for a Variance – EPC shall be approved if it meets all of the following criteria:

- 6-6(N)(3)(a)1. There are special circumstances applicable to a single lot that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, physical characteristics, natural forces, or by government actions for which no compensation was paid. Such special circumstances of the lot either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or economic return

on the property, or practical difficulties result from strict compliance with the minimum standards.

Applicant Response:

*The location of this site has limited the shape and size of the project lots. Therefore, design options are notably limited, and every inch of usable land is integral to design decisions. The proposed Site Plan requiring this variance would benefit greatly from its approval. As is, extraordinary hardship is present due to the limitations imposed by the required 45-foot buffer, as taking a 45-foot strip from the development would constitute a complete redesign. This redesign would eliminate two townhomes from the designed site plan, causing unjustified limitation on economic return and reasonable use. In addition, the alternative of a single loaded street serving as a buffer along the property boundary was deemed likely to have an adverse impact on the cultural site, leading to a less secure and protected site.*

*The changes to development ordinances that came into effect with the adoption of the IDO have, as discussed, created a difficulty in design that was not present before the government-imposed action. Before the IDO's adoption, the NR-PO-B zoned abutting lot was not Major Public Open Space, meaning less regulations were placed on the site plan that was previously approved on the project site. Following IDO implementation, and Zone Map Amendment carried through by the City, the prior approved site plan was nullified. The summation of these actions has created the previously non-existent hardship of the 45-foot buffer, which would have been avoided if development of this lot occurred pre-IDO.*

*Strict compliance with the minimum buffer requirements would cause practical difficulties in the development and subsequent usage of this site. The implementation of a full 45-foot buffer would constitute the need for a complete redesign of the planned development, one which would result in the removal of two townhomes. Furthermore, the size of this buffer would put constraints on transportation, both by vehicle and by foot; circulation would become significantly more complicated and harder to manage. The approval of this requested variance would allow for the best version of the development to be built, resulting in high-quality property desirable in the area.*

Staff Response:

*The archeological significance of the site was well known long before the request. The MPOS site was rezoned in 2022, but the archeological significance has been known since the owner of the subject site dedicated the MPOS site to the City. The argument of unjustified limitation on the reasonable use or economic return on the property should be considered closely by the commission. Although the unique shape and comparatively irregular boundaries paired with the required 45-foot buffer, may create a hardship in form of development capabilities, the argument that the variance is not self-imposed is partial. Subject site is subject to the development standards, but does not have to be designed not to comply. The required buffer or single loaded street would eliminate the possibility of development on a large 45-foot portion of the site, which results in one proposed townhome*

*The applicant adequately demonstrates that the subject site's special circumstances bring about practical difficulties in development options resulting from strict compliance with the minimum standards.*

*The request partially meets criterion (3)(a)(1).*

6-6(N)(3)(a)2. The Variance will not be materially contrary to the public safety, health, or welfare.

*Applicant Response:*

*Because this variance assists in preventing recreation on a Historic Pueblo Site, this variance will not be materially contrary to public safety, health, or welfare. Currently, the abutting lot, zoned NR-PO-B, does not meet the IDO definition of Open Space, primarily because it is not to be accessible by the public. The approval of this variance would protect valuable history of Albuquerque and New Mexico by limiting public access to the lot. Additionally, the City of Albuquerque's Open Space Division is amicable to this request.*

*Staff Response:*

*The request would not be materially contrary to public safety, health, or welfare because the applicant has coordinated with City Open Space to mitigate potential issues that the proposed development could have on the protected MPOS site. The 6-foot buffer and required wall would provide protection on the MPOS site, and the grading and drainage plan would protect the MPOS site from erosion.*

*The applicant meets criterion (3)(a)(2).*

6-6(N)(3)(a)3. The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

*Applicant Response:*

*This variance does not cause significant material adverse impacts on surrounding properties. In fact, it allows for increased protection of a historical site by limiting public access to it, thus furthering the public good.*

*Staff Response:*

*The Variance would not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity. The applicant has coordinated with city Open Space to protect the adjacent MPOS site through the requested variance. The development is required to comply with all IDO development standards for the MPOS site, CPO-2, VPO-1, and other applicable IDO and DPM standards. The applicant has demonstrated that the proposed development adequately protects surrounding properties and infrastructure improvements in the vicinity from adverse impacts.*

*The request generally meets criterion (3)(a)(3).*

6-6(N)(3)(a)4. The Variance will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.

*Applicant Response:*

*The intent of the IDO is to provide access to Major Public Open Space areas zoned NR-PO-B. The site in question is not a traditional Open Space site, as it is culturally sensitive and is not intended to be a publicly accessible site. The protection of the archaeological site is highly important to all parties involved, including Open Space and Tierra West, LLC. The intent of the IDO is to maintain Open Space for public recreation and use. However, since this site in particular shall disallow such public uses, this variation would allow for the maintenance of this Open Space, which is in line with the intent and the purpose of the IDO while also protecting this sensitive cultural site from public misuse.*

*Staff Response:*

*The variance to MPOS edge buffer requirements will not fully undermine the intent and purpose of the IDO, the applicable zone district, or any applicable Overlay Zone because the purpose of the NR-PO-B zoned site is intended to protect the natural character of the designated open space for public recreation, use, and enjoyment. In this case, the MPOS site is a protected archeological site (Historic Pueblo Site) with limited access. Though, the site shall still be protected from erosion intrusion, public access, and any other adverse impacts, the intention of the NR-PO-B zone designation was to place stringent protection measures on the archeological site, the required 45-foot buffer/single loaded street and wall standards, etc. The applicant has coordinated with Open space to mitigate the potential negative effects on the MPOS site from the proposed development.*

*The request partially meets criterion (3)(a)(4).*

6-6(N)(3)(a)5. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

*Applicant Response:*

*Tierra West, LLC (agent) met with Parks and Recreation - Open Space Division to determine the optimal buffer size and to negotiate the best practices to control access to the site, and to protect the site. 6' buffer was agreed upon by all parties along with the following measures:*

*Bus and van parking spaces have been incorporated into this development to accommodate educational opportunities focused on the Historic Pueblo Site. This includes the implementation of a Shared Parking Agreement between the Applicant and Open Space.*

*A working operational protocol for earthwork activities, in the case of artifact discovery, will be established before development begins.*

*We continue to reach a negotiated agreement with Parks and Recreation – Open Space Division. Up to this point, they have been amicable to this request.*

*Staff Response:*

*The applicant has worked with the City Open Space division to come to an agreement on the proposed 6-foot buffer for the protected MPOS site. The applicant has demonstrated that the variance is the minimum necessary to avoid practical difficulties resulting from special circumstances on the site which would have hardships on*



*economic return of the proposed development due to irregular shape and site constraints. Staff would like to note that the required 45-foot buffer would only eliminate one proposed townhome of 14.*

*The request generally meets criterion (3)(a)(5).*

**V. VARIANCE – EPC, Coors Blvd. VPO-1**

***Request***

The applicant is requesting a variance to the maximum height standards established within the Coors Boulevard View Protection Overlay (VPO-1). The variance request is for a cannabis retail building (Building B), restaurant (Building C), and one Townhome Group (#6) within the accompanying proposed Site Plan – EPC.

The requested variance to each of the buildings on the Site Plan (see attached drawings) are as follows:

- Building B (Cannabis Retail): The applicant is requesting a 5-foot variance to the maximum building height limit of 20 feet to allow for a building height of 25 feet.
- Building C (Restaurant): The applicant is requesting a 1-foot variance to the maximum building height limit of 20 feet to allow for a building height of 21 feet.
- Townhome Group 6: The applicant is requesting a 4.5-foot variance to the maximum building height limit of 20 feet to allow for a building height of 24.33 feet.

Variance request to IDO 14-16-3-6(D)(4)(b): Building and Structure Height (View Plane)

No more than 1/3 of the height of buildings and structures (including building parapets, mechanical equipment and associated screening, walls, and fences) shall be allowed to penetrate above the view plane as seen along each sight line and as shown in section diagram in the IDO, with the following exceptions.

1. (b)(1): For low-density residential development, a total height of 16 feet is allowed for buildings and structures other than walls on a lot where, because of site constraints, any portion of a building or structure is proposed in a location where the natural grade (or finished grade, if infrastructure is already installed) is less than or equal to 10 feet below the elevation of the east edge of the public right-of-way of Coors Boulevard.  
Discuss view analysis here, and whether it was correct and showed compliance.
2. (b)(2): For development other than low-density residential development, a total height of 20 feet is allowed for buildings or structures other than walls on a lot where, because of site constraints, any portion of a building or structure is proposed in a location where the natural grade (or finished grade, if infrastructure is already installed) is less than or equal to 10 feet below the elevation of the east edge of Coors Boulevard.
3. Discuss view analysis here, and whether it was correct and showed compliance.

***Discussion***

The request would allow a Variance to the maximum height standards established by VPO-1 for office building B, restaurant building C and one Townhome Group (#6) within the accompanying proposed Site Plan – EPC.

Based on the applicant's responses to review and decision criteria pursuant to IDO 14-16-6-6(N) and 6-6(N)(3)(b) Coors Boulevard – VPO-1, they have adequately justified this request. There are special circumstances on the property which bring about practical difficulties resulting from strict compliance with minimum standards. The size, shape, and topography of the subject site, in particular, contribute to these practical difficulties, which is included in the applicant's responses. The Variance will furthermore not be contrary to public safety, health, or welfare and it will not cause significant material adverse impacts; although it does undermine the intent of the Coors Blvd. View Protection Overlay Zone.

The applicant has not fully demonstrated that the Variance is the minimum necessary to avoid practical difficulties, because the 1-foot variance request to the Restaurant building C is self-imposed due to an archeological feature of the building. The 5-foot variance request to building B and the 4.5-foot variance for townhome group 6 are requested due to the design of a second floor for the cannabis retail building and the townhomes. The applicant has demonstrated that the variance requests resulting from the two-story cannabis retail building and townhomes are requested due to the sites irregular shape, in order for the applicant to receive a justifiable economic return on the property, but the IDO's limitation on height does not substantiate an unjustified limitation on reasonable use of this property because the applicant is choosing to design out of compliance.

The applicant has demonstrated that the sightline per IDO requirements of the Sandias would be maintained and claims that the developments along Coors Blvd. are taller in height than the proposed development, but prior approvals are not applicable to this request. Through the view plane analysis, staff has found that views are protected through grading of the site, context, and sight lines, and that the Variance to the allowable maximum height penetrating above the view plane would not substantially block the views of the Sandias.

Staff recommends that the commission carefully consider the variance request for the three buildings, considering the intent of the Coors Blvd. VPO and recommends denial of the Variance of 1-foot to Building C (restaurant) due to and architectural design feature resulting in the requested variance request.

Staff finds that the request partially meets criteria established for a Variance – EPC application in IDO 14-16-6 6-6(N).

***Integrated Development Ordinance (IDO) 14-16-6(N)(3) - Variance-EPC Review and Decision Criteria***

The applicant is requesting a Variance to the maximum height standards established by VPO-1 for two commercial buildings (Building B and Building C) and one Townhome Group (#6) within the accompanying proposed Site Plan – EPC. Please see section III of this report for more details.

6-6(N)(3)(a) General: An application for a Variance – EPC shall be approved if it meets all of the following criteria:

- 6-6(N)(3)(a)1. There are special circumstances applicable to a single lot that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, physical characteristics, natural forces, or by government actions for which no compensation

was paid. Such special circumstances of the lot either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or economic return on the property, or practical difficulties result from strict compliance with the minimum standards.

Applicant Response:

*There are several special circumstances that are not self-imposed, and do not apply generally to other property in the same zone district and vicinity: Size, shape, topography, location, surroundings, physical characteristics, and government actions for which no compensation was paid. Please see breakdown of the circumstances in the following text.*

*The size and shape of the overall project boundary is unique and odd and requires creative design solutions to allow for appropriate development. Figure 3 below shows the unique shape of the site, and how it is vastly different from neighboring lots and lots in the vicinity which are typically more regular in shape.*



*As compared to lots in the vicinity, the subject site is extremely irregular in shape. This limits where and how buildings can be placed on the site.*

*The subject site is also constrained by surrounding properties which are owned by various public entities. To the south there is an AMAFCA drainage pond, to the east there is an easement owned by MRGCD, and to the north there is a parcel zoned NR-PO-B for Major Public Open Space. These boundaries contribute to the irregular shape of the overall site boundary.*

*Building B and C: In addition to the overall site circumstances discussed above, there are specific special circumstances that are not self-imposed and do not apply generally to other properties in the same zone district. For properties located within the VPO-1 boundary and are equal to or less than 10 feet below Coors, the IDO limits nonresidential development to have a maximum allowable height of 20 feet (see description of VPO-1 above). Other developments in the MX-L zone district have a maximum allowable height of 38 feet. The government's action of applying strict height requirements causes a substantial and unjustified limitation on the reasonable use of this property. Specifically, the IDO's limitation on height ultimately takes away 18 feet of potential development from the property owner.*

*Townhome Group 6: In addition to the overall site circumstances discussed earlier in this letter, there are specific special circumstances that are not self-imposed and do not apply generally to other properties in the same zone district. Typical parcels in the MX-T zone which are regular in size, and shape can be developed with larger homes, at lower densities, and do not require multiple stories to have adequate square footage. The non-traditional shape of the lot and existing topographic limitations require smaller lots, thus require two stories to maximize square footage which in turn maximizes reasonable use and economic return. Further, the max allowable height in the MX-T zone is 30 feet. We are requesting a maximum height of 24.33 feet, which is 5.66 feet lower than the max allowable height typically allowed in the MX-T zone.*

*Staff Response:*

*Special circumstances apply to the subject site that are not self-imposed. Surrounding properties in the same zone district and vicinity are dissimilar in size and shape; the large and unique shape of the subject site stands in contrast to the smaller, more uniform lots nearby, particularly north and south of the subject site, east of Coors Boulevard. The Figures included by the applicant illustrate the subject site's unique shape and comparatively irregular boundaries.*

*The applicant cites the maximum allowable height of the MX-L zone district (38 feet), but this is irrelevant within the context of the VPO-1 standards, which supersede standards within the MX-L zone district. The IDO's limitation on height does not substantiate an unjustified limitation on reasonable use of this property.*

*The applicant partially demonstrates that the subject site's special circumstances bring about practical difficulties resulting from strict compliance with the minimum standards. The applicant shows that the subject site's irregular shape*

*limit where and how buildings can be placed on the site, and notes how the irregular shape and existing topographical limitations necessitate creative design solutions that include smaller, two-story lots. However, the applicant fails to justify any special circumstances stemming from unjustified government action, which is a substantial basis of their argument.*

*The applicant partially meets criterion (3)(a)(1).*

6-6(N)(3)(a)2. The Variance will not be materially contrary to the public safety, health, or welfare.

Applicant Response:

*The variance will not be materially contrary to the public safety, health, or welfare. As shown in the attached View Plan Analysis, the majority of the buildings shown on the proposed Site Plan will adhere to the VPO-1 requirements. Additionally, the proposed buildings are significantly lower, and further from Coors Blvd than existing buildings in the area. For example, a new Car Wash has been developed near the subject site and it directly abuts Coors Blvd and is taller than 30' at its highest point. The proposed buildings are much further away from Coors and will not impact views to the degree that the existing buildings do.*

Staff Response:

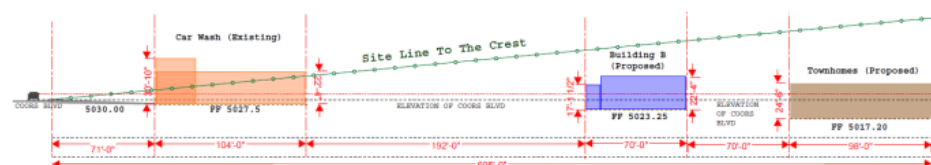
*The Variance to the maximum building height limit would not be materially contrary (incompatible/opposite) to public safety, health, or welfare. The variance to the building height would not impede sight lines and views to the Bosque and/or Sandia Mountains from Coors Boulevard due to the placement of the proposed buildings in relation to Coors Boulevard. The View Plane Analysis confirms that existing views from Coors Boulevard would not be impeded by the proposed development.*

*The request generally meets criterion (3)(a)(2).*

6-6(N)(3)(a)3. The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

Applicant Response:

*The proposed variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity. All other developments will follow IDO and DPM standards, and will go through extensive review under the EPC, and building permit. The buildings are setback substantially from Coors and will not impact the view of the Sandia's as shown on the bulk and massing exhibits included in this request. See the site line exhibit below.*



Staff Response:

*The Variance would not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity. The applicant has provided an Exhibit showing that the Variance would not practically impede the sight line and views of the Bosque or Sandia Mountains from Coors Boulevard, which is a primary purpose of VPO-1. The View Plane Analysis from Coors Boulevard confirms that the proposed development would not impede existing views, largely due to the sizable distance between the proposed development and Coors Boulevard. The site's building layout, design, and adherence with other applicable IDO and DPM standards, aside from the requested variance to MPOS edge buffer requirements, adequately protect surrounding properties and infrastructure improvements in the vicinity from adverse impacts.*

*The request generally meets criterion (3)(a)(3).*

- 6-6(N)(3)(a)4. The Variance will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.

Applicant Response:

*The Variance will not materially undermine the intent and purpose of this IDO, the applicable zone district, or applicable CPO or VPO. As discussed above, the heights requested are significantly lower than what is allowed in the MX-T zone (for the townhome) and MX-L zone (for Building B, C). As shown in the provided View Plane Analysis, most of the proposed buildings meet the VPO requirements. The MX-L and MX-T zones are in reference to what is generally allowed in the IDO and to demonstrate that the proposed development does not undermine the intent of the IDO.*

Staff Response:

*The standards in the VPO-1 Overlay Zone supersede the maximum building height standards established in the MX-T Zone District, making that specific standard irrelevant in this instance. The request does undermine the intent of the View Plane protections of the Sandias from the easternmost driving edge of Coors. Blvd for three buildings and would allow a higher maximum building height for three structures on the subject site than normally allowed within the VPO-1 Overlay Zone. However, the request would not fully materially undermine the intent and purpose of VPO-1 because it does not practicably impede views of the Bosque or Sandia Mountains due to the placement and design of the buildings, which is one intent and purpose of the standards within the Coors Blvd.VPO-1. The request should be carefully considered as the intent of VPO-1 is to place strict building height standards on development within the VPO-1.*

*The request partially meets criterion (3)(a)(4).*

- 6-6(N)(3)(a)5. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

Applicant Response:



*The townhomes are proposed to be 24-foot and four-inches (24.33') in height. All the other townhomes on the proposed Site Plan – EPC meet the height requirements as described. This variance is the minimum necessary to avoid the imposed extraordinary hardship. We are asking for the minimum necessary to move forward with the proposed development. There is already a building within the boundary of the Site Plan controlled by the EPC which is well above the height limit. The highest architectural feature of that building is over 30 feet tall. The Car Wash building is directly abutting Coors Blvd NW, and will likely appear taller than any of the proposed buildings described in this variance request.*

*Staff Response:*

*The applicant has stated that the Variance request encompasses the minimum necessary changes to avoid extraordinary hardship or practical difficulties. Other than the three structures included in the Variance request, all other buildings included in the Site Plan – EPC comply with VPO-1 height requirements. Given the practical difficulties resulting from special circumstances on the subject site, which necessitate specific design solutions such as smaller lots and two-story townhomes, the request appears to seek the minimum necessary Variance needed to develop the subject site. The requested variance of 1-foot to building C does not seem to be required due to the self-imposed archeological feature.*

*The request partially meets criterion (3)(a)(5).*

6-6(N)(3)(b) Coors Boulevard – VPO-1 An application for a Variance from the standards for setback, structure height, or structure bulk and massing in Subsection 14-16-3-6(D) (Coors Boulevard – VPO-1) shall be approved if it meets the criteria in Subsection (a) above and all of the following criteria.

- 6-6(N)(3)(b)1. The Variance will not materially undermine the protected views described in Subsection 14-16-3-6(D)(2).

*Applicant Response:* As shown in the View Protection Overlay diagrams, (building and massing, and view frame). The variance request does not materially undermine the protected views described in Subsection 3-6(D)(2). The views described are a view of the mountain ridgeline and views of the Bosque along the Rio Grande River.

*Staff Response:*

*The Variance will not materially undermine the protected views described in Subsection 14-16-3-6(D)(2) because the buildings would not impede views of the Bosque or Sandia Mountains, which the applicant has adequately demonstrated in their response and in the attached Figures and Exhibits.*

*The request generally meets criterion (3)(b)1.*

- 6-6(N)(3)(b)2. The intent of the view regulations in Subsection 14-16-3-6(D)(5) is met

*Applicant Response:* As shown in the provided View Protection Overlay diagrams, the overall intent is still met. Views are protected and the obstruction of these views will not be greater than the development that is typical of this area. As shown in the

*attached diagrams, all the proposed buildings on the proposed site plan meet the Building and Structure Bulk (View Frame) requirements found in IDO 3-6(D)(4)(c), all except Building B, C and Townhomes Group 6 meet the 3-6(D)(4)(b) Building and Structure Height (View Plane) requirements. The proposed site plan also generally follows the Building Massing (Site Layout) requirements found in IDO 3-6(D)(4)(d), as the taller buildings in our proposal are generally further away from Coors Boulevard.*

*Staff Response:*

*The reference in the IDO to Subsection 14-16-3-6(D)(5) is incorrect – it should reference Subsection 14-16-3-6(D)(4) instead, which is what the applicant’s response speaks to. The Variance is cohesive with the view regulations found throughout IDO Subsection 14-16-3-6(D). The request would not result in an impediment to views of the Bosque or Sandia Mountains in terms of building and structure height, bulk, and massing. The applicant has adequately demonstrated this to be the case throughout the justification letter, including within attached Figures and Exhibits demonstrating the view plane from the east edge of Coors Boulevard.*

*The request generally meets Criterion (3)(b)2.*

## **VI. AGENCY & NEIGHBORHOOD CONCERNS**

### ***Reviewing Agencies***

City departments and other interested agencies reviewed this application. Agency Comments received were based upon the re-application submittal on November 2, 2023. Staff analysis is based on a revised application received on November 30, 2023. Few but notable agency comments were received.

APS and PNM offered standard comments (see attachments).

City Parks and Rec. Open Space division offered several comments that are crucial to the development moving forward regarding possible negative impacts to the archeological site to the north of the proposed development. These include: erosion control, access to the property, and MPOS buffer regulations. The applicant will be required to work with Open Space prior to receiving Final Sign off from DFT staff.

The Solid Waste Department has concerns about refuse for the proposed townhomes. A site plan approved by solid waste with trash enclosures pursuant to applicable requirements and access shown for solid waste will be required.

AMAFCA offered various points that shall be addressed as the Site Plan moves through the development process. There is grading within the existing AMAFCA easement to the east for the Corrales Acequia that will not be allowed without approval from AMAFCA and MRGCD. AMAFCA does not allow development to utilize AFMAFCA facilities as first flush, and approvals will be needed. The applicant must work with AMAFCA to address all comments regarding grading and drainage prior to DFT (Development Facilitation Team) submittal.

Agency Comments begin on page 55 of this report.

### ***Neighborhood/Public***

Notification requirements are found in 14-16-6, in the Procedures Table 6-1-1 and are further explained in 14-16-6-4(K), Public Notice. There are no affected neighborhood organizations for the subject site. Property owners within 100 feet of the subject site were notified as required.

A post-submittal facilitated meeting was requested by a resident of the Bosque del Acres Neighborhood Association. The facilitated meeting request outlined concerns from residents of the Bosque del Acres Neighborhood Association, which is adjacent to the site to the east, in Unincorporated Bernalillo County. They do not support the requested 39-foot variance for a 6-foot buffer with the open space because the open space area needs as much buffer as possible for protection from intrusion by the public. They do not support the VPO-1 variance increase in the height of the townhomes and the cannabis retail building of 5-feet. (See attached letter).

A post-submittal facilitated meeting was scheduled on December 12, 2023, but was rescheduled and held on December 12, 2023. Residents abutting the subject site to the east are in opposition to the proposed Variance requests. Facilitated meeting notes will be provided to the commission as part of 48-hour materials.

Staff received a call from a representative of the west side coalition of neighborhood associations with concerned about the request. They are in opposition to the requested variances and proposed cannabis use in proximity to residential.

As of this writing no further support or opposition is known for the request.

## **VII. CONCLUSION**

This is a three-part request for 1) a new Site Plan-EPC, 2) a Variance-EPC to Coors Blvd. VPO-1, and 3) a Variance - EPC to the MPOS Edge Buffer Requirements for an approximately 10-acre site located east of Coors Blvd. NW, at the intersection of Coors Blvd. NW and 7 Bar Loop Rd. NW, (the “subject site”).

The request for a new Site Plan would facilitate mixed use development of townhomes, cannabis retail, office, and a restaurant on lots 2-A and 2-B containing approximately 3.1 acres of the subject area. The applicant is requesting a Variance of 39-feet from the 45-foot edge buffer requirement between Major Public Open Space (MPOS) sites and development pursuant to IDO 14-16-5-2(J)(2). The applicant has coordinated with City Open Space during the 2-month deferral period to discuss mitigation efforts for development adjacent to the MPOS Site. City Open Space Division agrees with a 6-foot buffer and required 6-foot wall between the MPOS site and the proposed development. The Variance to the Coors Blvd. View Protection Overlay zone (VPO-1) Building and Structure Height (View Plane) requirements pursuant to IDO section 14-16-3-6(D)(4)(b) would allow a height increase on Building A, Building C, and Townhome Group 6.

The applicant has adequately justified the request for a Site Plan-EPC pursuant to IDO 14-16-6-6(I)(3) because the request is consistent with a preponderance of applicable Comp Plan goals and polies. The request for a variance to the Coors Blvd. VPO-1 building height requirements and the MPOS edge buffer requirements partially meet all review and decision criterion.

Staff recommends approval with conditions for the Site Plan-EPC to create compliance and provide clarity for the future.

Staff recommends approval of the Variance to MPOS edge buffer requirements and Approval of the Coors Blvd. VPO-1 Building Height requirements to Office Building A and the Townhome Group 6, but denial of the 1-foot Variance to Restaurant Building C. The commission should carefully consider the Variance requests based on the analysis provided by staff.

***FINDINGS – PR-2023-009105, SI 2023-01402 (Site Plan-EPC), VA-2023-0314 (Variance-EPC MPOS Edge Buffer), VA-2023-00315 (Variance-EPC Coors Blvd. VPO-1 Building Height)***

1. This is a three-part request for: 1) a new Site Plan-EPC; 2) a Variance-EPC to MPOS Edge Buffer Requirements; and 3) a Variance - EPC to Coors Blvd. VPO-1 building height requirements on lots 2-A and 2-B, a 3.1 acre portion of Lots 2-A, 2-B, 2-C and 2-D, (Being a Replat of Tract 2, Cottonwood Crossing Phase II) and Lots 1, 2, 3, 4 5 and 6, Plat of Lots 1, 2, 3, 4, 5 & 6 (Being a Replat of Tracts 14-A & 14-B Black Ranch), Cottonwood Crossing Phase II, located east of Coors Blvd. NW, at the intersection of Coors Blvd. NW and 7 Bar Loop Rd. NW, approximately 10-acres (the “subject site”).
2. The subject site is zoned MX-L (Mixed-use – low intensity), MX-T (Mixed-Use – transition), and NR-PO-B (Non-Residential Park and Open Space, Major Public Open Space Zone District), zoning designations received upon adoption of the IDO. The subject site was formerly zoned SU-1 for C-1 and Restaurant with Full-service liquor and SU-1 for O-1.
3. The subject site is located in the Coors Blvd. View Protection overlay zone (VPO-1) and Coors Blvd. Character Protection Overlay Zone (CPO-2). The Major Amendment and future Site Plan-EPC are required to comply with the standards set forth in IDO Sections 14-16-3-4(C) CPO-2 and IDO Section 3-6(D) VPO-1
4. The EPC is hearing the Site Plan request due to the presence of sensitive lands. The subject site’s location in a special flood hazard area, adjacency to an MPOS archeological site, and an AMAFCA Arroyo channel (the Corrales Acequia) requires EPC review and decision according to IDO 14-16-5-2(C) Site Design to Avoid Sensitive Lands. The EPC is also required to review development on sites 5-acres or greater adjacent to Major Public Open Space pursuant to IDO 14-16-6-6(I)(1)(a).
5. The request would facilitate mixed-use development of townhomes, cannabis retail, office, and a restaurant with associated site work, landscaping and parking on lots 2-A and 2-B containing approximately 3.1 acres of the subject area.
6. The applicant is requesting a Variance of 39-feet from the 45-foot edge buffer requirement between Major Public Open Space (MPOS) sites and development pursuant to IDO 14-16-5-2(J)(2). The applicant has coordinated with City Open Space during the 2-month deferral period to discuss mitigation efforts for development adjacent to the MPOS Site. City Open Space Division agrees with a 6-foot buffer and required 6-foot wall between the MPOS site and the proposed development.
7. The applicant is requesting a variance to the maximum height standards established within the Coors Boulevard View Protection Overlay (VPO-1) for: 5-feet from the maximum 20-foot allowance for the cannabis retail building (Building B), 1-foot from the maximum 20-feet for the restaurant (Building C), and 4.5-feet from the maximum 20-foot maximum for one Townhome Group (#6) within the proposed Site Plan – EPC.

8. Staff has reviewed the site plan for compliance with applicable IDO development standards, and CPO-2 and VPO-1 development standards. Upon approval by the EPC the site plan would go to the DFT for final sign off for review once conditions of approval have been met.
9. The subject site is in an Area of Change and within 660-feet of Seven Bar Loop Rd. Major Transit Corridor and Coors Blvd. NW Major Transit Corridor as designated by the Comprehensive Plan.
10. The Albuquerque/Bernalillo County Comprehensive Plan, Facility Plan for Arroyos, and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
11. The request is consistent with the following Comprehensive Plan Goal and Policies regarding Centers and Corridors from Chapter 5: Land Use:
  - A. Goal 5.1 Centers and Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The request would facilitate growth of a mixed-use development near an existing employment center and within two major transit corridors. The subject site is within 660-feet of Seven Bar Loop Rd. Major Transit Corridor and along the Coors Blvd. Major Transit Corridor. It is adjacent to the Cottonwood Employment Center, across Coors Blvd. to the west, but not within its boundaries.

- B. Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

Sub Policy c: Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge

The request would facilitate growth of a restaurant, office, Cannabis-retail, ad townhomes at the intersection of the Coors Blvd. Major Transit corridor and Seven Bar Loop Rd. Major Transit Corridor. Major Transit Corridors are intended to include transit and pedestrian oriented development, which the proposed site plan incorporates. The request would be consistent with the commercial development patterns of the surrounding area, the Center, and Corridors. The request does not guarantee regional growth in a center, but it could encourage employment density on an infill site within a corridor, which is defined as an appropriate area to accommodate growth over time.

- C. Policy 5.1.2 Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The subject area is in an Area of Change adjacent to the Cottonwood Employment Center and is within 660-feet of two Major Transit Corridors. The request would facilitate development along a Corridor where growth is desired. The request would facilitate development of appropriate density and scale within the area,



12. The request is consistent with the following Comprehensive Plan Goal and Policies regarding Complete Communities from Chapter 5: Land Use

- A. Goal 5.2- Complete Communities: Foster communities where residents can live, work, learn, shop, and play together

The request would facilitate a mixed-use development where residents could live, work, shop, and play together because the proposed amendment would allow townhomes, a restaurant, office space, and cannabis retail use on one 3.1-acre portion of the subject site.

- B. Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

Sub-policy a: Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

Sub-Policy e: Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods

The request would contribute to a healthy, sustainable, and distinct community because it would facilitate a mixed-use development that would generally be consistent in scale with the surrounding community because it is in the Coors Blvd. CPO-2 which is subject to character protection design standards. The subject site is located on a designated Major Transit Corridor, adjacent to the Cottonwood Employment Center and is conveniently accessible to pedestrians, bicyclists, and transit users nearby via sidewalks and bike routes.

13. The request is consistent with the following Comprehensive Plan Goals and Policies regarding Development Patterns and City Development Areas from Chapter 5: Land Use

- A. Goal 5.3 – Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request would generally promote efficient use of land because the subject site is connected to existing infrastructure and public facilities, which the development would utilize.

- B. Policy 5.3.1: Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The request would facilitate mixed-use development on an infill site that is located in an area served by existing infrastructure and public facilities.

- C. Goal 5.6 – City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired to ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The request would direct growth to an area of change where development is expected and desired while reinforcing the character and intensity of the surrounding area. The site is within the Coors Blvd. Character Protection Overlay zone which would place design standards on properties within the area. The request is consistent with Goal 5.6 City Development Areas.

- D. Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The zone change and major amendment would direct future growth to the subject site which is located adjacent to the Cottonwood Employment Center and within the Seven Bar Loop Rd. Major Transit Corridor and along the Coors Blvd. Major Transit Corridor where change is encouraged.

14. The request is generally consistent with Comprehensive Plan Goal 8.1 Placemaking from Chapter 8: Economic Development: Create places where business and talent will stay and thrive.

The request would facilitate a mixed-use development that would bring businesses to an infill site with residential uses. The site is along a designated corridor which could contribute to the businesses thriving near an established Employment center.

15. The request is generally consistent with the following Comprehensive Plan Goal and Policy from Chapter 9: Housing

- A. Goal 9.1 Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

Policy 9.1.1 Housing Options: Support the development, improvements, and conservation of housing for a variety of income levels and types of residents and households.

The request would facilitate high quality development of 14 townhomes on the subject site. The proposed development is in compliance with IDO development standards and the Coors Blvd. CPO-2, which would help ensure high quality development. The applicant claims that the townhomes will be available at various price points, which could ensure more balanced housing options.

16. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3) as follows:

- A. 14-16-6-6(J)(3)(a) As demonstrated by the policy analysis, the request is consistent with applicable Comprehensive Goals and Policies.
- B. 14-16-6-6(J)(3)(b) The 3.1-acre subject site is zoned MX-L and MX-T and is within the boundaries of the controlling Site Plan for Subdivision.
- C. 14-16-6-6(J)(3)(c) IDO 4-1(A)(4)(c) The Site Plan complies with applicable development standards of the MX-L and MX-T zone districts and the Coors CPO-2. The applicant is

requesting a variance to Coors Blvd. VPO-1 Building height restrictions for three of the nine buildings associated with this request. The Site Plan will be conditioned to comply with all applicable provisions of the IDO, the DPM, other adopted City regulations, including any development standards in the controlling site plan for subdivision. The applicant will be submitting the site plan to the DHO for sketch plat for re-platting of the subject site to correspond with the associated zone change heard prior to this request (RZ-223-00028).

- D. 14-16-6-6(J)(3)(d) The applicant has demonstrated that a TIS is underway which would ensure negative impacts to the surrounding transportation infrastructure. The subject site has adequate sidewalk infrastructure. The Site Plan will be required to be approved by various city divisions which demonstrate that the City's existing Infrastructure has adequate capacity to serve the proposed development.
- E. 14-16-6-6(J)(3)(e) The proposed Site Plan demonstrates that it would mitigate impacts on the surrounding sensitive lands. The adjacent Corrales Acequia (AMAFCA North Coors Drainage - Calabacillas Outlet) would be maintained through MX-T zone district boundary and is required to be compliant with the Irrigation Facility (Acequia Standards) pursuant to IDO section 14-16-5-2(G). AMAFCA provided comments stating that grading, drainage, and retention walls would not be allowed in the Corrales Acequia easement prior to approval by AMAFCA and MRGCD.

The proposed development is adjacent to the Cottonwood crossings Detention basin to the south, which is classified as a FEMA floodway zone, therefore the grading and drainage plan will be required to be in compliance with applicable standards to mitigate potential impacts.

The MPOS archeological site is abutting the northern edge of the proposed development. The applicant is working with City Open Space Division to mitigate potential impacts on the protected MPOS archeological site through the requested Variance to MPOS edge buffer requirements by providing a 6-foot buffer, an access easement, and wall.

The development is required to be compliant with MPOS standards. Recommended Conditions of approval are to ensure the proposed Site Plan would mitigate adverse impacts on the surrounding area to the greatest extent possible.

- F. 14-16-6-6(J)(3)(f) The subject property is not within the boundaries of an approved Master Development Plan, but it is within the boundaries of a previously approved Site Plan for subdivision, which is being amended as a part of this request to include the proposed uses.
  - G. 14-16-6-6(J)(3)(g) The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required.
17. The request partially meets the Variance-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3) for the proposed MPOS Edge Buffer variance as follows:
- A. 6-6(N)(3)(a)1 There are special circumstances applicable to a single lot that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, physical characteristics, natural forces, or by government actions for which no compensation was paid.

Such special circumstances of the lot either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or economic return on the property, or practical difficulties result from strict compliance with the minimum standards.

The archeological significance of the site was well known long before the request. The MPOS site was rezoned in 2022, but the archeological significance has been known since the owner of the subject site dedicated the MPOS site to the City. The argument of unjustified limitation on the reasonable use or economic return on the property should be considered closely by the commission. Although the unique shape and comparatively irregular boundaries paired with the required 45-foot buffer, may create a hardship in form of development capabilities, the argument that the variance is not self-imposed is partial. Subject site is subject to the development standards, but does not have to be designed not to comply. The required buffer or single loaded street would eliminate the possibility of development on a large 45-foot portion of the site, which results in one proposed townhome.

The applicant adequately demonstrates that the subject site's special circumstances bring about practical difficulties in development options resulting from strict compliance with the minimum standards.

- B. 6-6(N)(3)(a)2. The Variance will not be materially contrary to the public safety, health, or welfare.

The request would not be materially contrary to public safety, health, or welfare because the applicant has coordinated with City Open Space to mitigate potential issues that the proposed development could have on the protected MPOS site. The 6-foot buffer and required wall would provide protection on the MPOS site, and the grading and drainage plan would protect the MPOS site from erosion

- C. 6-6(N)(3)(a)3. The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

The Variance would not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity. The applicant has coordinated with city Open Space to protect the adjacent MPOS site through the requested variance. The development is required to comply with all IDO development standards for the MPOS site, CPO-2, VPO-1, and other applicable IDO and DPM standards. The applicant has demonstrated that the proposed development adequately protects surrounding properties and infrastructure improvements in the vicinity from adverse impacts.

- D. 6-6(N)(3)(a)4. The Variance will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.

The variance to MPOS edge buffer requirements will not fully undermine the intent and purpose of the IDO, the applicable zone district, or any applicable Overlay Zone because the purpose of the NR-PO-B zoned site is intended to protect the natural character of the designated open space for public recreation, use, and enjoyment. In this case, the MPOS

site is a protected archeological site (Historic Pueblo Site) with limited access. Though, the site shall still be protected from erosion intrusion, public access, and any other adverse impacts, the intention of the NR-PO-B zone designation was to place stringent protection measures on the archeological site, the required 45-foot buffer/single loaded street and wall standards, etc. The applicant has coordinated with Open space to mitigate the potential negative effects on the MPOS site from the proposed development.

- E. 6-6(N)(3)(a)5. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

The applicant has worked with the City Open Space division to come to an agreement on the proposed 6-foot buffer for the protected MPOS site. The applicant has demonstrated that the variance is the minimum necessary to avoid practical difficulties resulting from special circumstances on the site which would have hardships on economic return of the proposed development due to irregular shape and site constraints. Staff would like to note that the required 45-foot buffer would only eliminate one proposed townhome of 14.

18. The request partially meets the Variance-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3) for the proposed Variance to Coors Blvd. VPO-1 Building Height Requirements as follows:

- A. 6-6(N)(3)(a)1 There are special circumstances applicable to a single lot that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, physical characteristics, natural forces, or by government actions for which no compensation was paid. Such special circumstances of the lot either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or economic return on the property, or practical difficulties result from strict compliance with the minimum standards.

Special circumstances apply to the subject site that are not self-imposed. Surrounding properties in the same zone district and vicinity are dissimilar in size and shape; the large and unique shape of the subject site stands in contrast to the smaller, more uniform lots nearby, particularly north and south of the subject site, east of Coors Boulevard. The Figures included by the applicant illustrate the subject site's unique shape and comparatively irregular boundaries.

The applicant cites the maximum allowable height of the MX-L zone district (38 feet), but this is irrelevant within the context of the VPO-1 standards, which supersede standards within the MX-L zone district. The IDO's limitation on height does not substantiate an unjustified limitation on reasonable use of this property.

The applicant partially demonstrates that the subject site's special circumstances bring about practical difficulties resulting from strict compliance with the minimum standards. The applicant shows that the subject site's irregular shape limit where and how buildings can be placed on the site, and notes how the irregular shape and existing topographical limitations necessitate creative design solutions that include smaller, two-story lots. However, the applicant fails to justify any special circumstances stemming from unjustified government action, which is a substantial basis of their argument.

- B. 6-6(N)(3)(a)2. The Variance will not be materially contrary to the public safety, health, or welfare.

The Variance to the maximum building height limit would not be materially contrary (incompatible/opposite) to public safety, health, or welfare. The variance to the building height would not impede sight lines and views to the Bosque and/or Sandia Mountains from Coors Boulevard due to the placement of the proposed buildings in relation to Coors Boulevard. The View Plane Analysis confirms that existing views from Coors Boulevard would not be impeded by the proposed development.

- C. 6-6(N)(3)(a)3. The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

The Variance would not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity. The applicant has provided an Exhibit showing that the Variance would not practically impede the sight line and views of the Bosque or Sandia Mountains from Coors Boulevard, which is a primary purpose of VPO-1. The View Plane Analysis from Coors Boulevard confirms that the proposed development would not impede existing views, largely due to the sizable distance between the proposed development and Coors Boulevard. The site's building layout, design, and adherence with other applicable IDO and DPM standards, aside from the requested variance to MPOS edge buffer requirements, adequately protects surrounding properties and infrastructure improvements in the vicinity from adverse impacts.

- D. 6-6(N)(3)(a)4. The Variance will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.

The standards in the VPO-1 Overlay Zone supersede the maximum building height standards established in the MX-T Zone District, making that specific standard irrelevant in this instance. The request does undermine the intent of the View Plane protections of the Sandias from the easternmost driving edge of Coors. Blvd for three buildings and would allow a higher maximum building height for three structures on the subject site than normally allowed within the VPO-1 Overlay Zone. However, the request would not fully materially undermine the intent and purpose of VPO-1 because it does not practicably impeded views of the Bosque or Sandia Mountains due to the placement and design of the buildings, which is the one intent and purpose behind of the standards within the Coors Blvd. VPO-1. The request should be carefully considered as the intent of VPO-1 is to place strict building height standards on development within the VPO-1.

- E. 6-6(N)(3)(a)5. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

The applicant has stated that the Variance request encompasses the minimum necessary changes to avoid extraordinary hardship or practical difficulties. Other than the three structures included in the Variance request, all other buildings included in the Site Plan – EPC comply with VPO-1 height requirements. Given the practical difficulties resulting

from special circumstances on the subject site, which necessitate specific design solutions such as smaller lots and two-story townhomes, the request appears to seek the minimum necessary Variance needed to develop the subject site. The requested variance of 1-foot to building C does not seem to be required due to the self-imposed archeological feature.

19. In addition to IDO 14-16-6-6(N) review and Decision Criterion, an application for a Variance from the standards for structure height Subsection 14-16-3-6(D) (Coors Boulevard – VPO-1) shall be approved if it meets the criteria in Subsection (a) above and all of the following criteria pursuant to 6-6(N)(3)(b) Coors Boulevard – VPO-1, which the request generally meets.

- A. 6-6(N)(3)(b)1. The Variance will not materially undermine the protected views described in Subsection 14-16-3-6(D)(2).

The Variance will not materially undermine the protected views described in Subsection 14-16-3-6(D)(2) because the buildings would not impede views of the Bosque or Sandia Mountains, which the applicant has adequately demonstrated in their response and in the attached Figures and Exhibits.

- B. 6-6(N)(3)(b)2. The intent of the view regulations in Subsection 14-16-3-6(D)(5) is met.

The reference in the IDO to Subsection 14-16-3-6(D)(5) is incorrect – it should reference Subsection 14-16-3-6(D)(4) instead, which is what the applicant’s response speaks to. The Variance is cohesive with the view regulations found throughout IDO Subsection 14-16-3-6(D). The request would not result in an impediment to views of the Bosque or Sandia Mountains in terms of building and structure height, bulk, and massing. The applicant has adequately demonstrated this to be the case throughout the justification letter, including within attached Figures and Exhibits demonstrating the view plane from the east edge of Coors Boulevard.

20. The applicant has coordinated with the City of Albuquerque, Open Space division during a 2-month deferral period to discuss mitigation efforts for development adjacent to the MPOS Site. The City Open Space Division agrees with a 6-foot buffer and required 6-foot wall between the MPOS site and the proposed development.
21. The applicant notified property owners within 100 feet of the subject site as, required. The applicant contacted the City Office of Neighborhood Coordination (ONC) and there were no affected Neighborhood Associations to notify.
22. A facilitated meeting was requested by a resident of the Bosque del Acres Neighborhood Association and held on December 12, 2023. Community members from the adjacent properties to the east of the site are concerned about the impacts of development on their properties from the two-story townhomes. Other community members are concerned about the proposed variance blocking their views to the west and proposed uses.
23. The facilitated meeting request outlined concerns from residents of the Bosque del Acres Neighborhood Association, which is adjacent to the site to the east, in Unincorporated Bernalillo County. The residents do not support the requested 39-foot variance for a 6-foot buffer from the



open space site and they do not support the VPO-1 variance increase in the height of the townhomes and the cannabis retail building of 5-feet.

24. Staff has been contacted by the West Side Coalition of Neighborhood Associations with questions about the request. They are in opposition to the proposed Cannabis retail building and the two variance requests.

***RECOMMENDATION – PR-2023-009105, SI-2023-01402, VA-2023-0314, VA-2023-0315***

***APPROVAL with conditions of Project # 2023-009105, SI-2023-01402, VA-2023-0314, VA 2023-0315, a Site Plan-EPC, Variance to MPOS Edge Buffer Requirements, and Variance to Coors Blvd. VPO-1 Building height requirements for on lots 2-A and 2-B, a 3.1 acre portion of Lots 2-A, 2-B, 2-C and 2-D, (Being a Replat of Tract 2, Cottonwood Crossing Phase II) and Lots 1, 2, 3, 4 5 and 6, Plat of Lots 1, 2, 3, 4, 5 & 6 (Being a Replat of Tracts 14-A & 14-B Black Ranch), Cottonwood Crossing Phase II, located east of Coors Blvd. NW, at the intersection of Coors Blvd. NW and 7 Bar Loop Rd. NW, approximately 10-acres, zoned MX-T, MX-L, and NR-PO-B, based on the preceding Findings and subject to the following Conditions of Approval.***

***CONDITIONS OF APPROVAL – PR-2023-009105, SI 2023-01402***

1. Upon approval by the EPC, the proposed site plan shall go to the Development Facilitation Team (DFT) for final sign-off. The reviewer will be responsible for ensuring that the EPC Conditions have been satisfied and that other applicable City requirements have been met.
2. The applicant shall coordinate with the Staff Planner prior to submitting to the DFT to ensure that EPC Conditions have been met.
3. The applicant shall continue to coordinate with the City of Albuquerque, Open Space division regarding mitigation efforts for the abutting MPOS archeological site.
4. Site Plan Sheet:
  - a. Pursuant to IDO section 14-16-5-3(D)(2)b a sidewalk shall be provided pursuant to DPM standards along the entire frontage of the lot 2-B on Seven-bar Loop Rd. and along the street adjacent to lot 2-A.
  - b. A minimum 8-foot sidewalk shall be included along the frontage of the streets for buildings that include a street facing façade/entrance.
  - c. General note 9 Shall be revised to include a reference to the project number: VA-2023-000315 (MPOS VA).
  - d. General note 11 shall be revised to include a referencing to the project number for the variance request to VPO-1 building height standards (VA-2023-000314).
  - e. Parking:

- 1) The note about the 10% reduction for proximity to transit pursuant to IDO 5-5(C)(5)c. shall be updated to requested form required.
  - 2) The Parking Provided shall be updated to reflect the parking approved on the associated major amendment sheet.
4. Wall Standards
- a) The wall abutting the MPOS Lot-1 shall be 6-feet high around the entire boundary of the MPOS site pursuant to Table 5-7-1: Maximum Wall Height
  - b) Pursuant to IDO Section 14-16-5-6(F)(3) Walls Abutting Major Public Open Space, the wall abutting the MPOS site shall be 6-foot-high wall is required a between a parking lot and MPOS or Shrubs and trees sufficient to act as a screen at least 4 feet high and at least 75 percent opaque shall be provided.
5. Landscape Plan Sheet:
- a) A note shall be added stating that Landscaping adjacent to MPOS shall use native or natural vegetation within 330' of the MPOS Site pursuant to IDO 5-2(J)(1)(c).
  - b) The parking lot landscaping adjacent to the MPOS site shall comply with IDO 5-6(F)(3) Abutting Major Public Open Space
  - c) A note shall be added stating that the landscape plan is compliant with IDO 5-6(C)8 Protecting Clear Site Triangle.
  - d) The applicant shall work with utility providers to ensure that standards in IDO 5-6(C)10 Planting Near Utilities are met for all PUE on site prior to DFT submittal.
6. Elevation Sheets:
- a) All elevations shall include dimensions.
  - b) All building colors shall blend with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens pursuant IDO 5-2(J)(1)(e) Color.
7. Signage: Proposed signage shall be compliant with IDO Section 14-16-3-4(C)(5)(f) Signs in the Coors Blvd. CPO-2.
8. Condition from Solid Waste: A site plan approved by solid waste with trash enclosures pursuant to applicable requirements and access shown for solid waste will be required.
9. Conditions from AMAFCA

- a) Grading within the existing AMAFCA & MRGCD Access Easement to the east for the Corrales Main, shall be approved from AMAFCA and MRGCD. Any modification to the grading shall allow for the agencies' continuous access to the facility.
  - b) AMAFCA shall approve all walls within 5' of a slope of an acequia Pursuant to IDO 5-2(G)(3)
10. Condition from PNM: Any existing and/or new PNM easements and facilities shall be reflected on the Site Plan and any resulting Plat
11. Conditions from ABCWUA:
- a) The site plan shall reflect the proposed easement for the new SAS extensions or redesign alignment to fit within existing easement.
  - b) An approved Development Agreement shall be required as a prerequisite to commitment of water and wastewater service from ABCWUA to the proposed development.
  - c) the applicant shall coordinate with ABCWUA to start the Development Agreement process.
  - d) The applicant shall Confirm whether or not lot will be consolidated. Onsite water and sewer pipe and easement may need to be revised accordingly
- 

*Megan Jones*  
**Megan Jones, Senior Planner**

***Notice of Decision CC list:***

Tierra West LLC, Derek Bohannon, [Dbohannon@tierrawestllc.com](mailto:Dbohannon@tierrawestllc.com)

A Management Inc., [pierre@amestoy.ne](mailto:pierre@amestoy.ne)

Legal, [Dking@cabq.gov](mailto:Dking@cabq.gov)

Parks and Recreation Department, [josh@cabq.gov](mailto:josh@cabq.gov)

EPC file

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# ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

## ***PLANNING DEPARTMENT***

### ***Zoning Enforcement***

### ***Long Range Planning***

## ***CITY ENGINEER***

### ***Transportation Development***

### ***Hydrology Development***

### ***New Mexico Department of Transportation (NMDOT)***

## ***DEPARTMENT of MUNICIPAL DEVELOPMENT***

### ***Transportation Planning***

### ***Traffic Engineering Operations (Department of Municipal Development)***

### ***Street Maintenance (Department of Municipal Development)***

### ***RECOMMENDED CONDITIONS FROM THE CITY ENGINEER:***

## ***WATER UTILITY AUTHORITY***

1. No objections to EPC Variances.
- 2a. Please show proposed easement for the new SAS extensions or redesign alignment to fit within existing easement. Preferable to have infrastructure within roadway as much as possible.
3. For information purposes only:
  - 3a. Conditions of service were analyzed in approved Serviceability Letter 230507. NOTE: Service was not committed to the proposed development from the Serviceability Letter.
  - 3b. An approved Development Agreement shall be required as a prerequisite to commitment of water and wastewater service from ABCWUA to the proposed development. Please coordinate with ABCWUA to start the Development Agreement process.
  - 3c. Confirm whether or not lot will be consolidated. Onsite water and sewer pipe and easement may need to be revised accordingly.

### ***Grant Magnanelli***

Engineer Associate

505.289.3404 (o)| [gmagnanelli@abcwua.org](mailto:gmagnanelli@abcwua.org)

## ***Utility Services***

## ***ENVIRONMENTAL HEALTH DEPARTMENT***

**Air Quality Division**

**Environmental Services Division**

**PARKS AND RECREATION**

**Planning and Design**

**Open Space Division (comments received in the first submittal for the September 2023 hearing that was deferred)**

As noted in the application, there is a significant and vulnerable archaeological site to the north and east of the proposed development which is owned by the City of Albuquerque Open Space Division and zoned NR-PO-B. The Calabacillas Pueblo was one of the ancestral Tiwa settlements along the Rio Grande in what is now the City of Albuquerque; once much larger, a majority of the site was been graded and destroyed; however, the intact remainder contains surface artifacts which are vulnerable to erosion and other destructive impacts. This site is closed to the public. The Open Space Division is very concerned about potential impacts to the site from the proposed development and construction, including the following:

- Potential erosion; an aerial view shows clear erosion on the subject site directly adjacent to the Open Space parcel (labeled “Black Ranch (Closed)” in the screenshot on the following page). Open Space is concerned that this development will potentially both divert the existing runoff onto the Pueblo site and create additional drainage issues related to the slope down to the Corrales Acequia and grading needs identified in the application. If the east end of the site is graded to be higher than the west end, it will be significantly higher than the Open Space parcel.
- Access to property; the Open Space parcel is landlocked without official access from a public right-of-way, which appears to have been an oversight when it was originally platted. The Open Space Division requests official access in order to be able to maintain the property.
- The application references an agreement signed which “granted the property owner more flexibility due to the land donation,” but Open Space questions if the agreement gives the property owner permission to avoid IDO regulations regarding development adjacent to NR-PO-B, including buffers.
- While it is not yet reflected in the Bernalillo County Assessor’s data, the Real Property Division has determined that the parcel adjacent to the northeast of the labeled Open Space parcel and cattycorner to the subject site’s northeast corner was also dedicated by plat to the Open Space Division; the archaeological site extends onto this parcel as well. While not yet zoned NR-PO-B, Open Space wants the developer and contractor to be aware of the sensitivity of the site and that it also shouldn’t be impacted.



**City Forester**

***POLICE DEPARTMENT/Planning***

***SOLID WASTE MANAGEMENT DEPARTMENT (comments received in the first submittal for the September 2023 hearing that was deferred)***

How will the townhomes dispose of their refuse? If the plan is for the owners of the townhomes to dispose of their refuse in the commercial dumpsters, the property owner/manager will have to be bill the owner of the town homes. If the owner of the town homes will have residential carts, the Solid Waste Department will bill the owner of the townhomes. A site plan approved for access by the Solid Waste Department will be required, and the proposed trash enclosures will have to meet City of Albuquerque minimum requirements. Reference <https://www.cabq.gov/solidwaste/documents/enclosurespecificationswordsfont14.pdf> for minimum requirements.

***FIRE DEPARTMENT/Planning***

***TRANSIT DEPARTMENT***

***COMMENTS FROM OTHER AGENCIES***

***BERNALILLO COUNTY***

***Public Works Division, Transportation Planning***

No adverse comment. No nearby connecting BC roads or intersections

***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY***

AMAFCA will not allow the retaining wall on the east side of the site to be relocated within the existing AMAFCA/MRGCD Access Easement (or on the property line). The wall must be located on the easement boundary and entirely contained within the non-easement area (including foundation).

AMAFCA will not allow the subdivision of lots across the existing AMAFCA/MRGCD Access Easement. This area must be dedicated as a single tract owned/maintained by an HOA-like group or the overarching property owner. Alternatively, the area encumbered by the easement can be dedicated as ROW to AMAFCA and/or MRGCD.

Below are items that must be addressed as this site moves through the City Development Process:

- AMAFCA will require review of the final Drainage Report and Grading and Drainage plan.
- The conceptual G&D included in the application appears to show a new storm drain penetration into AMAFCA's regional drainage facility. This is subject to review and approval of AMAFCA's Board of Directors as AMAFCA is to assume maintenance of the pipe penetration into the facility via a Turnkey Agreement.
- There does not appear to be any on-site stormwater quality treatment. The City of Albuquerque in the past have not allowed development to utilize AMAFCA facilities as their first flush (stormwater quality) volume requirements. If this is how the development intends to address this requirement, there will likely need to be an additional agreement in place to allow for this with associated water quality fees from AMAFCA. The City of Albuquerque may retain their requirement for on-site ponding and/or payment in-lieu.
- There appears to be grading within the existing AMAFCA & MRGCD Access Easement to the east for the Corrales Main, this will not be allowed without approval from AMAFCA and MRGCD. Any modification to the grading must allow for the agencies' continuous access to the facility.
- There are existing drainage inlets now shown to be in the back of individual lots. These inlets must be removed and capped. The grading against the existing block wall separating this site from the existing pond must be adjusted to direct drainage to the streets and proposed drainage infrastructure as the narrative indicates.

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- No adverse comments to the height standards variance

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- No adverse comments to the edge buffer variance.

**Jared Romero, P.E., CFM**  
Development Review Engineer  
jromero@amafca.org  
Phone: (505) 884-2215

***ALBUQUERQUE PUBLIC SCHOOLS (comments received in the first submittal for the September 2023 hearing that was deferred)***

- d. Request Description: Zoning map amendment from MX-T and MX-L to MX-T. Development to include the building of 15 townhomes
- e. APS Comments: Existing residential use at this location impacts Seven Bar Elementary School, Taylor Middle School, and Cibola High School.
  - f. Residential Units: 15
  - g. Est. Elementary School Students: 4



- h. Est. Middle School Students: 2
- i. Est. High School Students: 2
- j. Est. Total # of Students from Project: 8

\*The estimated number of students from the proposed project is based on an average student generation rate.

**School Capacity**

<b>School</b>	<b>2022-2023 (40<sup>th</sup> Day) Enrollment</b>	<b>Facility Capacity</b>	<b>Space Available</b>
Seven Bar Elementary School	486	660	174
Taylor Middle School	315	600	285
Cibola High School	1,771	2,160	389

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long-term solution)
  - o Construct new schools or additions
  - o Add portables
  - o Use of non-classroom spaces for temporary classrooms
  - o Lease facilities
  - o Use other public facilities
- Improve facility efficiency (short-term solution)
  - o Schedule Changes
  - ☐ Double sessions
  - ☐ Multi-track year-round
  - o Other
  - ☐ Float teachers (flex schedule)
- Shift students to Schools with Capacity (short-term solution)
  - o Boundary Adjustments / Busing
  - o Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

**MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)**

MRMPO has no adverse comment. For informational purposes:

Appendix G of the MTP supports the following as it relates to the subject property:

- Support projects utilizing innovative technologies to improve regional competitiveness and sustainability.

**KIRTLAND AIR FORCE BASE**

**MIDDLE RIO GRANDE CONSERVANCY DISTRICT**

**PUBLIC SERVICE COMPANY OF NEW MEXICO** (comments received in the first submittal for the September 2023 hearing that was deferred)

There are PNM facilities and/or easements along the west/northwest side of the site and within the southern portion of the site running east-west from the site's vehicular access drive to the Corrales Acequia.

It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.

Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.

Any existing and/or new PNM easements and facilities need to be reflected on the Site Plan and any resulting Plat.

Typical electric utility easement widths vary depending on the type of facility. On-site transformers should have a five-foot clear area on the sides and rear and ten-foot in front to allow for access and maintenance.

Structures, especially those made of metal like storage buildings and canopies, should not be within or near PNM easements without close coordination with and agreement from PNM.

Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities.

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

If existing electric lines or facilities need to be moved, then that is at the applicant's expense.

Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.



**Figure 1:** Looking northeast towards the subject site from Coors Boulevard. A zoomed in photo illustrating potential maximum building height is included.

**Figure 2:** Looking SW from the northern boundary of the subject site towards Coors Blvd. Commercial buildings abutting Coors Blvd. are seen in the foreground.







**Figure 3:** Looking NE from the northern boundary of the subject site towards Coors Blvd. Commercial buildings abutting Coors Blvd. are seen in the foreground.

**Figure 4:** Looking north from the SE boundary of the subject site. The subject site's eastern boundary (delineated by the fence) can be seen on the right side of the photo.



**Figure 5:** Looking west towards Coors Blvd. from the SE boundary of the subject site. The incline of the subject site is observed in this photo.





Figure 6: Looking east at the subject site from the site's western boundary.

Figure 7: Looking east towards the properties located adjacent to the subject site.



Figure 8: Looking east at the irrigation ditch abutting the subject site.

## ZONING

Please refer to IDO Section 14-16-2-4(A) for the -T Zone  
District and IDO Section 14-16-2-4(B) for the -L Zone District

## HISTORY

URBAN DESIGN & DEVELOPMENT DIVISION  
600 2nd Street NW, 3rd Floor, Albuquerque, NM 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339



## OFFICIAL NOTIFICATION OF DECISION

November 18, 2021

JB Holdings LLC/Take 5 Car Wash  
10416 Morning Star Dr. NE  
Albuquerque NM, 87111

**Project #2021-005816**  
**SI-2021-01684, VA-2021-00363**  
Site Plan Major Amendment and Variance-EPC

### LEGAL DESCRIPTION:

Consensus Planning, agent for JB Holdings, LLC/Take 5 Car Wash, requests the above action for Lot 2-C, Cottonwood Crossing Phase II Subdivision, an approximately 0.8 acre portion of the following: Lots 1, 2-A, 2-B, 2-C, 2-D, 3, 4, 5, and 6 of Cottonwood Crossing Phase II being a replat of Tracts 14-A and 14-B, Black Ranch, zoned MX-L, located at 10,084 Coors Blvd. NW, between Coors Bypass and Seven Bar Loop (B-14-Z).

Staff Planner: Silvia Bolivar

On November 18, 2021, the Environmental Planning Commission (EPC) voted to APPROVE Project #2021-005816/SI-2021-01684/VA-2021-00363, Site Plan-EPC Major Amendment and Variance-EPC based on the following Findings and Conditions of Approval:

### FINDINGS- SI-2021-01684- Major Amendment

1. The request is for a Major Amendment to a Prior Approved Site Plan for Lot 2C of Lots 1, 2-A, 2-B, 2-C, 2-D, 3, 4, 5, & 6 Cottonwood Crossing Phase II being a replat of Tracts 14A/14B, Black Ranch, located at 10084 Coors Blvd NW, containing approximately 0.8 acres (the "subject site").
2. The subject site is part of a larger, approximately 10-acre site controlled by a site development plan for subdivision approved by the EPC in August of 2003. The approved site plan included four buildings on the property closest to Coors Boulevard.
3. The applicant proposes to amend the approved site plan by developing Lot 2-C with a car wash instead of the previously approved parking lot.
4. The EPC is hearing the case pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-4(Z), Amendments of Pre-IDO Approvals. Major amendments shall be reviewed by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in Part 14-16-6-1 (Administration and Enforcement). The amendment exceeds the thresholds found in IDO Table 6-4-4: Allowable Minor Amendments,



because all previous minor amendments are cumulative to the current proposal. IDO Section 14-16-6-5(Z)(1)(b)1, states that Major Amendments shall be reviewed and decided by the decision-making body that issued the permit or approval being amendment. In this case, the EPC approved the Site Development Plan in August 2003, prior to the effective date of the IDO.

5. The subject site is zoned MX-L (Mixed-Use – Low Intensity Zone District, IDO 14-16-2-4(B)) which was assigned upon adoption of the IDO based upon prior zoning and land use designations SU-1 for C-1 (restaurant with full service liquor) and SU-1 for O-1. Upon adoption of the IDO, these uses were converted to MX-L and MX-T respectively.
6. The subject site is located in an Area of Change as designated by the Comprehensive Plan and is in the Northwest Mesa Community Planning Area (CPA).
7. The subject site is within the boundaries of the Coors Boulevard Character Protection Overlay Zone (CPO-2) and the Coors Boulevard View Protection Overlay Zone (VPO-1).
8. Coors Boulevard NW and Seven Bar Loop Road NW are classified as Major Transit Corridors as designated by the Comprehensive Plan.
9. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
10. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use pertaining to Employment Centers and complete communities.
  - A. Subpolicy 5.1.1(a): Prioritize office and commercial employment in areas with good access via automobile and transit.

The request would add commercial employment along Coors Boulevard, a Major Transit Corridor with good access via automobile and transit served by Fixed Route 157 and Commuter Route 96 that run north-south on Coors Boulevard.

- B. Goal 5.2 – Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

The request would facilitate development of a car wash, a use allowable in MX-L zones, that include townhouses, live-work, and multi-family residential uses that would help foster a community where people can live near work. The increase in employment density would also foster a community where residents would shop in the area as there are many commercial and retail services nearby.

11. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use pertaining to land uses, efficient development patterns and infill development.
  - A. Policy 5.2.1 – Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request would contribute to creating a healthy, sustainable community because it would facilitate further development in an auto-oriented district. The request would facilitate redevelopment of an established commercial development and would contribute to a mix of uses

that would be conveniently accessible from surrounding neighborhoods. The residential zones to the south, east, and west would benefit from additional uses along Coors Boulevard NW.

- B. Subpolicy 5.2.1(h): Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request would further this subpolicy because the proposed use under the MX-L zone would encourage infill development and would add a complementary use to this auto-oriented area. The request would allow for the proposed infill development to be compatible in form and scale to the immediately surrounding auto-oriented development that include restaurants and commercial retail and services.

- C. Subpolicy 5.2.1(n): Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The request furthers this subpolicy because the subject site has been vacant for many years following the initial grading. The redevelopment of the 0.8 acres would allow for more productive use of a portion of an existing commercial development.

- D. Goal 5.3 – Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request would this Goal because it would promote development patterns that maximize the utility of existing infrastructure and public facilities and efficient use of land to support the public good. The proposed development would be located near the intersection of Coors Boulevard NW and Seven Bar Loop NW which provides excellent access and would promote efficient use of the existing roadways and associated infrastructure.

- E. Policy 5.3.1 – Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The subject site is located in an already developed area that has existing infrastructure and public facilities and the request would support additional growth.

12. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use pertaining to Areas of Change.

- A. Policy 5.6 – City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired to ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The request would further Goal 5.6 – City Development Areas because it would result in growth near the Cottonwood Employment Center and adjacent to Coors Boulevard NW, a Major Transit Corridor where change is generally encouraged. Major Transit Corridors are intended to be transit and pedestrian oriented near transit stops, while auto-oriented along much of the corridor. The proposed use would be auto-oriented but would be accessible by pedestrians from Coors Boulevard NW and Seven Bar Loop NW.

- B. Policy 5.6.2 – Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request would direct growth and more intense development to a property located near the Cottonwood Employment Center and along Coors Boulevard NW and Seven Bar Loop NW where change is encouraged as per the Comprehensive Plan.

- C. Subpolicy 5.6.2(f): Minimize potential negative impacts of development on existing residential uses with respect to noise, stormwater runoff, contaminants, lighting, air quality, and traffic.

The request would help minimize the potential negative impacts of development on existing residential uses by situating the proposed use near a major transit corridor and away from single-family residential properties located to the east of the subject site. A revised landscape plan has been submitted that shows more trees were added to the eastern side of the site to minimize potential negative impacts.

13. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3) as follows:

- A. 14-16-6-6(J)(3)(a) As demonstrated by the policy analysis of the site plan, the request is consistent with applicable Comprehensive Goals and Policies.
- B. 14-16-6-6(J)(3)(b) The subject site is zoned MX-L therefore, this criterion does not apply.
- C. 14-16-6-6(J)(3)(c) With the application of conditions of approval, the site plan would comply with all applicable provisions of the IDO.
- D. 14-16-6-6(J)(3)(d) The City's existing infrastructure has adequate capacity for the proposed development. A traffic impact study is not required for this major amendment because the proposed use for the subject site, a car wash, does not meet thresholds established by the DPM.
- E. 14-16-6-6(J)(3)(e) The future, proposed development would be required to comply with the decisions made by the EPC. The EPCs' conditions of approval would improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas.
- F. 14-16-6-6(J)(3)(f) The subject property is not within an approved Master Development Plan; therefore, this criterion does not apply.
- G. 14-16-6-6(J)(3)(g) The subject property is not within a Railroad and Spur Area and a cumulative impact analysis is not required, therefore this criterion does not apply.

14. The affected, registered neighborhood organizations is the Westside Coalition of Neighborhood Associations which was notified as required. Property owners within 100 feet of the subject site were also notified, as required.

15. A post-submittal neighborhood meeting was held with the Bosque del Acres Neighborhood Association (in the County) on November 4, 2021. Topics discussed included where the car wash would be located, hours of operation, traffic concerns and how tall the lights would be. In response, the applicant has submitted a revised landscape plan where more trees have been added on the eastern side to address concerns over noise, light, etc.

16. As of this writing, Staff has not received any comments in support or opposition to the request.

17. The Commission finds that Lot 1 was not zoned as a Major Public Open Space (MPOS) at the time of application and hearing of the request.

### **CONDITIONS- SI-2021-01684- Major Amendment**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB) to ensure all technical issues are resolved. The DRB is responsible for ensuring that technical EPC Conditions have been satisfied and that other applicable City requirements have been met.
2. The applicant shall meet with the Staff planner prior to applying to the DRB to ensure that all conditions of approval are addressed and met. Upon receiving sign-off from the DRB, the applicant shall submit a finalized version of the site plan for filing at the Planning Department.
3. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
4. The branding tower shall meet the VPO-1 requirement and shall be lowered to a maximum height of 27'-4".
5. Signage – Provide monument sign detail if a monument sign is proposed. The detail shall be dimensioned and shall specify colors and materials. Provide detail for the “prefabricated illuminated aluminum accent” that is to be placed 10'-8" above the finished floor elevation. The details shall include height, width, square footage of the sign face, colors, and materials at the time of DRB submittal.
6. Bicycle and motorcycle calculations shall be incorporated into the design and all parking calculations shall be revised.
7. Conditions from the Transportation Development Review Services shall be addressed.
  - Full sidewalk requirements along frontage of site where it is adjacent to a roadway. For NMDOT coordination, contact them for a permit for any work within their right-of-way.
  - Extend striping for east leg of traffic signal to incorporate queuing from the proposed development and to allow for rechannelization.
  - Shared access is needed when sharing an accessway with an adjacent parcel.
  - Provide clear sight triangle onto private accessway from proposed site.
  - List dimensions for all parking aisles and parking spaces. List all curb radii.
  - For one-way aisles, incorporate “Do Not Enter” signage, “One-Way” signage, and directional arrows.
  - Incorporate ADA parking, bicycle parking, and motorcycle parking as part of the IDO requirements. List all dimensioning and provide all necessary signage and details.
  - Provide curb and sidewalk details.
  - Call out the 6-foot ADA pathway from the building to the right-of-way and from the required handicapped spaces to the building.

8. Conditions from PNM shall be addressed.

There are existing PNM facilities abutting the site and/or in easements along Coors Blvd NW and within the site.

Any existing and/or new PNM easements and facilities need to be reflected on the Site Plan.

Perimeter and interior landscape should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements should comply with IDO Section 5-6(C)(10). Shrubs and ground cover and small trees are generally acceptable within PNM easements.

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

If existing lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

9. The proposed colors for the subject site must comply with IDO 14-16-3-6(D)(6) where exterior surfaces of structures, including but not limited to mechanical devices, roof vents, and screen materials, shall be colors with light reflective value (LRV) ranging from 20 and 50 percent. This middle range of reflectance is intended to avoid very light and very dark colors.

#### **FINDINGS – VA-2021-00363, Variance-EPC**

1. The request is for a Variance – EPC for Lot 2C of Lots 1, 2-A, 2-B, 2-C, 2-D, 3, 4, 5, & 6 Cottonwood Crossing Phase II being a replat of Tracts 14A/14B, Black Ranch, located at 10084 Coors Blvd NW, containing approximately 0.8 acres (the “subject site”).
2. The applicant is requesting that the 50% landscape coverage requirement for the setback along Coors Boulevard CPO-2 (IDO 3-4(C)(5)(c)) be reduced by 33%. There are several utility easements including water and sanitary sewer that run parallel to Coors Boulevard that prevent the Applicant from planting trees and shrubs that would otherwise provide a significant amount of required coverage. The proposed landscape plan shows landscape coverage of 17% of the setback area.
3. The subject site is zoned MX-L (Mixed-Use – Low Intensity Zone District, IDO 14-16-2-4(B)) which was assigned upon adoption of the IDO based upon prior zoning and land use designations SU-1 for C-1 (restaurant with full service liquor) and SU-1 for O-1. Upon adoption of the IDO, these uses were converted to MX-L and MX-T respectively.
4. The subject site is located in an Area of Change as designated by the Comprehensive Plan and is in the Northwest Mesa Community Planning Area (CPA).
5. The subject site is within the boundaries of the Coors Boulevard Character Protection Overlay Zone (CPO-2) and the Coors Boulevard View Protection Overlay Zone (VPO-1).

6. Coors Boulevard NW and Seven Bar Loop Road NW are classified as Major Transit Corridors as designated by the Comprehensive Plan.
7. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
8. Pursuant to IDO Section 6-6(N)(1) The request meets Variance-EPC Review and Decision Criteria 6-6(N)(3).

- A. There are special circumstances applicable to a single lot that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, physical characteristics, natural forces, or by government actions for which no compensation was paid. Such special circumstances of the lot either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or economic return on the property, or practical difficulties results from strict compliance with the minimum standards.

There are several utility easements abutting the site and/or in easements along Coors Boulevard NW and within the site that impact development of the property, specifically in a way that is not generally applicable to other lots. The circumstances are not self-imposed but are the result of previous actions that required the placement of easements for utilities on private property. In addition to the easements, the site also provides parking for the adjacent restaurant which further limits what could be developed on the property.

PNM has provided comments noting that perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements should comply with IDO Section 5-6(C)(10). Shrubs and ground cover and small trees are generally acceptable within PNM easements therefore the landscape plan and variance request are acceptable.

- B. The Variance would not be materially contrary to the public safety, health, or welfare.

The Variance request would not be materially contrary to public safety, health or welfare. The Variance would help facilitate infill development of a vacant property. The Applicant submitted a preliminary site plan to DRB for initial direction and comments and was informed by the Albuquerque/Bernalillo County Water Authority that planting trees within the easements along Coors Boulevard is unacceptable.

- C. The variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

The Variance would not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

The proposed car wash use will be accommodated on the small site and infrastructure is available to serve the development along Coors Boulevard, a Major Transit Corridor. The proposed car wash building meets the setback requirements of Coors Boulevard.

- D. The Variance would not materially undermine the intent and purpose of this IDO or the applicable zone district.

The request would not materially undermine the intent and purpose of this IDO because it implements subsections 14-16-1-3, Purpose. The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at intersections of collector streets. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors.

In general, the Variance would not materially undermine the intent and purpose of the applicable zone district because it provides for an underutilized lot to be redeveloped and the uses for the subject site would be similar to those in the surrounding area.

- E. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

The Variance is the minimum necessary to avoid extraordinary hardship or practical difficulties. Staff finds practical difficulties supports the Variance because there are existing easements that hinder development of the site without the Variance approval. The Landscape Plan shows plantings throughout the site that are in excess of what would normally be required along the site edges.

9. The EPC finds that the request for a Variance to the landscaping in setback along Coors Boulevard CPO-2 (IDO 3-4(C)(5)(c)) shall be 33% of the required 50%. The total required landscape shall be 17%.
10. The affected, registered neighborhood organization is the Westside Coalition of Neighborhood Associations. Property owners within 100 feet were also notified as required.
11. A post-submittal neighborhood meeting was held on November 4, 2021 with the Bosque del Acres Neighborhood Association. Topics discussed included where the car wash would be located, hours of operation, traffic concerns and how tall the lights would be. In response, the applicant has submitted a revised landscape plan where more trees have been added on the eastern side to address concerns over noise, light, etc.
12. The Albuquerque Metropolitan Arroyo Flood Control (AMAFCA) has noted that the lot falls into the Cottonwood Crossing Phase II Subdivision which currently has an on-site drainage issue that is severely and negatively impacting an AMAFCA facility. The proposed variance for vegetation cover may impact the runoff and thus exacerbate the existing problems. AMAFCA will need to see resolution of the existing problem and how this increase in runoff associated with the increase in impervious surface is to be mitigated.
13. As of this writing, Staff has not received any comments in support or opposition.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **December 3, 2021**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as 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), Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal an EPC Recommendation to the City Council since this is not a final decision.

You will receive 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. Successful applicants are reminded that other regulations of the IDO must be complied with, even after approval of the referenced application(s).

Sincerely,

for Alan M. Varela,  
Planning Director

AV/SB

cc: JB Holdings, LLC/Take 5 Car Wash, 10416 Morning Star Dr NE, Albuquerque, NM 87111  
Jesse Macias, M3 Design, 2008 N 7th Avenue, Phoenix, AZ 85007  
Consensus Planning, [fishman@consensusplanning.com](mailto:fishman@consensusplanning.com)  
Westside Coalition of Neighborhood Associations, Rene Horvath, [aboard111@gmail.com](mailto:aboard111@gmail.com)  
Westside Coalition of Neighborhood Associations, Elizabeth Haley, [ekhaley@comcast.net](mailto:ekhaley@comcast.net)  
Legal, [kmorrow@cabq.gov](mailto:kmorrow@cabq.gov)  
EPC file





City of Albuquerque  
Planning Department  
Development Services Division  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Date: August 22, 2003

## OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002792 \***  
03EPC-01086 EPC Site Development Plan-  
Subdivision  
03EPC-01085 EPC Site Development Plan-Building  
Permit

Trust of Albert & Mary Black  
3613 NM State Rd. 528 NW  
Albuq. NM 87114

**LEGAL DESCRIPTION:** for all or a portion of  
Tracts 14-A & 14B, **Black Ranch**, zoned SU-1 for  
C-1 & restaurant with full service liquor and O-1,  
located on COORS BLVD. NW, between COORS  
NW and SEVEN BAR LOOP NW, containing  
approximately 10 acre(s). (B-14) Debbie Stover,  
Staff Planner

On August 21, 2003 the Environmental Planning Commission voted to approve Project 1002792/03EPC 01086, a site plan for subdivision, for Tracts 14A and 14B, Black Ranch, zoned SU-1 for C-1 & Restaurant w/Full Service Liquor & O-1 based on the following Findings and subject to the following Conditions:

### FINDINGS:

1. This is a request for site development plan for subdivision for a 10-acre site known as Tract 14A and 14B, Black Ranch, located on Coors Boulevard between Alameda Boulevard and the Coors Bypass.
2. The submitted plan is in compliance with the *Albuquerque/Bernalillo County Comprehensive Plan* by providing an effective buffer for the residential development east of the site. The commercial uses will help minimize the effects of this busy, high-automobile usage area on the rural neighborhood to the east. The proposal is using existing streets (Policy e) and is not putting forward a harmful use that would adversely affect nearby neighborhoods (Policy i).
3. The subject request complies with the policies of the *West Side Strategic Plan* by providing appropriate commercial services in areas along a major commercial corridor (Policy 3.8).

OFFICIAL NOTICE OF DECISION  
AUGUST 21, 2003  
PROJECT #1002792  
PAGE 2 OF 5

4. The site plan for subdivision contains all the required components as defined in the *Zoning Code* (§14-16-1-5).
5. The site development plan for subdivision meets the requirements of the *Coors Corridor Plan*.
6. There is no known neighborhood opposition to this request.

**CONDITIONS:**

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

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On August 21, 2003 the Environmental Planning Commission voted to approve Project 1002792/03EPC 01085, a site plan for building permit, for Tracts A1, A2, A3, & A4, Black Ranch, zoned SU-1 for C-1 & Restaurant w/Full Service Liquor & O-1, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for a site development plan for building permit for Tracts A1, A2, A3, A4 & A5, Black Ranch, a .94-acre parcel located on Coors Boulevard between Paseo del Norte and Irving Boulevard NW.
2. The submitted plan is in compliance with the *Albuquerque/Bernalillo County Comprehensive Plan* by providing an effective buffer for the residential development east of the site. The commercial uses will help minimize the effects of this busy, high-automobile usage area on the neighbors below the bluff. The proposal is using existing streets (Policy e) and is not putting forward a harmful use that would adversely affect nearby neighborhoods (Policy i).
3. The subject request complies with the policies of the *West Side Strategic Plan* by providing appropriate commercial services in areas along a major commercial corridor ((Policy 3.8).
4. With some changes and adjustments, the submittal will be in compliance with the policies of the *Coors Corridor Plan*.

5. The proposal meets the goals of the *Seven-Bar Ranch Sector Development Plan* by adhering to the principles and recommendations of the plan and specifically by providing quality design with landscape buffers and a development that relates to the pedestrian walkway along Coors Boulevard.
6. The submittal will be adequate with some changes and additions.
7. The remaining intact portion of the Calabacillas Pueblo Ruin is located on the northeast corner of the site. The applicant has worked with the State Historic Preservation Office to ensure preservation of the Ruin and intends to dedicate a sufficient portion of the property sufficient to preserve the Ruin to the Albuquerque Open Space Division.
8. There is no known neighborhood opposition to this request.

**CONDITIONS:**

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. A connection to each tract from the 6-foot wide meandering pathway shall be provided.
3. A detail of the proposed light poles shall be provided with height, colors, material and description of the fixture that ensures that it is a full cut-off type that will not allow light spillage to escape the property. In addition, no lights shall be higher than 16-feet if within 100-feet of a residential area.
4. A pedestrian crossing shall be provided at the south entrance to the site. This crossing shall be clearly demarcated with slightly raised and/or textured paving and shall serve as a link to the 6-foot wide meandering pathway along Coors.
5. A minimum of 14 bicycle spaces shall be provided. The calculations and the locations of the bike racks shall be shown within the site plan.
6. Landscaping shall be provided "in" and "around" the paved area of the parking lots. A minimum of 20% of the parking lot area shall be landscaped and shall consist primarily of shade trees and shrubs (CCP, Policy 5, B. 1., p. 94). One tree shall be planted every 10 parking spaces and distributed such that at least one tree is planted per every 15 linear parking space (CCP, Policy 5, B. 2., p. 94).

7. The site plan shall show an average of a 35-foot landscape buffer between Coors Boulevard and the parking areas, buildings and pedestrian ways along the property. No parking area shall intrude upon the 35-foot- wide landscaped setback in Segments 4 of the *Coors Corridor Plan*. A minimum of 50% of this area shall be planted and maintained with live landscaping material which will visually screen and buffer parking development behind the street yard (*Coors Corridor Plan*, Policy 3, p. 91).
8. All colors, including the color of the roof tile and the refuse enclosure, shall be specified as to basic color family.
9. The signs that are shown within the meandering pathway shall be moved. A detail of the two proposed sign shall be provided within the submittal. Details of the signs, including height, width, square-footage of sign face (in accordance with the restrictions in the *Coors Corridor Plan*), colors and materials shall be provided within the site plan prior to DRB approval. No sign shall be higher than 9-feet.
10. The type of native seed to be planted shall be specified on the landscape plan and shall include native grass seed as well as native wildflower seed.
11. CONDITIONS FROM CITY ENGINEER and PUBLIC WORKS:
  - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for, if applicable.
  - b. Traffic Impact study (TIS) is required (has been submitted).
  - c. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
  - d. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
  - e. Site shall comply and be designed per DPM Standards.
  - f. Right turn lanes on Coors may be required at site entrances by the Traffic Engineer. Check TIS and DPM requirements.
  - g. Main site drive width may need to be adjusted to accommodate four lanes exiting and one lane entering (see TIS).
  - h. Provide cross access agreement between all tracts.
  - i. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Coors Boulevard, a limited access, principal arterial as designated on the Long Range Roadway System.
  - j. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
  - k. Platting consummating the proposed vacation should be a concurrent DRB action.

OFFICIAL NOTICE OF DECISION  
AUGUST 21, 2003  
PROJECT #1002792  
PAGE 5 OF 5

12. The applicant shall provide a minimum 30 inch high screening of parking areas which abut Coors Road NW.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **SEPTEMBER 5, 2003** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER 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. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

  
For Victor J. Chavez  
Planning Director

VJC/DS/ac

cc: George Rainhart Arch., 2325 San Pedro NE, Suite 2B, Albuquerque, NM 87110

**Tax Code No.:** \_\_\_\_\_

**Legal:** Lot numbered one of Cottonwood Crossing, Phase II (Being a Replat of Tracts 14-A and 14-B, Black Ranch) within the Town of Alameda Grant in projected Section 8, T11N, R3E, NMPM

**Grantor/Grantee:** John F. Black and Albert Wade Black, IV, Co-Trustees of the Albert J. Black and Mary Jane Black Revocable Trust

**Project Name:** Charitable Donation

**File No.:** B-14-502 A



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## **LEGAL DEPARTMENT REAL PROPERTY DIVISION**

**July 14, 2004**

**Thomas P. Macken  
Macken Law Firm, LLC  
6000 Indian School Rd. NW, Suite 100  
Albuquerque, NM 87110**

**Dear Mr. Macken**

**As you requested, enclosed is a copy of the Special Warranty Deed conveying property from Black Trust to the City for the Archaeological Site in Cottonwood Crossings Phase II.**

**If you have any further questions, please contact me at 768-3145.**

**Sincerely**

**Josephine B. Silva  
Real Property Technician**

## SPECIAL WARRANTY DEED

JOHN F. BLACK and ALBERT WADE BLACK, IV, Co-Trustees of the ALBERT J. BLACK and MARY JANE BLACK REVOCABLE TRUST ("Grantor"), as a charitable donation, grant to CITY OF ALBUQUERQUE, a New Mexico municipal corporation, whose address is P.O. Box 1293, Albuquerque, NM 871103 ("Grantee"), for use by Grantee as open space, all its right, title and interest in and to that certain real property situate in the City of Albuquerque, County of Bernalillo, State of New Mexico, described as follows:

Lot numbered One (1) of COTTONWOOD CROSSING, PHASE II (Being a Replat of Tracts 14-A and 14-B, Black Ranch) within the Town of Alameda Grant in projected Section 8, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 19, 2004 in Plat Book 2004C, page 56.

LESS AND EXCEPT, and Grantor herein reserves unto itself, all oil, gas and other sub-surface mineral rights appurtenant to the above-described real property, provided that Grantor herein agrees that Grantee's use and possession of the above-described real property shall not be disturbed in any material respect by Grantor's excavation or removal of any oil, gas or other sub-surface minerals.

SUBJECT TO covenants, , conditions, easements and restrictions of record, and taxes for the year 2004 and thereafter; and further

SUBJECT TO the condition subsequent that, in the event the above conveyed real property shall cease to be used by Grantee for open space, it shall automatically, without the need for any action on the part of Grantor, revert and revest in Grantor, or Grantor's successors and assigns; With special warranty covenants.



Mary Herrera

Bern. Co. SP4D

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Page: 1 of 2  
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**FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,  
RESTRICTIONS AND GRANT OF EASEMENTS**

THIS FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND GRANT OF EASEMENTS (this "First Amendment") is made and entered into effective as of the 26 day of March, 2021, by the parties set forth on Exhibit "A", which is attached hereto and incorporated herein by reference.

**PREAMBLE:**

A. WHEREAS, A. Wade Black and John F. Black, Co-Trustees of the Albert J. Black and Mary J. Black Revocable Trust ("Declarant") made and recorded that certain Declaration of Protective Covenants, Restrictions and Grant of Easements dated February 8, 2004, and recorded on February 19, 2004 in the Real Property Records of Bernalillo County, New Mexico in Book A73, Page 711, as Document No. 2004020771 ("Declaration"), which Declaration covers the property more specifically described in Exhibit "B" attached hereto and made a part hereof by reference (the "Property").

B. WHEREAS, Lot 2 was subdivided and platted into Lot 2-A, Lot 2-B, Lot 2-C, and Lot 2-D by that Plat dated February, 2004, and recorded in the records of the County of Bernalillo as Doc. No. 2004092818 in Book-2004C, Page 201 on July 1, 2004.

C. WHEREAS, the undersigned desire to amend the Declaration to amend certain terms and provisions.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. Except as otherwise defined herein, capitalized terms shall have the definitions set forth in the Declaration.

2. The undersigned represent all of the Owners of the Tracts.

3. Exhibit "B" attached hereto and made a part hereof sets forth the legal description of the Lots included in the Declaration as shall replace the legal description set forth in the Declaration.

4. A. Wade Black and John F. Black, Co-Trustees of the Albert J. Black and Mary J. Black Revocable Trust have transferred the rights of Declarant to John F. Black, Manager of JB Holding, LLC, as the trust has been settled. Further, at any time Declarant may transfer its specific rights to a third party who owns an interest in the Shopping Center.

5. The last sentence of Section 1.01 entitled Building Area(s) is hereby deleted.

6. Section 2.01 entitled Construction Compatibility shall be revised as follows:

In order to produce a compatible Premises pursuant to the common general plan contemplated by this Declaration, and to comply with the City ordinances all construction and reconstruction on the Premises shall comply with the building standards concerning design, color, treatments and exterior materials to be

used in the construction and reconstruction of all buildings and structures expressed in the Site plans, as the same may be amended or superseded by applicable City ordinances. With respect to any perimeter-type wall constructed by a Tract Owner, whether voluntarily or by order of the City of Albuquerque, such wall shall be constructed of masonry and color to match the existing perimeter wall on Lot 6. This design criteria pertains to the perimeter wall on the east side of Lots 2A and 2B and of developed Lots immediately adjacent to the Corrales Main Canal, if required by the City.

7. Article III shall be amended to delete the last sentence.

8. Section 5.01 shall be amended as follows:

“Except as provided in Subsections 5.02 and 5.03 below, the Tracts may be used for any lawful purpose not otherwise contrary to the terms of this Declaration. No illegal business or business which is in violation of any zoning law or ordinance will be allowed to function on the Tracts. During the term of this Declaration, the Premises shall be used only for retail purposes, restaurant, brew pubs, office, hotel, motel, financial institution, multi-family residential development or self-storage units on Lots 2A and 2B only, and other uses commonly found in or in close proximity to a first-class mixed-use development.”

9. Paragraph 5.02 (i) is amended as follows:

“Any Mortuary or veterinary hospital except that a small animal veterinary hospital shall be an allowed use on Lots 2A or 2B only”

10. Paragraph 5.02 (k) is amended as follows:

“Any skating rink, bowling alley, bar or pool room, indoor amusement (except incidental to restaurant use or brew pub use), discotheque, dance hall, massage parlor, off-track betting facility, racetrack, adult book stores or "x" rated adult cinemas, "peep shows", or operation of a business devoted primarily to providing entertainment or the sale of products of an obscene or pornographic nature.”

11. Section 5.03 shall be amended as follows:

“Notwithstanding the foregoing, no use or operation will be made, conducted or permitted on or with respect to all or any part of the Premises (other than Lot 5 of the Premises) as a full service, sit down Italian or pizza restaurant without the written permission of the Owner of Lot 5 of the Premises, which permission may be withheld in the sole discretion of the Owner of Lot 5 of the Premises, provided that upon the first to occur of: (a) Lot 5, or any part thereof ceases to be used as, or in connection with, a full service, sit down Italian or pizza restaurant, or (b) the Tract Owner of Lot 5 of the Premises, first operating such restaurant ceases to be the Tract Owner of Lot 5 of the Premises, then the restriction in this subsection 5.03 shall terminate and be deemed lifted and no longer binding on the Premises as to the prohibition on use described in this subsection 5.03. Notwithstanding the foregoing, no use or operation will be made, conducted or permitted on or with respect to all or any part of the Premises (other than Lot 6 of the Premises) as a quick service restaurant whose primary sales are the sale of chicken without the written permission of the Owner of Lot 6 of the Premises, which permission may be withheld in the sole discretion of the Owner of Lot 6 of the Premises, provided that upon the first to occur of: (a) Lot 6, or any part thereof ceases to be used as, or in connection with, a quick service restaurant whose primary sales are the sale of chicken, or (b) the Tract Owner of Lot 6 of the Premises, first operating such restaurant ceases to be the Tract Owner of Lot 6 of the Premises, then the restriction in this subsection 5.03 shall terminate and be deemed lifted and no longer binding on the Premises as to the prohibition on use described in this subsection 5.03. Notwithstanding the foregoing, no use or operation will be made, conducted or permitted on or with respect to all or any part of the Premises (other than Lot 2C of the Premises) as a full service carwash, self-service

carwash or automated carwash without the written permission of the Owner of Lot 2-C of the Premises, which permission may be withheld in the sole discretion of the Owner of Lot 2-C of the Premises, provided that if Lot 2-C permanently ceases to be used as, or in connection with a full service carwash, then the restriction in this subsection 5.03 shall terminate and be deemed lifted and no longer binding on the Premises as to the prohibition on use described in this subsection 5.03.”

12. The Declaration may be modified or cancelled only by the mutual written agreement of (a) Declarant (so long as Declarant owns any Tract in the Shopping Center) and (b) all of the Tract owners; provided, however, future amendments to the Declaration that do not impose any additional obligations or restrictions on Lot 1 shall not require the signature of AMAFCA.

13. All reference to Lot 7 and Lot 8 are hereby deleted as there are no Lot 7 and Lot 8 in the Property.

14. Except as herein modified and amended, the remaining terms and provisions of the Declaration shall remain in full force and effect.

15. This Amendment shall run with the Land and be binding upon the undersigned, their heirs, personal representatives, successors and assigns and all respects.

16. This Amendment may be executed in several counterparts and all so executed counterparts shall constitute one agreement binding on all parties hereto, notwithstanding that all of the parties are not signatories to the original or same counterpart.

IN WITNESS WHEREOF, the parties have executed this Amendment effective as provided for hereinabove.

**SEE SIGNATURE PAGES ATTACHED HERETO  
AND MADE A PART HEREOF.**

SIGNATURE PAGE NO. 1  
TO  
FIRSTAMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,  
RESTRICTIONS AND GRANT OF EASEMENTS

LOT 1:

City of Albuquerque

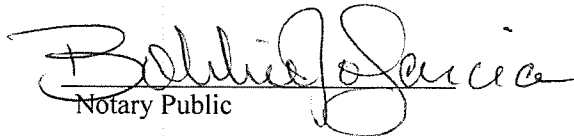
By:   
Its: DIRECTOR PARKS + RECREATION DEPT

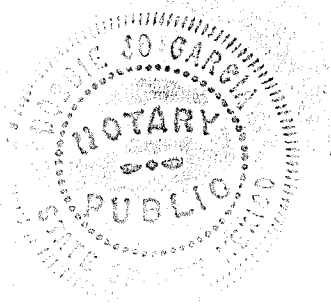
STATE OF NEW MEXICO   )  
  )  
COUNTY OF BERNALILLO   )

This instrument was acknowledged before me on March 24 2021, by  
David J. Simon, the Director, PRD of City of Albuquerque.

MY COMMISSION EXPIRES:

June 27, 2022

  
Notary Public



SIGNATURE PAGE NO. 2  
TO  
FIRSTAMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,  
RESTRICTIONS AND GRANT OF EASEMENTS

LOT 2-A:

Rolfe Black Trusts

By: Stephanie J Black  
Its: Trustee

By: Stephanie J Black  
Its: Trustee

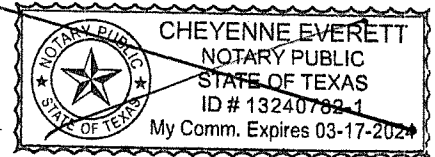
STATE OF Texas )  
COUNTY OF Burnet )

**SEE ATTACHED**

This instrument was acknowledged before me on March 26, 2021, by  
Stephanie J Black the Trustee of Rolfe Black Trusts.

MY COMMISSION EXPIRES:  
03/17/2024

Cheyenne Everett  
Notary Public



STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_, 2021, by  
\_\_\_\_\_, the Trustee of Rolfe Black Trusts.

MY COMMISSION EXPIRES:  
\_\_\_\_\_

\_\_\_\_\_  
Notary Public

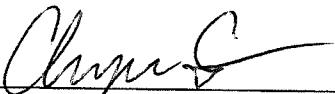
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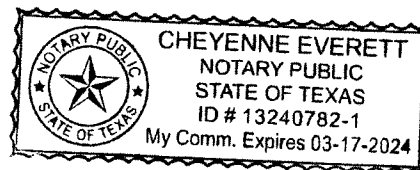
# ACKNOWLEDGEMENT

STATE OF TEXAS                    )  
  ) ss  
COUNTY OF Burnet            )

This instrument was acknowledged before me on March 26, 2021 by  
Stephanie L. Black as Trustee of the Rolfe Black Trust on behalf of said Trust

My commission expires:

  
\_\_\_\_\_  
Notary Public



SIGNATURE PAGE NO. 3  
TO  
FIRSTAMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,  
RESTRICTIONS AND GRANT OF EASEMENTS

LOT 2-B:

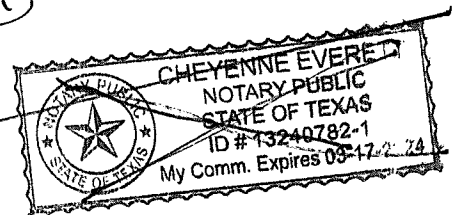
Rolfe Black Trusts

By: Stephan L Black  
Its: Trustee

By: Stephan L Black  
Its: Trustee

~~STATE OF TEXAS )  
COUNTY OF Burnet )~~

~~SEE ATTACHED~~



~~This instrument was acknowledged before me on March 26, 2021, by  
TEXAS Driver License Trustee of Rolfe Black Trusts.~~

~~MY COMMISSION EXPIRES:  
03/17/2024~~

~~[Signature]  
Notary Public~~

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_, 2021, by  
\_\_\_\_\_, the Trustee of Rolfe Black Trusts.

MY COMMISSION EXPIRES:  
\_\_\_\_\_

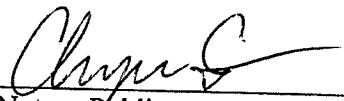
\_\_\_\_\_  
Notary Public

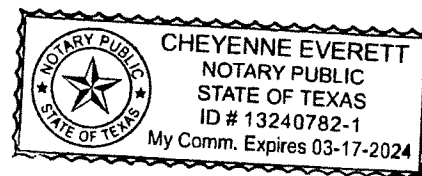
# ACKNOWLEDGEMENT

STATE OF TEXAS            )  
  ) ss  
COUNTY OF Burnet    )

This instrument was acknowledged before me on March 26, 2021 by  
Stephanie L. Black as Trustee of the Rolfe Black Trust on behalf of said Trust

My commission expires:

  
Notary Public





SIGNATURE PAGE NO. 4

TO  
FIRSTAMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,  
RESTRICTIONS AND GRANT OF EASEMENTS

Lot 2-C:

JB Holding, LLC

By: \_\_\_\_\_

(Its: Manager)

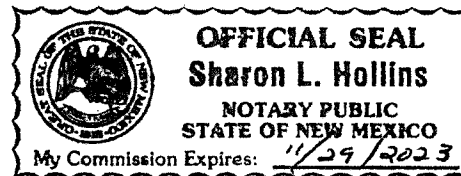
STATE OF NEW MEXICO    )  
  )  
COUNTY OF BERNALILLO    )

This instrument was acknowledged before me on Apr. 5<sup>th</sup>, 2021, by  
Johanna F. Black, the Manager of JB Holding, LLC, an Alaska limited liability  
company.

MY COMMISSION EXPIRES:

Nov. 29, 2023

Sharon L. Hollins  
Notary Public

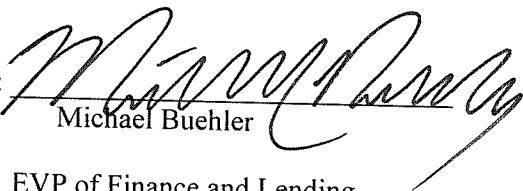


SIGNATURE PAGE NO. 5  
TO  
FIRSTAMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,  
RESTRICTIONS AND GRANT OF EASEMENTS

Lot 2-D:

Nusenda Federal Credit Union, a  
federal credit union

By:

  
Michael Buehler

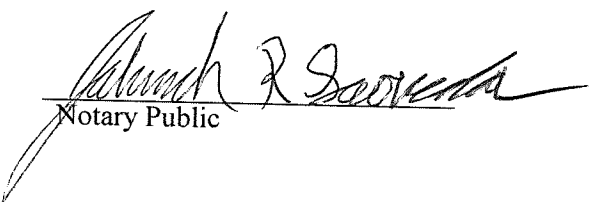
Its: EVP of Finance and Lending

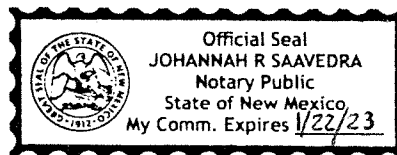
STATE OF NEW MEXICO    )  
  )  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on May 10, 2021, by  
Michael Buehler, the EVP of Finance and Lending of Nusenda Federal Credit Union.

MY COMMISSION EXPIRES:

January 22nd, 2023

  
Notary Public



SIGNATURE PAGE NO. 6  
TO  
FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,  
RESTRICTIONS AND GRANT OF EASEMENTS

Lot 3:

Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA),  
a political subdivision of the state of New Mexico

By:   
Executive Engineer  
AMAFCA

By: Jerry Lovato

Its: \_\_\_\_\_

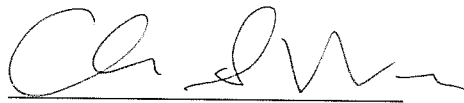
STATE OF NEW MEXICO     )

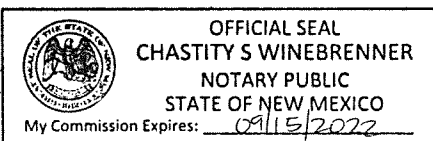
COUNTY OF BERNALILLO    )

This instrument was acknowledged before me on March 31, 2021, by  
Jerry Lovato, the Executive Engineer of AMAFCA.

MY COMMISSION EXPIRES:

09/15/2022

  
Notary Public



SIGNATURE PAGE NO. 7  
TO  
FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,  
RESTRICTIONS AND GRANT OF EASEMENTS

Lot 4:

Double R Farm, Inc., a New Mexico corporation

By: Randy Roberts  
Its: President

STATE OF NEW MEXICO )

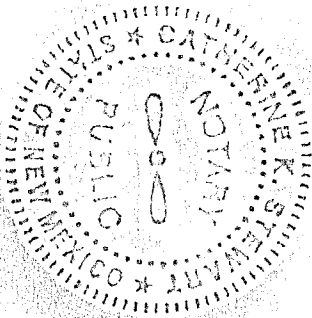
COUNTY OF UNION )

This instrument was acknowledged before me on 24th March, 2021, by  
Randy Roberts, the President of Double R Farms, Inc.

MY COMMISSION EXPIRES:

Sept 20, 2021

Catherine K Stewart  
Notary Public



SIGNATURE PAGE NO. 8  
TO  
FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,  
RESTRICTIONS AND GRANT OF EASEMENTS

Lot 5:

Gourmet Investors, LLC

By: [Signature]  
Its: Manager Raymond P. Trombino

By: Kathy Trombino  
Its: Manager Kathy Trombino

STATE OF NEW MEXICO )

COUNTY OF BERNALILLO )

This instrument was acknowledged before me on March 29, 2021, by  
Raymond, the Manager of Gourmet, LLC.  
Gourmet Investors, LLC

MY COMMISSION EXPIRES:

11/5/23

[Signature]  
Notary Public



OFFICIAL SEAL  
DELANA THOMPSON  
NOTARY PUBLIC, STATE OF NEW MEXICO  
MY COMMISSION EXPIRES 11/5/23

STATE OF NEW MEXICO )

COUNTY OF BERNALILLO )

This instrument was acknowledged before me on March 29, 2021, by  
Kathy, the Manager of Gourmet Investors, LLC.

MY COMMISSION EXPIRES:

11/5/23

[Signature]  
Notary Public



OFFICIAL SEAL  
DELANA THOMPSON  
NOTARY PUBLIC, STATE OF NEW MEXICO  
MY COMMISSION EXPIRES 11/5/23

SIGNATURE PAGE NO. 7  
TO  
FIRSTAMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,  
RESTRICTIONS AND GRANT OF EASEMENTS

LOT 6:

GLS Foods, Inc. , d/b/a Popeyes

By: Greg Taylor  
Greg Taylor

Its: President

STATE OF NEW MEXICO )

)

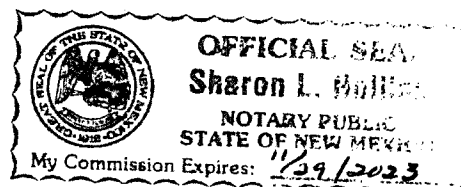
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on May 5, 2021, by  
Greg Taylor, the President of GLS, Foods, Inc.

MY COMMISSION EXPIRES:

Nov. 29, 2023

Sharon L. Hollins  
Notary Public



**EXHIBIT "B"**  
**LEGAL DESCRIPTION OF PROPERTY**

Lots 2-A, 2-B, 2-C and 2-D Cottonwood Crossing, Phase II (being a replay of Tract 2, Cottonwood Crossing Phase II) within the Town of Alameda Grant in Projected Section 8, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico as shown on the Plat thereof dated February, 2004 and recorded in the records of the County of Bernalillo as Doc. No. 2004092818 in Book-2004C, Page 201 on July 1, 2004.

and

Lots 1, 3, 4, 5, and 6 Cottonwood Crossing, Phase II (Being a replat of Tracts 14-A and 14-B, Black Ranch) within the Town of Alameda Grant in Projected Section 8, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico as shown on the Plat thereof dated November, 2003 and recorded in the records of the County of Bernalillo as Doc. No. 200402772 in Book 2004C, Page 56 on February 19, 2004.

## APPLICANT INFORMATION





Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input checked="" type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		<b>Appeals</b>
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

### APPLICATION INFORMATION

Applicant: A Management		Phone: 505-822-0044
Address: 4461 Irving Blvd NW		Email: Pierre@amestoy.net
City: Albuquerque	State: NM	Zip: 87114
Professional/Agent (if any): Tierra West LLC		Phone: 505-278-7088
Address: 5571 Midway Park Pl., NE		Email: slozoya@tierrawestllc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site:		List all owners:

### BRIEF DESCRIPTION OF REQUEST

Site Plan - EPC , Variance - EPC for 3-6(D) Coors VPO-1, and Variance - EPC for 5-2(J)- Major Public Open Space Edges

### SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Lots: 2-A, 2-B	Block: 0000	Unit:
Subdivision/Addition: Cottonwood Crossing Phase II	MRGCD Map No.:	UPC Code: 101406520329520320 and 101406521531220323
Zone Atlas Page(s): B-14-Z	Existing Zoning: MX-M and MX-L	Proposed Zoning:
# of Existing Lots: 2	# of Proposed Lots: 17	Total Area of Site (acres): 3.1392

### LOCATION OF PROPERTY BY STREETS

Site Address/Street: 10080 and 10088 Coors Blvd NW Between: Coors Blvd and: 7 Bar

### CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

1002792, PR-2021-005816

Signature:	Date: 11-2-2023
Printed Name: Sergio Lozoya	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

### FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project #

# FORM P1: SITE PLAN – EPC

Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.

- ☒ **SITE PLAN – EPC**  
☐ **MASTER DEVELOPMENT PLAN**  
☒ **MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN**  
☐ **EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN**

No Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

x A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form P1 at the front followed by the remaining documents in the order provided on this form.

x Zone Atlas map with the entire site clearly outlined and labeled

x Letter of authorization from the property owner if application is submitted by an agent

x Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)

x Signed Traffic Impact Study (TIS) Form

x Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-6(J)(3) or 14-16-6-6(F)(3), as applicable

N/A Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P)

x Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

x Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)

x Office of Neighborhood Coordination neighborhood meeting inquiry response

x Proof of email with read receipt OR Certified Letter offering meeting to applicable associations

x Completed neighborhood meeting request form(s)

x If a meeting was requested/held, copy of sign-in sheet and meeting notes

x Sign Posting Agreement

x Required notices with content per IDO Section 14-16-6-4(K)(1)

x Required notices with content per IDO Section 14-16-6-4(K)(1) (not required for extension)

x Office of Neighborhood Coordination notice inquiry response

x Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.

x Proof of emailed notice to affected Neighborhood Association representatives

x Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing

x Completed Site Plan Checklist

x Scaled Site Plan or Master Development Plan and related drawings

*Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.*

x Copy of the original approved Site Plan or Master Development Plan (for amendments only)

x Site Plan or Master Development Plan

x Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)

x Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for all commercial and multifamily site plans except if the development is industrial or the multifamily is less than 25 units.

N/A Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

## ☒ VARIANCE – EPC

☒ In addition to the above requirements for the Site Plan – EPC or Master Development Plan the proposed variance request is related to, please describe, explain, and justify the variance per the criteria in IDO Section 14-16-6-6(N)(3).

*Note: Any variance request from IDO Standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), 14-16-5-5 (Parking and Loading), or DPM standards shall only be granted by the DRB per IDO Section 14-16-6-6(L) See Form V.*

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: \_\_\_\_\_

Date: 11/2/2023

Printed Name: Sergio Lozoya

☐ Applicant or ☒ Agent

### FOR OFFICIAL USE ONLY

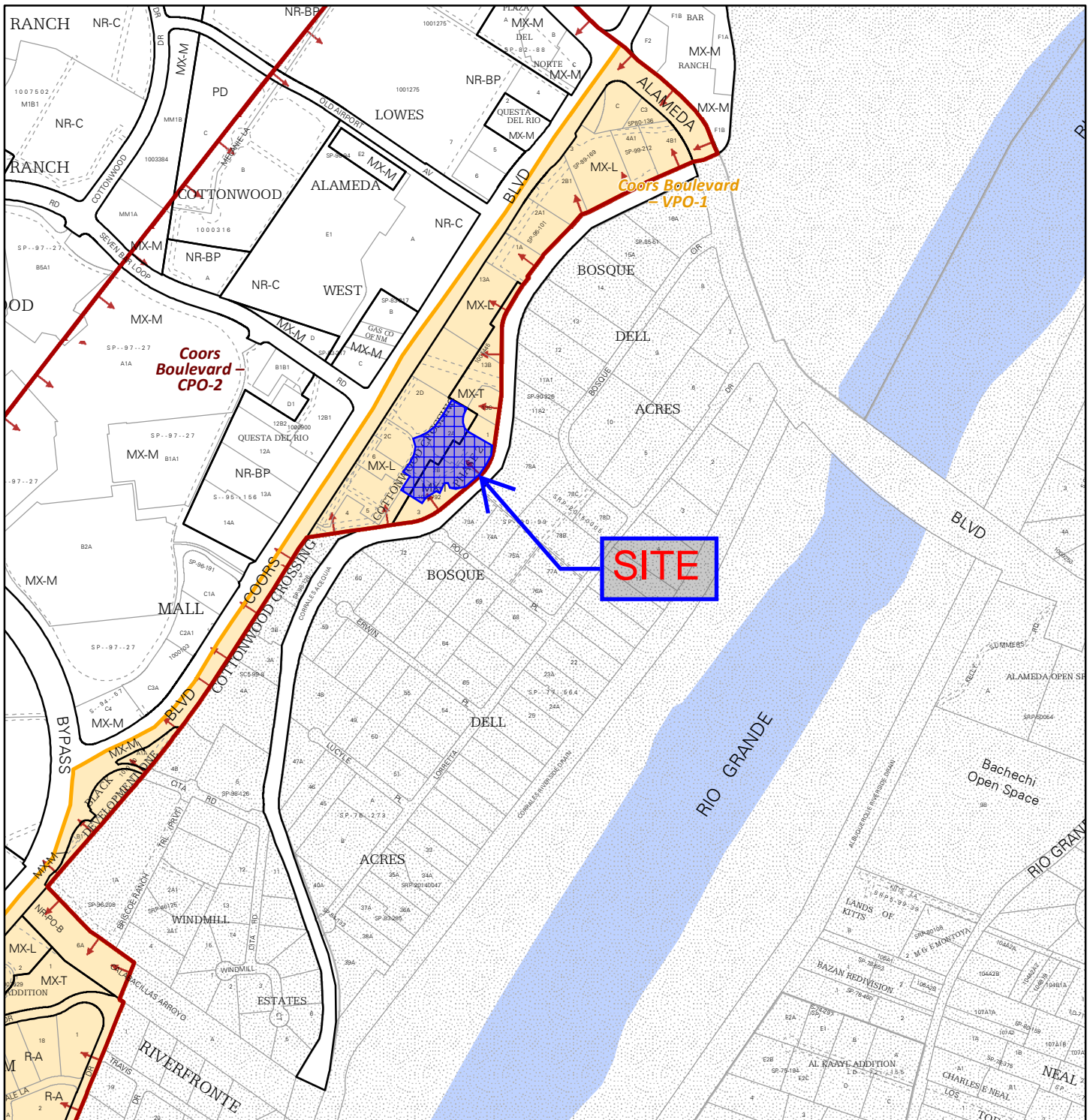
Case Numbers: \_\_\_\_\_

Project Number: \_\_\_\_\_

Staff Signature: \_\_\_\_\_

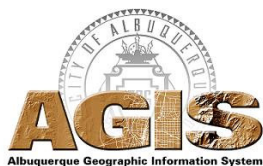
Date: \_\_\_\_\_



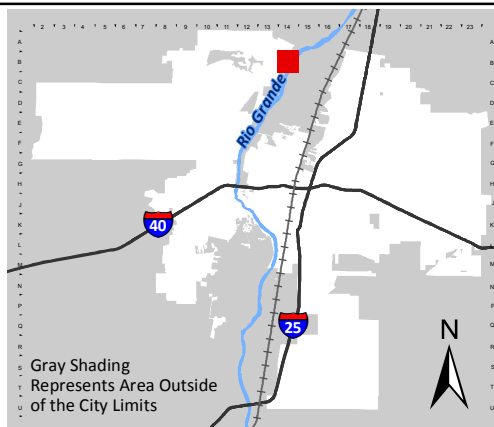


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**B-14-Z**

- Easement
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone
- Escarpment

0 250 500 1,000 Feet

## Agent Authorization Form

March 1, 2023

Mr. Tim MacEachen, Chair  
Environmental Planning Commission  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

RE: All EPC Submittals  
LT 2-B LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSINGPHASE II (BEING A  
REPLAT OF TRACT 2 COTTONWOOD CROSSINGPHASE II) CONT 1.5483 AC and  
LT 2-A LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSINGPHASE II (BEING A  
REPLAT OF TRACT 2 COTTONWOOD CROSSINGPHASE II) CONT 1.5908 AC  
Zone Atlas Page: B-14-Z

I/We, Pierre Amestoy, A Management, Inc, as the owner(s) of the real property described as follows. LT 2-B LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSINGPHASE II and LT 2-A LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSINGPHASE II, do hereby authorize to act as my/our agent (Agents Name), **Tierra West, LLC**, to execute any and all documents necessary to affect the application approval requested to the Development Hearing Officer, and to appear on my/our behalf before any administrative or legislative body in the county of Bernalillo considering this application and to act in all respects as our agent in matters pertaining to the application.

Pierre Amestoy  
Print Name

  
Signature

Owner  
Title

3-2-23  
Date





## City of Albuquerque

P.O. Box 1293 Albuquerque, NM 87103

### Planning Department

Alan Varela, Interim Director

**Tim Keller, Mayor**  
**Sarita Nair, CAO**

**DATE:** March 6, 2023

**SUBJECT:** Albuquerque Archaeological Ordinance - Compliance Documentation

**Case Number(s):** PR-2021-005816  
**Agent:** Tierra West, LLC  
**Applicant:** A Management Corporation  
**Legal Description:** LT 2-B LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSING PHASE II  
**Zoning:** MX-L & MX-T  
**Acreage:** 3.1392  
**Zone Atlas Page(s):** B-14-Z

**CERTIFICATE OF NO EFFECT:** ☒ Yes ☐ No

**CERTIFICATE OF APPROVAL:** ☐ Yes ☒ No

### **SUPPORTING DOCUMENTATION:**

Historic Google Earth Images, NMCRIS Records

**SITE VISIT:** January 17, 2023

### **RECOMMENDATIONS:**

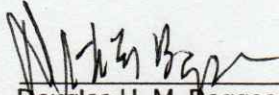
The boundary of the area under review avoids LA 289/SR 1173 (see several NMCRIS numbers) and the site is well-fenced. This area was bladed by 2004.

CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 1 "an archaeological investigation has been conducted..." and criterion 2 "The property has been disturbed through previous land use"

**SUBMITTED BY:**

**SUBMITTED TO:**

Planning, Development Services

  
Douglas H. M. Boggess, MA, RPA Date 3/6/2023  
Senior Principal Investigator  
Acting City Archaeologist  
Lone Mountain Archaeological Services, Inc.

October 27, 2023

Mr. David Shaffer, Chair  
Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

**RE: Request for Approval of Zone Map Amendment / Site Plan – EPC Major Amendment for all or a portion of Lots 2-A, 2-B, 2-C, and 2-D, (Being A Replat of Tract 2, Cottonwood Crossings Phase II) and Lots 1, 2, 3, 4, 5, and 6, Plat of Lots 1, 2, 3, 4, 5, & 6 (Being a Replat of Tracts 14-A & 14-B Black Ranch), Cottonwood Crossing Phase II, located east of Coors Blvd. at the intersection of Coors. Blvd. NW and 7 Bar Loop Rd. NW, containing approximately 10 acres. ZONE ATLAS PAGE: B-14-Z**

Dear Mr. Chairman:

The purpose of this letter is to notify city Planning Staff that we are in the process of completing a TIS as scoped in the following form.

Thank you,

A handwritten signature in black ink, appearing to be 'Sergio Lozoya', with a stylized, flowing script.

Sergio Lozoya  
Sr. Planner

## SCOPE OF TRAFFIC IMPACT STUDY (TIS)

**TO:** Terry Brown, P.E.  
Tierra West LLC.  
5571 Midway Park Pl. NE  
Albuquerque, NM 87103

**MEETING DATE:** Thursday Mat 11, 2023

**ATTENDEES:** Matthew Grush, P.E. (City of Albuquerque), Margaret Haynes, P.E. (NM DOT D3), Ronald R. Bohannon, P.E., Amanda Herrera, P.E., Terry Brown, P.E., and Derek Bohannon (Tierra West, LLC).

**PROJECT:** Retail @ 7 Bar Loop (7 Bar Loop Rd. / Coors Blvd.)

**REQUESTED CITY ACTION:** ☐ Zone Change ☒ Site Development Plan

☐ Subdivision ☐ Building Permit ☐ Sector Plan ☐ Sector Plan  
Amendment

☐ Curb Cut Permit ☐ Conditional Use ☐ Annexation ☐ Site Plan Amendment

**ASSOCIATED APPLICATION:** Building A - General Office Building 4,056 sf (Alternatively Commercial), Building B – Dispensary 4,940 sf, Building C – Restaurant 5,000 sf, and 15 Townhome units.

### SCOPE OF REPORT:

The Traffic Impact Study should follow the standard report format, which is outlined in the DPM. The following supplemental information is provided for the preparation of this specific study.

1. Trip Generation - Use Trip Generation Manual, 11th Edition.  
Local data may be used for certain land use types as determined by staff.  
Consultant to provide.
2. Appropriate study area:  
Signalized Intersections;  
Coors Blvd / 7 Bar Loop Rd.  
Coors Blvd. / Old Airport Ave  
Coors Blvd. / Cottonwood Loop NW  
  
Unsignalized Intersections; N/A  
  
Driveway Intersections:  
East entrance at Albertsons across from Hong Kong Buffet.
3. Intersection turning movement counts  
Study Time – 6-9 a.m. peak hour, 11a.m.-2p.m. peak hour, 3-6 p.m. peak hour  
Consultant to provide for all intersections listed above.  
(Intersection turning movements counts to be correlated with TAQA data)
4. Type of intersection progression and factors to be used.

Type III arrival type (see “Highway Capacity Manual, current edition” or equivalent as approved by staff). Unless otherwise justified, peak hour factors and % heavy commercial should be taken directly from the MRCOG turning movement data provided or as calculated from current count data by consultant.

5. Boundaries of area to be used for trip distribution.

City Wide - residential, office or industrial;

2 mile radius – commercial;

Interstate or to be determined by consultant - motel/hotel

APS district boundary mapping for each school and bus routes

6. Basis for trip distribution.

Residential – Use inverse relationship based upon distance and employment. Use employment data from 2040 Socioeconomic Forecasts, MRCOG – See MRCOG website for most current data.

Office/Industrial - Use inverse relationship based upon distance and population. Use population data from 2040 Socioeconomic Forecasts, MRCOG – See MRCOG website for most current data.

Commercial - Use relationship based upon population. Use population data from 2040 Socioeconomic Forecasts, MRCOG – See MRCOG website for most current data.

Residential -  $T_s = (T_t) (S_e / D) / (S_e / D)$

$T_s$  = Development to Individual Subarea Trips

$T_t$  = Total Trips

$S_e$  = Subarea Employment

$D$  = Distance from Development to Subarea

Office/Industrial -  $T_s = (T_t) (S_p / D) / (S_p / D)$

$T_s$  = Development to Individual Subarea Trips

$T_t$  = Total Trips

$S_p$  = Subarea Population

$D$  = Distance from Development to Subarea

Commercial -

$T_s = (T_t) (S_p) / (S_p)$

$T_s$  = Development to Individual Subarea Trips

$T_t$  = Total Trips

$S_p$  = Subarea Population

7. Traffic Assignment. Logical routing on the major street system.

8. Proposed developments which have been approved but not constructed that are to be Included in the analyses. Projects in the area include:

a. Car Wash @ 7 bar Loop / Coors Blvd.

9. Method of intersection capacity analysis - planning or operational (see “2016 Highway Capacity Manual” or equivalent [i.e. HCS, Synchro, Teapac, etc.] as approved by staff). Must use latest version of design software and/or current edition of design manual.

Implementation Year: 2024



Horizon Year: 2034

10. Traffic conditions for analysis:
  - a. Existing analysis ☐ yes ☒ no - year (N/A);
  - b. Phase implementation year(s) without proposed development – 2024
  - c. Phase implementation year(s) with proposed development – 2024
  - d. Project completion year without proposed development – 2034
  - e. Project completion year with proposed development – 2034
  - f. Other –
11. Background traffic growth.  
Method: use 10-year historical growth based on standard data from the MRCOG Traffic Flow Maps. Minimum growth rate to be used is 1/2%.
12. Planned (programmed) traffic improvements.  
List planned CIP improvements in study area and projected project implementation year:
  - a. Project – Location (Implementation Year) – N/A
13. Items to be included in the study:
  - a. Intersection analysis. Yes
  - b. Signal progression - An analysis is required if the driveway analysis indicates a traffic signal is possibly warranted. Analysis Method: N/A
  - c. Arterial LOS analysis; No
  - d. Recommended street, intersection and signal improvements. Yes
  - e. Site design features such as turning lanes, median cuts, queuing requirements and site circulation, including driveway signalization and visibility. Yes
  - f. Transportation system impacts. Yes
  - g. Other mitigating measures.
  - h. Accident analyses ☒ yes ☐ no; Location(s): Coors Blvd/7 Bar Loop, Coors/Old Airport Rd, Coors/Cottonwood Loop. (3 years)
  - i. Weaving analyses ☐ yes ☒ no; Location(s):
14. Other: Highlight Pedestrians and Bicycles at the intersections.

**SUBMITTAL REQUIREMENTS:**

1. Number of copies of report required
  - a. 1 paper copy
  - b. 1 digital copy
2. Submittal Fee – \$1300 for up to 3 reviews (plus technology fee)

The Traffic Impact Study for this development proposal, project name, shall be performed in accordance with the above criteria. If there are any questions regarding the above items, please contact me at 924-3362.

 P.E.

5/17/2023

\_\_\_\_\_  
Matt Grush, P.E.  
Senior Engineer  
City of Albuquerque, Planning  
Transportation Development Section

\_\_\_\_\_  
Date

via: email  
C: TIS Task Force Attendees, file

## PRE-APPLICATION REVIEW NOTES

PA#: 23-049 Notes Provided (date):   

Site Address and/or Location: 10080 and 10088 Coors Blvd. NW

Pre-application notes are for informational purposes only and are non-binding and do not constitute any type of approval and are not certificates of zoning. Additional research may be necessary to determine the exact type of process and/or application required. Factors unknown and/or thought of as minor at this time could become significant as a case progresses.

**Request** Requirements to adjust zoning on 2 sites with 2 zones per site (MX-T and MX-L) and a new Site Plan for Commercial mixed use

### Basic Site Information

Current Use(s): Vacant

Size (acreage): 10 acres total

Zoning: MX-T & MX-L

Overlay Zone(s): VPO-1 (IDO 3-6) Coors Blvd. & CPO-2 (IDO 3-4) Coors Blvd.

### Comprehensive Plan Designations

Corridor(s): 7 Bar Loop MT, Coors MT,

Development Area: Change

Near Major Public Open Space (MPOS)?: Yes, Lot 1

Center: NA

adjacent.

### Integrated Development Ordinance (IDO)

Please refer to the IDO for requirements regarding dimensional standards, parking, landscaping, walls, signage, etc. <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

Proposed Use(s): Residential town homes, commercial, cannabis retail, restaurant

Use Specific Standards: Dwelling, Townhouse 4-3(B)(6), Cannabis retail 4-3(D)(35), Restaurant 4-3(D)(8)

Applicable Definition(s):

#### Cannabis Retail

A retail sales establishment licensed by the State to sell cannabis under Sections 26-2C-1 to 26-2C-42 NMSA 1978. Retail establishments selling cannabis solely for consumption by users with a medical card issued by the State under Sections 26-2B-1 to 26-2B-10 NMSA 1978 (the Lynn and Eric Compassionate Use Act) are considered general retail and are not regulated by this definition. On-site cannabis consumption licensed by the State is considered an incidental activity of cannabis retail. See also General Retail and Commercial On-site Consumption.

#### Commercial Services

Any activity involving the provision of services carried out for profit, generally for a business customer and not an individual buyer, including but not limited to upholstery, welding, laundry, printing, or publishing, that is not listed separately as a distinct use in Table 4-2-1.

#### Restaurant

An establishment that serves food and beverages that are consumed on its premises by customers seated at tables and/or counters either inside or outside the building thereon and/or that may provide customers with take-out service of food and/or beverages for off-site consumption. Sale of alcoholic beverages is controlled by other provisions in this IDO and the New Mexico State statutes regarding alcoholic drink sales. See also Bar and Taproom or Tasting Room.

#### Zone Boundary

The boundary of a zone district is a lot line unless clearly otherwise shown on the Official

Zoning Map, in which case, the boundary of a zone is determined by use of the scale of measurement shown on the Official Zoning Map.

*Sensitive Lands: Please see IDO Section 14-16-5-2 for information about required analysis, development standards, and changes to process that may result if this Section applies.*

## Notice

Neighborhood Meeting Offer Required? (see IDO Table 6-1-1). If yes, please refer to:

<https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

## Process

Decision Type(s) (see IDO Table 6-1-1): Zone Map Amendment, Site Plan Major Amendment & Site Plan EPC

Specific Procedure(s)\*: 6-7(G) & 6-6(I)

*\*Please refer to specific procedures for relevant decision criteria required to be addressed.*

Decision Making Body/ies: EPC Is this a PRT requirement? No

## Handouts Provided

- |  |   |  |   |
|--|---|--|---|
| <input type="checkbox"/> Zoning Map Amendment      | <input type="checkbox"/> Site Plan Amendments | <input type="checkbox"/> Site Plan- EPC  | <input type="checkbox"/> Site Plan- DHO |
| <input type="checkbox"/> Site Plan- Administrative | <input type="checkbox"/> Variance-ZHE         | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Subdivision    |
| <input type="checkbox"/> Site History/Research     | <input type="checkbox"/> Transportation       | <input type="checkbox"/> Hydrology       | <input type="checkbox"/> Fire           |

***If you have additional questions after reviewing these notes, or would like to schedule a follow up call or meeting, please contact Staff at [planningprt@cabq.gov](mailto:planningprt@cabq.gov). Please include the PA# with your inquiry.***

## Additional Notes:

- Site History: 1002792 Is the controlling site plan for building permit approved by the EPC in August 2003. Several Administrative Amendments have occurred since and a major amendment was approved in November 2021 for a car wash on the NW tract (PR-2021-005816 SI-2021-01684 Car wash, Major amendment).
- The applicant listed a proposed use as commercial, but there are several allowable Commercial uses in the MX-T zone district. It would be on the burden of the applicant /property owner to determine these uses.
- The Townhouse Use and Cannabis retail are permissive in MX-T, but Restaurant is Conditional Primary (i.e. a primary use allowed only after the applicant obtains a Conditional Use Approval pursuant to Subsection 14-16-6-6(A)) and subject to any Use-specific Standards.
- Please read ALL Use Specific standards for Cannabis Retail:
  - 4-3(D)(35)(j) In the MX-T zone district, this use is prohibited, unless associated with an establishment by the State as a cannabis microbusiness, in which case this use shall not exceed 10,000 square feet of gross floor area. Please see Development Standards Applicable in CPO-2 and VPO-1.
- Use Specific Standard for Townhouse:

- 4-3(B)(6)(e) In any Mixed-use zone district west of the Rio Grande on properties abutting the public right-of-way of a Major Transit (MT) or Premium Transit (PT) Corridor, allowable uses in the Commercial category are required along at least 50 percent of the ground floor of the façade facing the Major Transit or Premium Transit Corridor.
- Area of change next to area of consistency. Please see edge buffer requirements Table 5-6-5: Edge Buffer – Development Area Summary
- A View Protection Analysis is required for the subject Site Pursuant to IDO 3-6(D) COORS BOULEVARD – VPO-1. All development shall meet standards in 3-6(D)(4) which can be shown through this analysis (examples in this section of the IDO). If these standards are not met, a Variance-EPC may be requested, but not guaranteed for approval.
- Notification boundaries must correspond with the boundaries of controlling Site Development Plan, not just the two lots that are the focus of the request.

### QUESTIONS / REQUEST:

1. Request input as to what requirements need to be met in order to adjust the zoning on the site in which 2 zone distinctions bisect the existing property?

A floating zone line exists on the subject sites (10080 & 10088 Coors Blvd.) which is split between MX-L and MX-T. The two lots are split between two parcels.

The subject sites would be required go through a zone change from MX-L (and MX-T) to solely MX-T to eliminate the floating zone line. The applicant is requesting MX-T for the proposed future commercial mixed-use development. See USS.

2. What additional items are needed for the Site Plan Approval?

The proposed zone change and Site Plan would b a three part request as follows:

1. Zone Change request to eliminate the floating zone line- One project Number with two case numbers for the two separate lots.
2. A Major Amendment to controlling Site Development Plan, which would include the changes to parking, landscaping, and add the proposed uses, etc. The subject sites were originally included as “Lot 2” in the approved Site Plan for Subdivision and is now Lot 2-A and lot 2-B. The controlling Site Plan includes 4 proposed buildings, a parking lot, and landscaping on the site. Separate case number.
3. A Site Plan-EPC would be required for approval of the proposed Site Plan contingent upon approval of the zone change (to allow the uses eliminate the floating zone line), and major amendment to allow the new uses and changes. Separate cse number

A Site Plan-EPC is required pursuant to IDO 6-6(I)(1)(c) 3. “Any application for development on a lot 5 acres or greater adjacent to Major Public Open Space.”

Lot 1, adjacent to the Site to the north, is zoned NR-PO-B, which a Major Public Open Space lot (MPOS). It is noted on the controlling Site Development Plan that the lot is protected for archeological reasons so the City went through a zone change in June 2022 to change the zone designation to NR-PO-B. This is not updated in AGIS yet, but we have the zoning certificate.

3. Can the Zone Map amendment and the site plan approval be heard as the same case with two different project numbers?

The requests could be submitted together under one project number, but they would have four separate case #'s and would be required to be decided on individually.

4. Is anything needed greater than a zone map amendment and site plan approval?

Once the zone map amendment is approved, the proposed used would be allowed and a Site Plan Major Amendment could be heard and decided by the EPC. Once the EPC decides on the proposed major amendment, the Site Plan-EPC would be heard and decided and would go to the DFT for final sign off.



November 30, 2023

Mr. David Shaffer, Chair  
Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

**RE: Request for Approval of Site Plan – EPC, Variance – EPC VPO-1, and Variance EPC – MPOS Buffer for all or a portion of Lots 2-A, 2-B, 2-C, and 2-D, (Being A Replat of Tract 2, Cottonwood Crossings Phase II) and Lots 1, 2, 3, 4, 5, and 6, Plat of Lots 1, 2, 3, 4, 5, & 6 (Being a Replat of Tracts 14-A & 14-B Black Ranch), Cottonwood Crossing Phase II, located east of Coors Blvd. at the intersection of Coors. Blvd. NW and 7 Bar Loop Rd. NW, containing approximately 10 acres.  
ZONE ATLAS PAGE: B-14-Z**

Dear Mr. Chairman:

The purpose of this letter is to request three concurrent approvals which are required to facilitate the development of the Mixed-Use project referenced as “7 Bar – Retail”. The approvals we are seeking are for:

- 1) Site Plan – EPC
- 2) Variance – EPC – VPO
- 3) Variance – EPC – MPOS Buffer

The subject property is located at 10080 and 10088 Coors Blvd NW as seen in Figure 1 below. The two sites total 3.1388 acres and are zoned MX-T (Mixed Use-Transition) and MX-L (Mixed Use-Low Intensity), legally described as Lot 2-A and 2-B of Lots 2-A, 2-B, 2-C and 2-D Cottonwood Crossing Phase II (Being a Replat of Tract 2 Cottonwood Crossing Phase II). The property is comprised of two lots with the two different zoning designations bisecting each lot, MX-T and MX-L constituting a floating zone line. (Reference Figure 2 in this document).

#### *Summary of Requested Items*

- 1) Site Plan – EPC

The EPC is hearing the Site Plan case due to the presence of sensitive lands and development adjacent to MPOS. The sensitive site is zoned NR-PO-B and is a culturally sensitive site with surface artifacts present. The proposed site plan would allow for vehicular connectivity off of the internal circulation road should it be required in the future. However, a more appropriate access may be the controlled access off of the AMAFCA Hard Channel – North Coors Drainage – Calabacillas Outlet as this would serve to limit public access. As the site is culturally sensitive, no proposed pedestrian access has been proposed and final drainage from the proposed site plan will ensure that no adverse impacts to the culturally sensitive site are created.

The proposed site plan is a mixed-use development that is comprised of 3 commercial spaces (Office, Restaurant, and Cannabis Dispensary) and 14 townhomes. The proposed site plan shows an internal circulation road with off-street parking spaces that can be utilized by the residences or commercial properties. The site is a challenging site from a grading standpoint with some steep grades occurring that slope from west to east. This resulted in a maximum slope of 5% on the north portion of the roadway to the NE and approximately 1% slope on the remaining roadway in order to facilitate site drainage. The net effect on the subject property is to raise the eastern portion of the site in order to facilitate access and drainage.

In addition, the existing retaining wall on the site will be demolished and relocated to the property line and/or easement line separating the subject site and the existing AMAFCA service road west of the Alameda drainage canal. There are no proposed pedestrian or vehicular access points to the service road. Building heights are at or below the building heights as approved by the previous controlling site plan, are situated with a final height lower than the existing buildings between Coors and the proposed site, and all building massing is substantially below the 50% view frame requirements per the IDO.

2) Variance – EPC – Coors VPO1

We are requesting a variance to the Coors VPO1 guidelines for building B and Townhomes Group 6. Please see justification for this as part of the submittal packet.

3) Variance – EPC – MPOS

We are requesting a variance to IDO 5-2(J) Major Public Open Space Edges, please see justification for this request as part of the submittal packet.

## Project Context

### History

The subject site is part of a larger commercial development on the east side of Coors Boulevard NW at Seven Bar Loop that was originally approved by EPC (Project# 1002792).

The original site plan for Subdivision included four buildings on the property closest to Coors Boulevard, future building pad locations that were mass graded, installation of the AMAFCA drainage facility, and preservation of the remaining intact portion of the Calabacillas Pueblo Ruin in the northeast corner of the property. Lot 1 of the subject site is the Black Ranch, a Major Public Open Space (MPOS) that was donated to the City of Albuquerque in 2004. The donation was made with the understanding that the archaeological site would not impede or prevent commercial development on the rest of the shopping center property. In June 2022 the City went through a zone map amendment to change the zoning to NR-PO-B (MPOS) Major Public Open Space. However, there is a signed “First Amendment to Declaration of Protective Covenants, Restrictions and Grant of Easement” signed March 24, 2021, that granted the property owner more flexibility due to the land donation.

- **August 2003** (03EPC-01085 and 03EPC-01086): A combination Site Development Plan for Subdivision and Site Development Plan for Building Permit was approved for all, or portion of, Tracts 14-A and 14-B, Black Ranch, zoned SU-1 for C-1 & Restaurant with full-service liquor and O-1. This first plan included four buildings on the property closest to Coors Boulevard, future building pad locations that were mass graded, installation of



drainage facility, and preservation of the remaining intact portion of Calabacillas Pueblo Ruin in the northeast corner of the property.

- **March 2004 (04AA-00222):** Approximately one month after achieving final sign-off by the Development Review Board, an Administrative Amendment was approved, which replaced the original Japanese themed restaurant building with a multi-tenant commercial building and adjusted parking.
- **January-June 2004 (03EPC-02034 to 03-EPC-02037):** While the first site plan approved was being finalized through the DRB process, and the first Administrative Amendment was being approved, a zone change and Sector Development Plan amendment were approved to adjust the zoning boundaries of the site to provide “one uniform zone category except for the archeological and pending sites/” Note: it does not appear that this zone change was finalized on the zoning map, even though the required replat of the property was completed. The associated Site Development Plans provided more details on development of the eastern portion of the property, adjusted lot lines for each pad site, and noted which lots were subject to the earlier approvals.
- **June 2005 (05AA-00819):** An Administrative Amendment is approved to replace the multi-tenant commercial building approved by the March 2004 amendment with a Popeye’s fast-food restaurant with drive-through. This restaurant is located immediately southwest of the subject site.
- **March 2006 (06AA-00053):** This amendment replaced a Chic-fil-A restaurant originally proposed to the northwest of the subject site with a credit union.



- **November 2018:** Major Amendment approved to include a Car Wash west of the Subject Site.

## Existing Conditions & Land-Use

The subject site lies within the Northwest Mesa Community Planning Area of the Comprehensive Plan and is designated as an Area of Change. The site is accessed and bordered on the west by a Private Drive and 7 Bar Loop Road, with 4 existing businesses to the west between Coors Blvd and the subject site. (Car Wash, Fast Food w/ Drive through, Credit Union w/ Drive through, and Restaurant) The ABQ Ride Route 155 and 790 pass by the subject site on Coors Corridor. The nearest bus stop is located on Seven Bar Loop approximately 800 feet west of the site.

Immediately west of Coors Boulevard is the Cottonwood Employment Center, and the surrounding area is predominantly commercial retail and service uses, including the Cottonwood Mall. The property at the northwesterly corner of the Coors and Seven Bar Loop intersection was just recently approved for a Major Amendment to construct additional retail and restaurant uses. To the east of the subject site across the AMAFCA Hard Channel – North Coors Drainage – Calabacillas Outlet are large lot single-family residential properties in the unincorporated Bernalillo County.

## Transportation System

Old Coors Blvd borders the site on the west and is controlled by the New Mexico Department of Transportation (NMDOT). Access is limited to three access points, Old Coors Cottonwood Loop to the south, Seven Bar Loop Road that runs into the middle of the project and the last is Old Airport Road to the north. The developments both north and south have made provisions to have pedestrian and vehicular access to the middle part limiting the access to the NMDOT facility. In other words, the development has contemplated that continuous access from Cottonwood Loop to Seven Bar loop would be established so that the properties do not have to take direct access from Old Coors. This project continues that pattern.

The proposed site development plan incorporates the internal traffic concept and expands the access modifying the access for the additional retail development and the proposed townhouse lots. As the properties north and south develop those connecting roadways will have to be installed. The area, when completely built out, will be able to access Old Coors through the three access points approved by NMDOT. All three access points are signalized intersections. The existing easement area, which is the extension of Seven Bar Loop roadway, will not be altered and does not affect the existing development with this new expansion.

## Zoning

The subject site, as it relates to the Master Plan, was previously zoned a combination of SU-1 for C-1 & Restaurant with Full-Service Liquor and SU-1 for O-1. Upon adoption of the IDO, these uses converted to MX-L and MX-T, respectively. Other surrounding zone districts to the west of Coors Boulevard include MX-M, NR-C, and NR-BP providing higher intensity commercial and mixed uses within the Cottonwood Employment Center.

The strip of commercial properties southwest of the subject site between Coors Boulevard and the AMAFCA Hard Channel – North Coors Drainage – Calabacillas Outlet are in unincorporated Bernalillo County and zoned A-1 with a Special Use Permit for Shopping Center uses. The low-

density residential property to the east of the AMAFCA Hard Channel – North Coors Drainage – Calabacillas Outlet is zoned A-1.

Along the NE corner of the site is the NR-PO-B (MPOS) Major Public Open Space that was previously discussed in the preceding “*History*” section. Surrounding land use and zoning: Nearby uses are primarily MX-T, MX-L, MX-M, NR-BP, NR-C, and Unincorporated Area (Bernalillo County).

Table 1 - Surrounding Zoning and Land Use		
NORTH	MX-T, MX-L, MX-M, NR-C	Commercial Retail and Services
EAST	MX-T and Bernalillo County A-1	Vacant and Single Family Residential
SOUTH	MX-T, MX-L, Bernalillo County A-1	Commercial retail and services; single-family residential
WEST	MX-M, MX-L and NR-BP	Commercial retail and services

## Proposed Use and Development

The proposed project is a mixed-use development that will be comprised of 3 commercial spaces and 15 townhomes. In relation to Coors Boulevard the 3 proposed commercial spaces are situated approximately 250’-300’ from Coors with 3 existing commercial uses between the site and Coors. The existing buildings west of the proposed development include a fast-food drive through, a carwash facility, and credit union with drive through. All proposed uses are permissible in their respective zoning designations per IDO Table 4-2-1. The site would be one of the few actual mixed-use developments in the MX zone in the area. While other properties and sites are designated with the MX zoning, the instances in which housing and commercial are blended in a single development are limited, especially in the NW quadrant of the city.

In 2003, the property owner of the shopping center, John Black, donated a 0.4-acre parcel of land (Lot 1) containing an archaeological site to the City of Albuquerque. This was done in coordination with the then Open Space Superintendent, Matt Schmader, who requested that the site be fenced, and no public access be allowed. The donation was made with the understanding that the archaeological site would not impede or prevent commercial development on the rest of the shopping center property. The subject parcel proposed for the development borders this lot on the NE corner.

## Zoning Map Amendment Request

This proposed Site Plan layout is contingent upon approval of the zone change associated with this request, heard on the same agenda prior to this request.

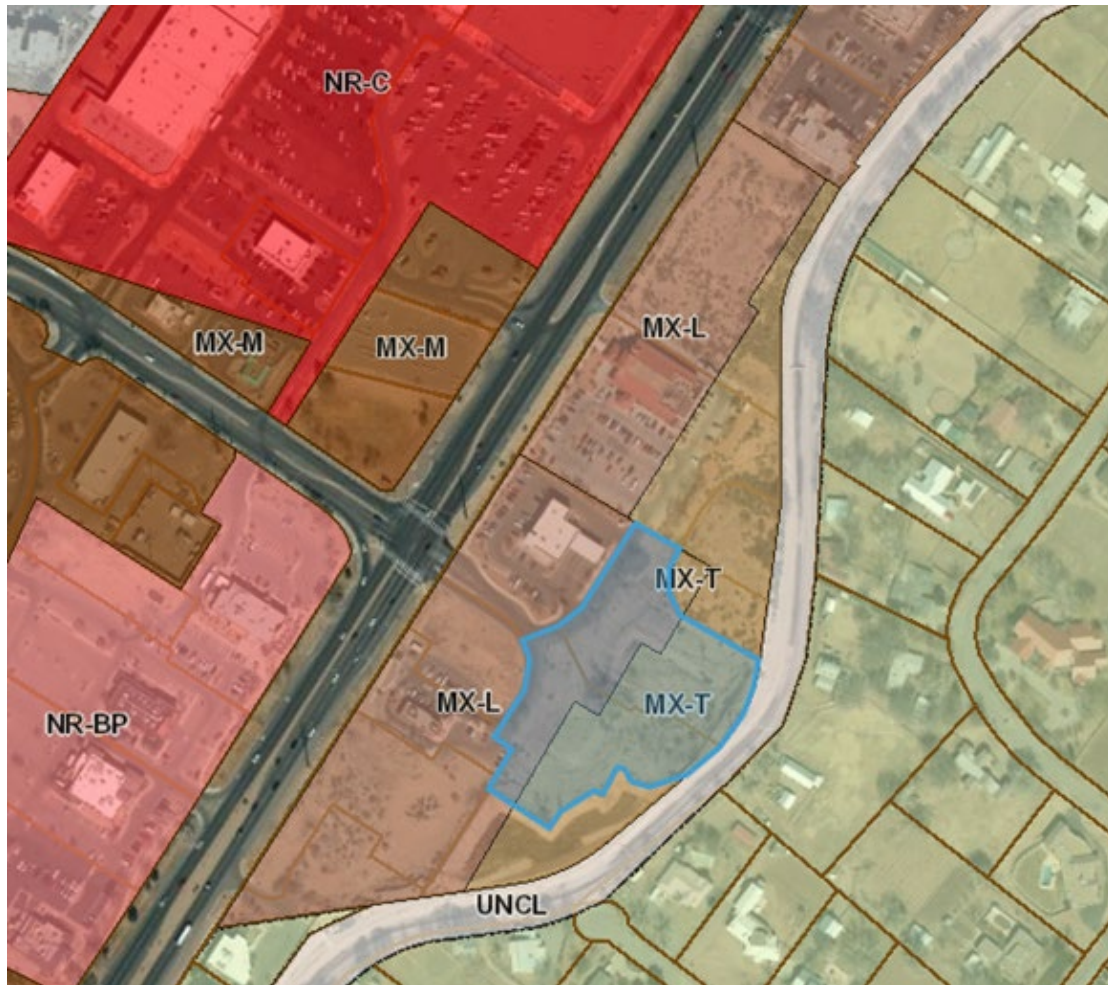


Figure 1- Existing Zoning

## Site Plan - EPC

### Site Plan Criteria

The request is for a Site Plan – EPC (10-acre) for a site located on the east side of Coors Boulevard NW. In August 2003, the EPC approved a Site Development Plan for Subdivision (approximately 10 acres to subdivide 2 tracts- 14A & 14B into 5 smaller tracts) and a Site Development for a Building Permit that proposed almost 22,000 sf of shops and restaurants.

The Site Plan – EPC request complies with the criteria outlined in IDO Section 14-16-6-6(J)(3) as follows:

**6-6(J)(3)(a)** The Site Plan is consistent with the ABC Comp Plan, as amended.

**RESPONSE:** The Site Plan is consistent with the Comp Plan by furthering the following Goals and Policies:



**Goal 5.1 Centers & Corridors:** Grow as community of strong Centers connected by a multi-modal network of Corridors.

**RESPONSE:** The proposed development is consistent with Goal 5.1 because it emphasizes the importance of a multi-modal network, particularly in its proximity to major transit corridors like Coors Blvd and Seven Bar Loop. The development promotes connectivity and accessibility, fostering a community where residents can conveniently access various services and employment opportunities. Furthermore, the development's strategic location along a major corridor ensures efficient land use, promoting economic development and a resilient economy. The emphasis on infill development further bolsters the city's vision of strong Centers & Corridors. The Site Plan - EPC request is consistent with this goal, as it aims to transform an existing vacant lot into a vibrant mixed-use development, enhancing the city's network of Centers and Corridors.

**Policy 5.1.1- Desired Growth:** Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

**RESPONSE:** The proposed development is consistent with Policy 5.1.1 because it actively seeks to capture regional growth by emphasizing development along major transit corridors, such as Coors Blvd and Seven Bar Loop. By focusing on these corridors, the development not only promotes connectivity and accessibility but also encourages a sustainable pattern of growth. The emphasis on infill development, as showcased in the proposed development, further aligns with the city's objectives of capturing growth in strategic areas. The development's potential to introduce stability to an area of change, its promotion of a resilient economy, and its commitment to sustainable land uses all underscore its consistency with this policy. The Site Plan - EPC furthers this vision by transforming an existing vacant lot into a hub of activity, thereby capturing regional growth and contributing to the city's desired growth trajectory.

**Sub Policy c:** Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

**RESPONSE:** The development is consistent with Sub Policy c because it promotes employment density through its strategic location in an Area of Change along a Major Transit Corridor. This infill project not only emphasizes compact development and redevelopment but also aligns with Albuquerque's vision for growth on the Westside. By focusing on these strategic areas, the development discourages expansion at the urban edge, ensuring that growth is concentrated in designated Centers and Corridors. The Site Plan - EPC supports this policy by prioritizing development in areas best suited to accommodate future growth in the city and county.

**Goal 5.2 Complete Communities:** Foster communities where residents can live, work, learn, shop, and play together.

**Response:** The proposed Site Plan furthers Policy 5.2 by providing multiple new businesses in an existing commercial development where nearby residents will be able to work, eat, and procure goods and services. It is more specifically furthered through consistency with the following policy and sub-policy.

**Policy 5.2.1 Land Uses:** Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

**Response:** The development is consistent with Goal 5.2 because it aims to cultivate a holistic community environment. The project introduces a variety of new businesses to the existing commercial landscape, enabling nearby residents to seamlessly integrate work, dining, and shopping experiences. This approach not only enhances the convenience for residents but also strengthens the community fabric by offering diverse opportunities within a cohesive space. The Site Plan - EPC is instrumental in actualizing this vision of a complete community.

**Sub-policy a:** Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

**Response:** The request is consistent with Sub-policy a because it emphasizes the importance of proximity and accessibility. By promoting a diverse mix of uses in the proposed project, residents are provided with goods, services, and amenities within walking and biking distance. This approach not only enhances convenience but also fosters a sense of community. This Site Plan - EPC plays a crucial role in ensuring that development and redevelopment initiatives prioritize easy access for all residents.

**Sub-Policy e:** Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

**Response:** The request is consistent with Sub-Policy e because it emphasizes the development of a diverse range of uses, fostering a healthy and sustainable community. By facilitating a blend of retail, commercial, restaurant, and residential offerings, the proposal ensures that the community remains vibrant and dynamic. The strategic location of the development, especially in an Area of Change, ensures that surrounding neighborhoods, particularly to the south and east, have convenient access to essential goods and services. The Site Plan - EPC contributes to the vision of creating communities where amenities are easily accessible on foot or by bike.

**Sub-policy h:** Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

**Response:** The request is consistent with Sub-policy h because it promotes infill development that seamlessly integrates with the existing commercial landscape. The proposed development not only complements the variety of commercial retail, services, and restaurants in the vicinity but also mirrors their form and scale. The Site Plan - EPC emphasizes compatibility, as evidenced by the proposed development's alignment with neighboring establishments, like the Popeye's restaurant to the southwest, the carwash to the west, and the credit union to the northwest, all of which feature drive-through facilities. This approach ensures that the new development enriches the area without disrupting its established character.

**Sub-policy n:** Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

**Response:** The request is consistent with Sub-policy n as it actively seeks to transform an existing vacant lot into a productive space. Through the Plan - EPC, the proposal aims to introduce a mix of commercial, retail, and residential uses, thereby maximizing the utility of the land. By developing this underutilized space, the project not only enhances the economic potential of the area but also aligns with the city's vision of efficient land use. The development will not only fill a void in the community and a vacant lot, but also contribute to its vibrancy and growth.

**Policy 5.3.1 Infill Development:** Support additional growth in areas with existing infrastructure and public facilities.

**Response:** The request is consistent with Policy 5.3.1 as it capitalizes on the existing infrastructure and public facilities in the area. By proposing development in a region already equipped with the necessary amenities, the Site Plan - EPC advocates for efficient land use. This approach not only minimizes the need for additional infrastructure investments but also aligns with the city's emphasis on sustainable growth through infill development.

**Goal 5.6 City Development Areas:** Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

**Response:** The request aligns with Goal 5.6 by targeting an Area of Change for development, emphasizing the city's vision for directed growth. The development not only capitalizes on the potential of the subject site but also ensures that it complements the character and intensity of nearby Areas of Consistency. The abutting Cottonwood Center has been an area of targeted and significant growth, and the development of this lot would further reflect that growth. The Site Plan - EPC is crafted to resonate with the broader objectives of the city, as further detailed in subsequent policies and sub-policies.

**Policy 5.6.2 Areas of Change:** Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

**Response:** The request is consistent with Policy 5.6.2, as it identifies and capitalizes on the site's strategic location near a major Employment Center and Major Transit Corridor. Such areas are earmarked for growth and intensified development. Through the Site Plan - EPC, the proposal ensures that development aligns with the city's vision of channeling growth to designated Areas of Change, reinforcing the city's commitment to planned and sustainable expansion.

**Sub-policy f:** Minimize potential negative impacts of development on existing residential uses with respect to noise, stormwater runoff, contaminants, lighting, air quality, and traffic.

**Response:** The request is consistent with Sub-policy f because it thoughtfully positions the proposed commercial activities closer to the primary roadway, thereby distancing them from the single-family residences to the east in unincorporated Bernalillo County. By placing the drive-through oriented commercial uses behind the proposed townhomes in the MX-T zone, it ensures a gradual transition of

intensity, further safeguarding the residential properties in the unincorporated county area. The presence of the AMAFCA Hard Channel – North Coors Drainage – Calabacillas Outlet, preserved archaeological site, and drainage pond on the property's north and east boundaries further enhances this protective buffer, minimizing potential disturbances. Moreover, the design ensures that access is streamlined through a shared drive leading to the Coors Boulevard and Seven Bar Loop intersection, effectively mitigating any potential traffic-related concerns for neighboring properties. Through the Site Plan - EPC, the proposal underscores a commitment to minimizing any adverse impacts on existing residences.

**Goal 8.1 Placemaking:** Create places where business and talent will stay and thrive.

**RESPONSE:** The request for this Site Plan - EPC is consistent with Goal 8.1 because it seeks to transform an existing vacant parcel into a vibrant mixed-use development. This development not only introduces new businesses but also fosters an environment where local talent can find opportunities and flourish. By facilitating a blend of commercial, retail, and potential residential spaces, the proposal encourages a dynamic ecosystem where businesses can thrive. The development's strategic location along a major corridor further enhances its potential as a hub for business and talent, making it a prime example of effective placemaking in the city.

**Policy 8.1.2 - Resilient Economy:** Encourage economic development efforts that improve the quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

**RESPONSE:** The proposed Site Plan - EPC is consistent with Policy 8.1.2 because it aims to revitalize an underutilized parcel, introducing a mix of commercial and potential residential spaces that can stimulate economic growth in the area. By attracting new businesses and offering residential options, the development can enhance the quality of life for both new and existing residents. Furthermore, by diversifying the types of businesses and services available in the vicinity, the proposal contributes to building a more resilient and diverse local economy, capable of withstanding economic fluctuations and catering to a wide range of community needs. This approach not only strengthens the economic fabric of the area but also ensures long-term sustainability and growth.

**Sub-policy a:** Maximize opportunities for economic development that furthers social, cultural, and environmental goals.

**Response:** The proposed Site Plan - EPC is consistent with Sub-policy a because it aims to transform the subject site into a vibrant mixed-use space, thereby maximizing opportunities for economic development. By introducing neighborhood-scale retail and services in an infill location, the development not only bolsters the local economy but also enhances the social and cultural elements of the community. The inclusion of potential residential spaces further promotes a live-work environment, addressing the current gap in mixed-use offerings in the area. Moreover, by prioritizing sustainable development practices, the project underscores a commitment to environmental goals, ensuring that economic growth aligns with broader community values and aspirations.

**Goal 9.1 Supply:** Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.



**RESPONSE:** The proposed Plan - EPC is consistent with Goal 9.1 because it aims to diversify the housing landscape in the area. By introducing a mixed-use development, the project will offer a range of housing types that cater to various needs and preferences. This not only ensures a more balanced housing option for current residents but also anticipates and addresses the future housing demands of the community. Furthermore, by integrating residential spaces within a commercial setting, the development promotes affordability and accessibility, ensuring that high-quality housing is available at various price points. This approach to housing ensures that the community remains vibrant, inclusive, and adaptable to changing housing needs.

**Policy 9.1.1 Housing Options:** Support the development, improvements, and conservation of housing for a variety of income levels and types of residents and households.

**Response:** The Site Plan - EPC request is consistent with Policy 9.1.1 by promoting a mixed-use development that encompasses a range of housing options. This development not only caters to diverse income levels but also addresses the needs of various resident demographics and household structures. By integrating these housing options within a commercial environment, the project ensures that residents have easy access to essential services and amenities. This approach not only supports the conservation and improvement of existing housing but also encourages the development of new, versatile housing options, ensuring that the community remains inclusive and responsive to its residents' evolving needs.

**Sub-policy a:** Increase the supply of housing that is affordable for all income levels.

**Response:** The request is consistent with Sub-policy a by aiming to diversify the housing stock in the area. By introducing a mixed-use setting, it offers a blend of housing options that cater to various income levels. This approach not only increases the supply of housing but also ensures that it remains accessible and affordable to both current and future residents of the community.

**CRITERION 6-6(J)(3)(b)** The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

**Response:** The site is zoned MX-L with MX-T on parts of the property covered by the prior Site Development Plan. These zones were converted based on prior SU-1 designations but are not specifically NR-SU or PD zones with specific terms and conditions limiting development of the site. The proposed Site Plan is consistent with prior approvals for development of a shopping center with a variety of commercial uses on the site, and the proposal is consistent with that purpose.

**CRITERION 6-6(J)(3)(c)** The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

**Response:** The proposed development complies with the applicable provisions of the IDO for the MX-L and MX-T zone district, including setbacks, parking requirements, etc. The Applicant will submit a grading and drainage plan to City Hydrology and will submit to DHO with a sketch plat as necessary. The Applicant will comply with DPM standards with the related improvements associated with this development.

**CRITERION 6-6(J)(3)(d)** The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

**Response:** The City's existing infrastructure has adequate capacity for the proposed development. A Traffic Impact Study is currently underway for the project. The TIS will identify any adverse impacts the development would have on the existing transportation network. Prior to development of the site, any mitigation requirements as a result of the TIS will be addressed and made a condition of issuance of the building permit. This process ensures no negative impacts to the area's transportation infrastructure. There is adequate capacity to serve all other infrastructure needs. There is existing sidewalk to the west of the subject site that was built with the adjacent development, which will be connected by the sidewalk installed by this new phase.

The Applicant is in the process of submitting to City Hydrology a grading and drainage plan for the proposed development. The grading and drainage plan demonstrates that the existing drainage facility that was built with the early phases of development of this shopping center contains adequate capacity to serve this new use.

**CRITERION 6-6(J)(3)(e)** The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

**Response:** The application mitigates any significant adverse impacts on the project site and surrounding area to the maximum extent practicable. The Site Plan adds the proposed new uses on a portion of the property that was originally proposed for additional parking and commercial pad uses closest to the Coors Boulevard and Seven Bar Loop intersection, which mitigates impacts on the properties to the east by maintaining the buffer with the AMAFCA Hard Channel – North Coors Drainage – Calabacillas Outlet and transitional intensity development on the east, as originally intended. The application leaves in place the protected archaeological site at the northeast corner of the site plan, which was deeded to the City of Albuquerque for preservation. Furthermore, the Agent has met with Major Public Open Space (MPOS) and has reached an agreement to best protect this archaeological site. This agreement involves the utilization of a six-foot buffer zone (see Variance requests) containing a fence to screen and protect the culturally important site. Other properties along Coors Boulevard and to the west are of similar uses and intensities, so it is not anticipated that there will be any significant adverse impacts to those other areas.

**CRITERION 6-6(J)(3)(f)** If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

**Response:** The Site Plan is not within an approved Master Development Plan, and rather is within a larger controlling Site Plan.

**CRITERION 6-6(J)(3)(g)** If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(F) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

**Response:** A cumulative impact analysis is not required in this location because it does not fall within a Railroad and Spur Small Area.

## **Coors Boulevard Character Protection Overlay, CPO-2**

### **3-4(C)(3)(b) Setback from Coors Boulevard**

2. Setback from the public right-of-way of Coors Boulevard between Western Trail or Namaste Road and NM 528 (Alameda Boulevard), minimum: 35 feet.

**Response:** The Coors Boulevard CPO-2 requires a 35-foot minimum setback for properties abutting Coors Blvd. None of the properties on the proposed site plan directly abut Coors Blvd, therefore this minimum setback does not apply at this location.

3-4(C)(4) Building Height and Bulk Building and structures shall not exceed the height limitation in the underlying zone.

**Response:** The previous controlling site plan allowed for the construction of buildings up to 23'-0" as can be seen in the submitted controlling site plan. Our buildings are proposed to maintain this height limitation.

**Additionally:** See VPO analysis following the CPO-2 section of this letter.

3-4(C)(5) Other Development Standards 3-4(C)(5)(a) Floodplain All development shall comply with all adopted drainage policies, including restrictions on development in the 100-year floodplain. Cluster development design on land above the flood level shall be used to the maximum extent practicable, and the floodplain shall be used as open space.

**Response:** Please see Grading & Drainage Plan. The proposed development will apply with all adopted drainage policies of the City of Albuquerque and will require signing off by the City Engineer for Hydrology prior to the issuance of building permit.

**3-4(C)(5)(b) Grading Changes to natural topography shall be kept to a minimum.** On slopes of 10 percent or greater, no grading shall take place until a specific development plan has been approved for construction. Grading, drainage, or paving proposals; Master Development Plans; and Site Plans shall retain the sense of natural features and vegetation. Reconstruction and vegetation to a natural setting shall be pursued to the maximum extent practicable.

**Response:** The subject site has been previously mass graded as part of the development of the drainage facility and existing properties that immediately abut Coors. The existing site is partially undeveloped with low vegetative cover and several disturbed areas. The site slopes from the north/northwest to the southeast corner at an approximate 3-5% slope. Slopes greater than this amount are a result of previous grading activities that took place between 2002 and 2004 and are not natural grades.

**3-4(C)(5)(c) Landscaping in Setback along Coors Boulevard All of the following must be incorporated into the required setback along Coors Boulevard:**

1. Vegetative coverage is required for a minimum of 50% of the required setback area.
2. A combination of walls or decorative fences and a vegetative screen that visually screens vehicular circulation areas, parking lots, and parked cars from Coors Boulevard.

**Response:** The site is not subject to the setback area as it is not immediately abutting Coors Blvd. The frontage for the site is Seven Bar Loop and a Private Drive that can be referenced on the site plan. The site is buffered from view as a result of the developed buildings which include a carwash, credit union, and Popeyes restaurant to the West.

### **3-4(C)(5)(e) Architectural Design and Details**

1. The use of colors that contrast with the predominant color of the building is limited to a 10 percent on each façade.
2. Parapet walls shall be treated as an integral part of the building design. Such walls shall not appear as unrelated to visual elements.
3. In all zone districts, mechanical equipment shall be screened from public view from streets adjacent to the lot or from adjacent properties. The design of mechanical equipment screening shall be compatible with, and be an integral element of, the building structure. Location of such equipment within the building or at ground level is preferable to roof-mounting, unless such location would adversely affect the streetscape, pedestrian circulation, or open space.

**Response:** Building elevations and materials have been reviewed for adherence to the above policy and changes in materials and changes in height or setbacks have been accounted for.

### **3-4(C)(5)(f) Signs**

**Response:** No freestanding sign is proposed as per the site plan provided and states that the signage would be building mounted. Building mounted signage will face Coors Boulevard, would not be visible from any residential zone district, and would not extend above the façade. Approximate size and location of the signage can be referenced in the submitted plans for this application.

### **3-6(D)(5) Building Structure Height, Bulk, and Massing All development within this VPO-1 shall meet all of the following requirements**

Coors View Plane Impact - Proposed Site Plan

The property falls significantly away from Old Coors and is subject to the Coors Overlay Protection zone for the project.

The property line is located approximately 250 feet east from Old Coors Blvd. Buildings A and C, which are the shortest of the two proposed buildings are situated approximately 300 and 325 feet from Old Coors respectively, Building B is located approximately 400 feet from Old Coors.

## View Frame Analysis

**Response:** In the completion of a View Frame analysis, (Reference Figures 04-07) the most conservative building massing was used for all 3 buildings along the Coors Corridor.

Due to the setback for Coors, limited heights of the buildings, and the finished floor of all 3 buildings being lower than the elevation Coors Corridor the view frame analysis results in a building massing of approximately 17.6%, well below the maximum allowed of 50% of the 3-6(D)(5)(c) IDO.

Please reference View Plane Analysis included with the Site Plan Drawings and requisite images shown below. All View Frames show substantial compliance with the < 50% view frame massing requirements for the development.

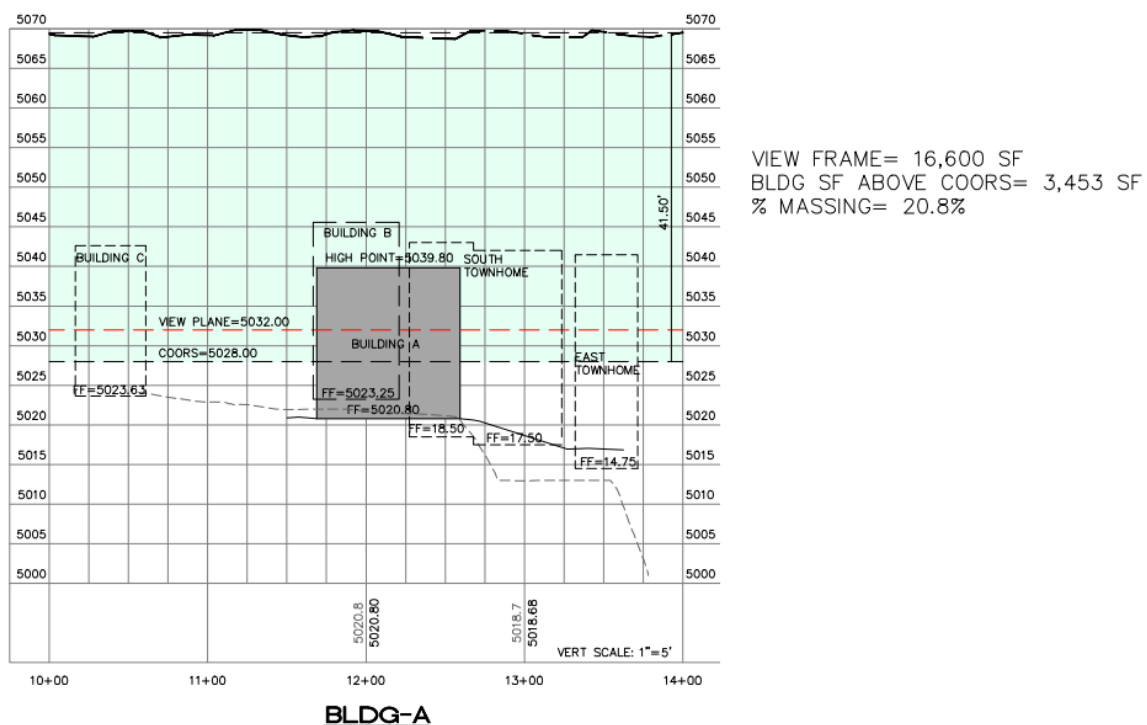


Figure 2 - View Frame Analysis Building A

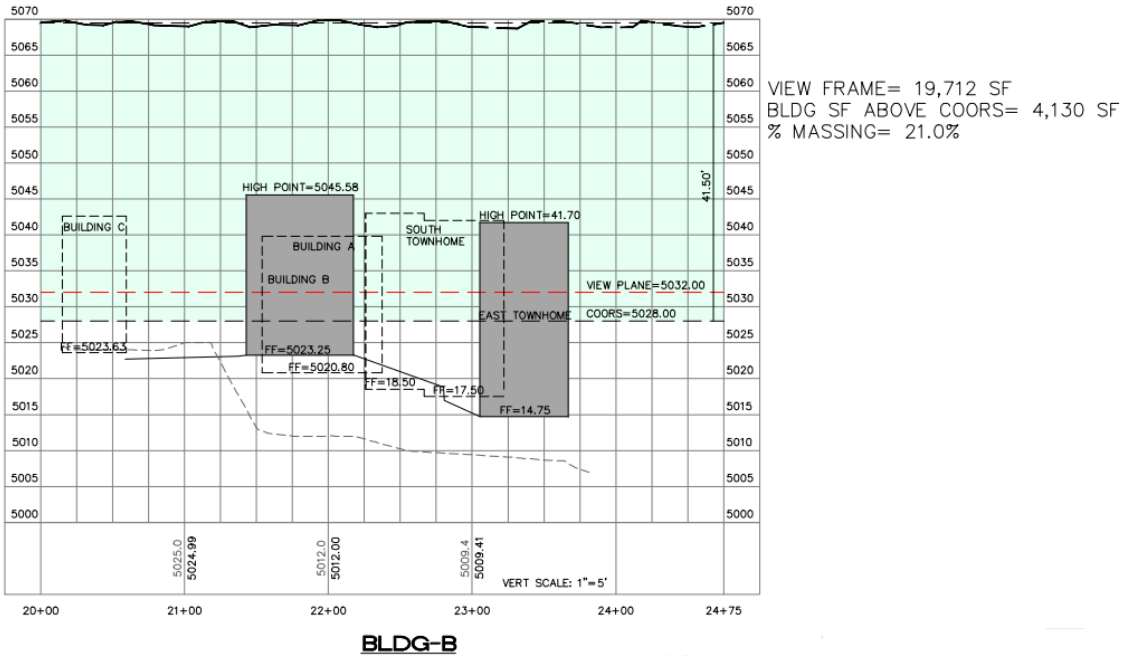


Figure 3 - View Frame Analysis Building B

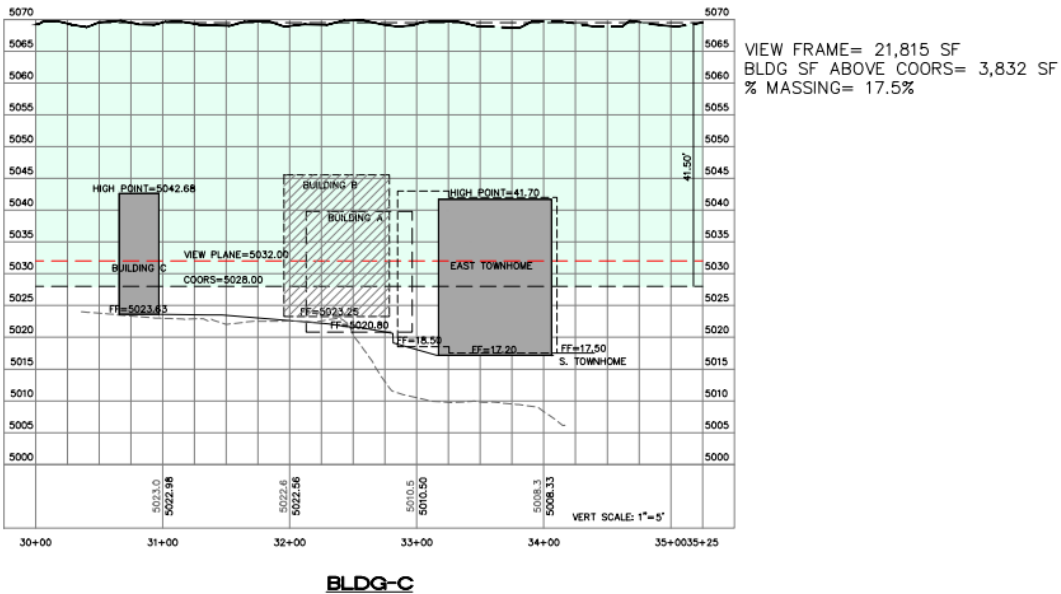


Figure 4 - View Frame Analysis Building C

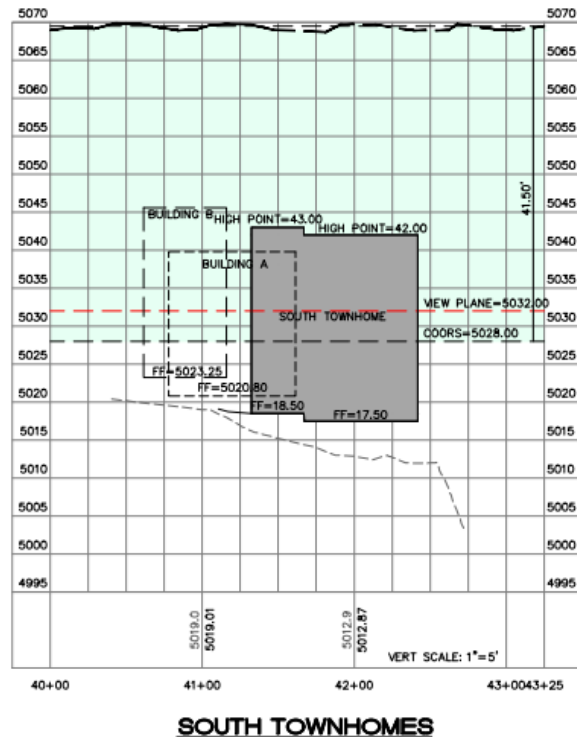


Figure 5 - View Frame Analysis Townhomes

## View Plane Analysis

To note per the IDO: *“For Developments other than low-density residential development, a total height of 20 feet is allowed for buildings or structures other than walls on lot where, because of site constraints, any portion of a building is proposed in a location where the natural grade is less than or equal to 10 feet below the elevation of the east edge of Coors Boulevard.”*

The buildings will have no adverse impact in terms of view plane, as the existing buildings situated between the proposed site and Coors Boulevard have final building heights far below what has already been constructed. Please see attached exhibits for Viewpoint Legend (Sheet VP Legend), and the View Plan Exhibits (Sheets VP-1 through VP-3).

- 1) The overall site plan was overlaid onto the Cottonwood Crossings Major Site Plan. This site plan shows the Top of Curb, Flow Line, and Contour Intervals of Coors Blvd adjacent to the entire site and is where elevation data was obtained from for the analysis.
  - a. Adjacent to the Site the elevation of Coors ranges from 5033+ feet to 5025.5 feet depending on the location.
    - i. When traveling NB on Coors adjacent to the site the elevation starts at over 5033 feet and slopes down to a low point of approximately 5025.5 feet (45



- degrees from new Carwash building) and then begins increasing in elevation again to approximately 5028 ft at the Major Site Plan Boundary.
- 2) Condo buildings were grouped by their finish floor elevations which resulted in 6 groups of townhomes and all 3 commercial properties were analyzed individually.
    - a. From the tallest point of each building, a 45 degree line was traced to the Coors right-of-way.
    - b. Using the elevation data as outlined in section 1 above, the elevation of Coors was established for the View Plane Analysis.
      - i. The change in grade as one travels north on Coors Blvd as well as the different locations of each building on the Site Plan, results in different elevations being used as the analysis elevation for Coors Blvd as it relates to each respective View Plane Analysis.

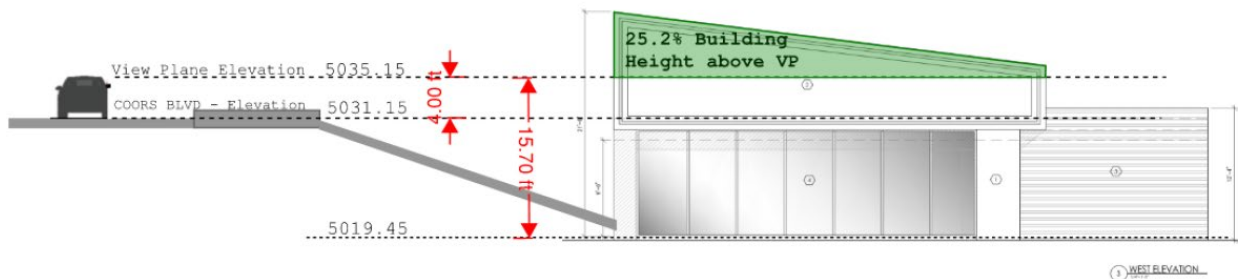
Please see attached Variance request for discussion on Building C, Building B and Townhome Group 6.

#### Building A - Office

Finish Floor	5019.45
Coors Elevation	5031.15
Coors View Plane Elevation	5035.15
Feet Below View Plane	15.70 ft
Max Building Height	23.55 ft
(based on 1/3 building height rule)	

Building Height = 21ft.  $(15.70/21.00) = .748$   
 74.8% of building height below View Plane  
 25.2% of building height above View Plane  
 Allowable height above view plane is 33.33%

(No Variance Needed)



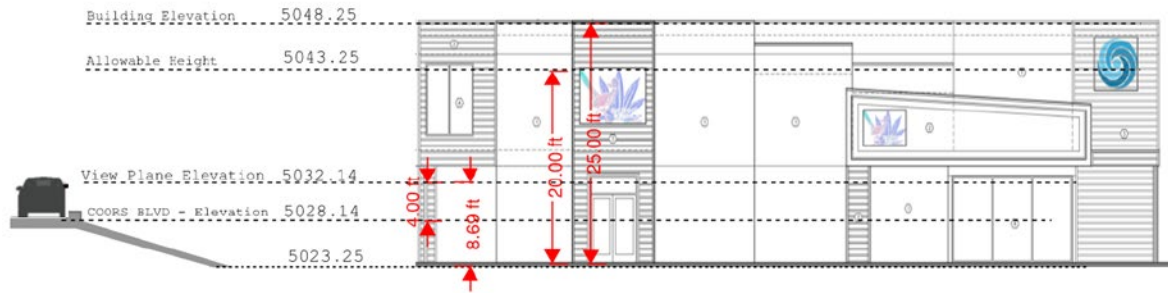
#### Building A - Office

Figure 6 - View Plane Analysis - Building A



**Building B - Cannabis Retail**  
 Finish Floor 5023.25  
 Coors Elevation 5028.14  
 Coors View Plane Elevation 5032.14  
 Feet Below View Plane 8.89 ft  
 Max Building Height 20.0 ft

Building Height = 20.0 < 25.0 ft  
 5.0 ft building height Variance required



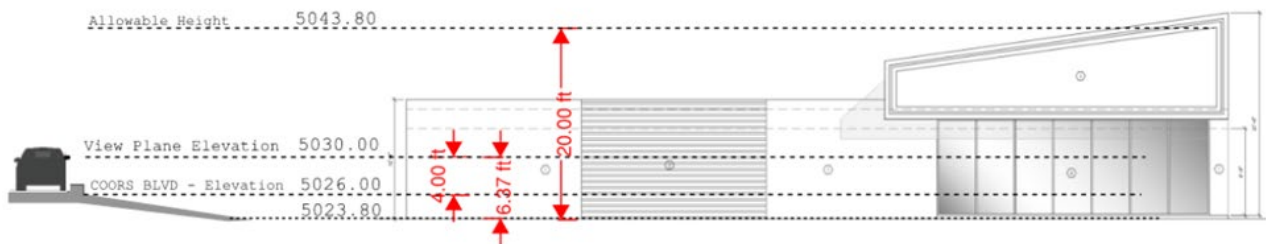
### **Building B - Cannabis Retail**

Variance - EPC (Variance to VPO-1 height standards) VA-2023-00314

Figure 7 - View Plane Analysis - Building B

**Building C - Restaurant**  
 Finish Floor 5023.80  
 Coors Elevation 5026.00  
 Coors View Plane Elevation 5030.00  
 Feet Below View Plane 6.20 ft  
 Max Building Height 20.0 ft

Building Height = 21.0 ft > 20.0 ft  
 1' Variance - Variance Required



### **Building C - Restaurant**

Variance - EPC (Variance to VPO-1 height standards) VA-2023-00314

Figure 8 - View Plane Analysis - Building C

## Variance VPO

Please see variance justification as part of the submittal packet.

## Variance MPOS Buffer

Please see variance justification as part of the submittal packet.

## Notice to Association and Neighboring Properties

The Office of Neighborhood Coordination was contacted, and no City of Albuquerque neighborhood associations were listed. The property owners within 100 feet were notified as required per IDO section 6-4(K)(3). The property to the east lies within Bernalillo County and we have contacted those neighbors to discuss the project.

## Drainage

The project drains to the AMAFCA Hard Channel – North Coors Drainage – Calabacillas Outlet and has limited discharge capacity. During the development the developed flows were routed and flow to Lot 3 which controls the drainage for the project as well as the upstream basins which include Old Coors and portions of the Cottonwood Mall. Those flows are routed via surface and underground drainage facilities to this pond area where sediment, per the approved drainage master plan, settles out and the flow is regulated to the canal. That flow traverses down to the Callabacias arroyo, where it discharges to the Rio Grande. The first flush and sediment areas are captured in the pond located on Lot 3. Additional retained areas are available in the landscape areas to capture and assist with some of the water harvesting for the project.

## Conclusion

We respectfully request EPC to approve the proposed actions,

- Approval of the Site Plan – EPC
- Approval of the Variance – EPC VPO
- Approval of the Variance – EPC MPOS Buffer

If you have any questions or need information regarding this matter, please do not hesitate to contact me.

Sincerely,



Sergio Lozoya

Enclosure/s

JN: 2023004  
SL/db/aj



November 30, 2023

Mr. David Shaffer, Chair  
Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

**RE: Request for Approval of two Variance – EPC Requests as described in this letter for all or a portion of Lots 2-A, 2-B, 2-C, and 2-D, (Being A Replat of Tract 2, Cottonwood Crossings Phase II) and Lots 1, 2, 3, 4, 5, and 6, Plat of Lots 1, 2, 3, 4, 5, & 6 (Being a Replat of Tracts 14-A & 14-B Black Ranch), Cottonwood Crossing Phase II, located east of Coors Blvd. at the intersection of Coors. Blvd. NW and 7 Bar Loop Rd. NW, containing approximately 10 acres. ZONE ATLAS PAGE: B-14-Z**

Dear Mr. Chairman:

The purpose of this letter is to request three concurrent approvals which are required to facilitate the development of the Mixed-Use project referenced as “7 Bar – Retail”.

Tierra West, LLC, an agent for A Management Corporation, is respectfully requesting a variance to the Coors Blvd View Protection Overlay VPO-1. The proposed Site Plan – EPC and Site Plan Major Amendment – EPC includes the proposed development of three (3) primary buildings and (14) townhomes. As shown in the attached View Plan Analysis, Building A, Building C, and Groups 1-5 (12 total) townhomes all meet the max allowable height as described by the 1/3 rule in IDO 3-6(D)(4)(B) 1 and 2. The site had been previously mass graded at the time of the original development of the properties along Coors Boulevard, along with the AMAFCA drainage pond, because of this we will be using finished floor elevations in our View Plan Analysis.

### **Variance – EPC for Coors Blvd VPO-1 IDO 3-6(D)**

The Variance requested is for (1) Building C, (1) Building B, and (1) Townhomes (Group 6) that comprise the 2 most northeast town home units. The variance requests are as follows:

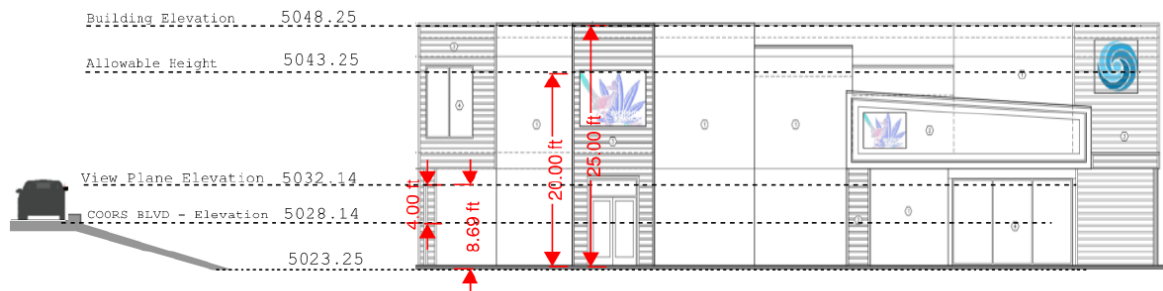
#### **Building B**

Per IDO 3-6(D)(4)(B) 2, For development other than low-density residential development, a total height of 20 feet is allowed for buildings or structures other than walls on a lot where, because of site constraints, any portion of a building or structure is proposed in a location where the natural grade (or finished grade, if infrastructure is already installed) is less than or equal to 10 feet below the elevation of the east edge of Coors Boulevard.

The proposed Building B has a finished floor elevation of 5023.25 feet which is below the Coors Blvd Elevation of 5028.14 feet by 4.89 feet. Since the finished floor elevation is less than 10 feet below the east edge of Coors Boulevard, the maximum height of the building allowed by the IDO is 20'.

We are requesting a 5-foot variance to the maximum height restriction of 20 feet to allow for a maximum height of 25 feet to building B. Please see Figure 1 below, for a view plane analysis. It should be noted that the scale is set vertically and not horizontally, Building B is located approximately 600 feet from Coors Blvd when the 45-degree view angle is considered.

**Building B - Cannabis Retail**  
 Finish Floor 5023.25  
 Coors Elevation 5028.14  
 Coors View Plane Elevation 5032.14  
 Feet Below View Plane 8.89 ft  
 Max Building Height 20.0 ft  
 Building Height = 20.0 < 25.0 ft  
 5.0 ft building height Variance required



### **Building B - Cannabis Retail**

Variance - EPC (Variance to VPO-1 height standards) VA-2023-00314

Figure 1: Building B - View Plane Analysis

### **Building C**

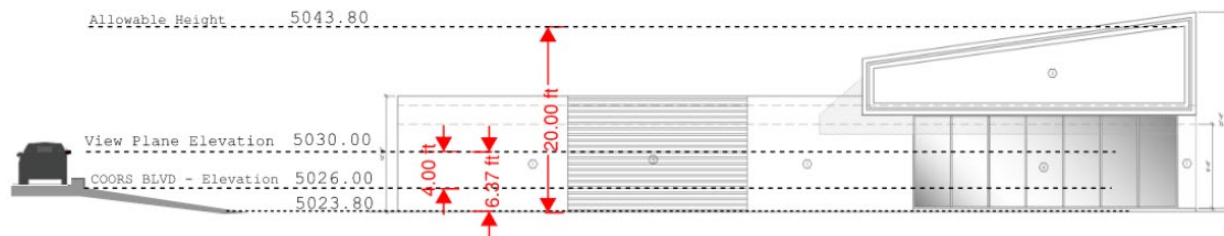
Per IDO 3-6(D)(4)(B) 2, For development other than low-density residential development, a total height of 20 feet is allowed for buildings or structures other than walls on a lot where, because of site constraints, any portion of a building or structure is proposed in a location where the natural grade (or finished grade, if infrastructure is already installed) is less than or equal to 10 feet below the elevation of the east edge of Coors Boulevard

The proposed Building C has a finished floor elevation of 5023.80, which is 2.20 feet below the Coors Blvd Elevation of 5026.00 by 2.20 feet. This means that the building is less than 10 feet below Coors, and a maximum of 20 feet is allowed per the IDO section shown above. We are requesting a 1-foot variance to the maximum building height of 20 feet to allow for a height of 21 feet for Building C. See figure below.

**Building C - Restaurant**

Finish Floor	5023.80
Coors Elevation	5026.00
Coors View Plane Elevation	5030.00
Feet Below View Plane	6.20 ft
Max Building Height	20.0 ft

Building Height = 21.0 ft > 20.0 ft  
1' Variance - Variance Required

**Building C - Restaurant**

Variance - EPC (Variance to VPO-1 height standards) VA-2023-00314

Figure 2 Building C View Plan Analysis

**Townhomes – Group Six**

Per IDO 3-6(D)(4)(B) Building and Structure Height (View Plane) No more than 1/3 of the height of buildings and structures (including building parapets, mechanical equipment and associated screening, walls, and fences) shall be allowed to penetrate above the view plane as seen along each sight line and as shown in section diagram below. There are exceptions to the rule stated above (being 10-feet or less below the eastern edge of Coors Blvd), however, the town homes do not meet those exceptions as, therefore, the 1/3 rule applies. See figure 2 below for the view plan analysis diagram regarding the Townhomes (Group 6).

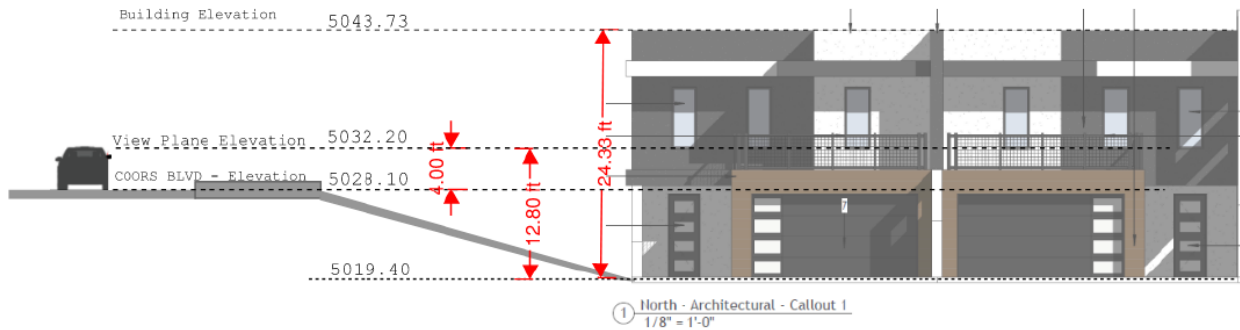
The proposed Townhomes have a finished floor elevation of 5019.40-feet which is below the Coors Blvd elevation of 5028.20-feet by 12.80-feet. Since the finished floor elevation is greater than 10-feet below Coors, the 1/3 rule for maximum height applies. Using the 1/3 height rule, the maximum height allowed would be 19.2-feet. We are requesting a variance of 5.13-feet to allow for a maximum height of 24.33-feet for Townhome Group 6.

**Townhome Group #6**

Finish Floor 5019.40  
Coors Elevation 5028.10  
Coors View Plane Elevation 5032.10  
Feet Below View Plane 12.7 ft

Building Height = 24.33  
(4.5 ft Variance Required)

PER IDC this is subject to 20' height restriction due to Finish Floor being less than 10' below Coors.

**Townhome Group #6**

Variance - EPC (Variance to VPO-1 height standards) VA-2023-00314

Figure 3: Town Home Group 6 - View Plan Analysis

**6-6(N)(3) Review and Decision Criteria****6-6(N)(3)(a) General**

An application for a Variance – EPC shall be approved if it meets all of the following criteria.

1. There are special circumstances applicable to a single lot that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, physical characteristics, natural forces, or by government actions for which no compensation was paid. Such special circumstances of the lot either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or economic return on the property, or practical difficulties result from strict compliance with the minimum standards.

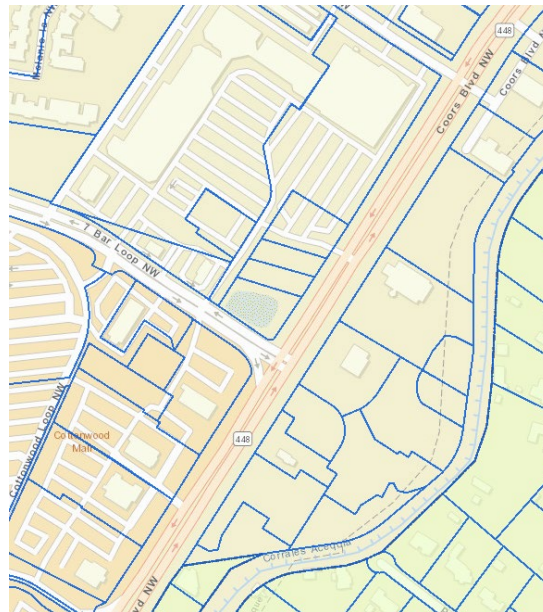
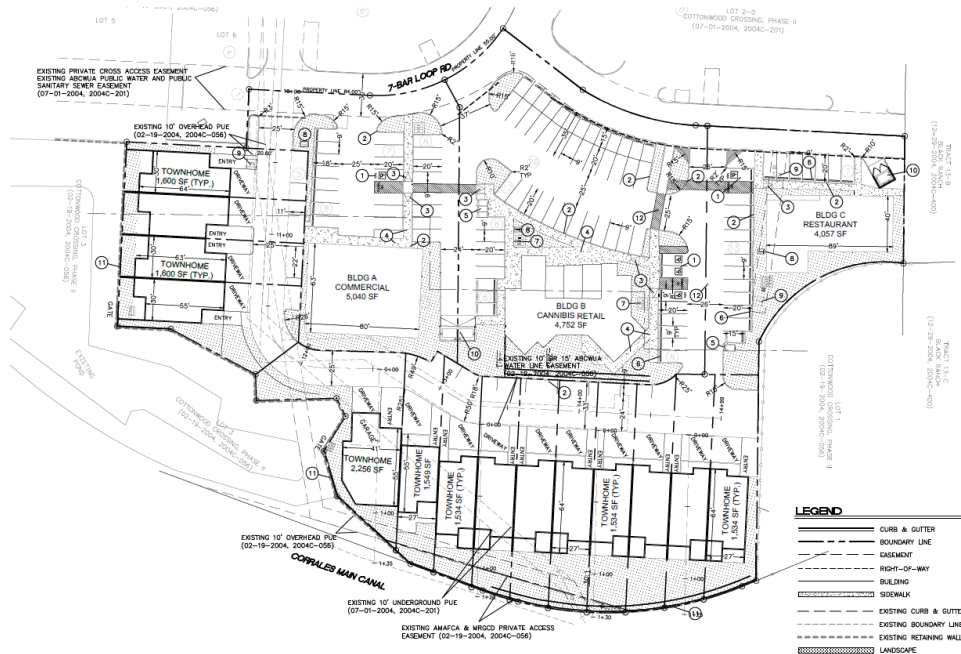
**Overall Site Circumstances**

There are several special circumstances that are not self-imposed, and do not apply generally to other property in the same zone district and vicinity: Size, shape, topography, location, surroundings, physical characteristics, and government



actions for which no compensation was paid. Please see breakdown of the circumstances in the following text.

The size and shape of the overall project boundary is unique and odd and requires creative design solutions to allow for appropriate development. Figure 3 below shows the unique shape of the site, and how it is vastly different from neighboring lots and lots in the vicinity which are typically more regular in shape.



As compared to lots in the vicinity, the subject site is extremely irregular in shape. This limits where and how buildings can be placed on the site.

The subject site is also constrained by surrounding properties which are owned by various public entities. To the south there is an AMAFCA drainage pond, to the east there is an easement owned by MRGCD, and to the north there is a parcel zoned NR-PO-B for Major Public Open Space. These boundaries contribute to the irregular shape of the overall site boundary.

### **Building B and C**

In addition to the overall site circumstances discussed above, there are specific special circumstances that are not self-imposed and do not apply generally to other properties in the same zone district. For properties located within the VPO-1 boundary and are equal to or less than 10 feet below Coors, the IDO limits non-residential development to have a maximum allowable height of 20 feet (see description of VPO-1 above). Other developments in the MX-L zone district have a maximum allowable height of 38 feet. The government's action of applying strict height requirements causes a substantial and unjustified limitation on the reasonable use of this property. Specifically, the IDO's limitation on height ultimately takes away 18 feet of potential development from the property owner.

### **Townhomes Group 6**

In addition to the overall site circumstances discussed earlier in this letter, there are specific special circumstances that are not self-imposed and do not apply generally to other properties in the same zone district. Typical parcels in the MX-T zone which are regular in size, and shape can be developed with larger homes, at lower densities, and do not require multiple stories to have adequate square footage. The non-traditional shape of the lot and existing topographic limitations require smaller lots, thus require two stories to maximize square footage which in turn maximizes reasonable use and economic return. Further, the max allowable height in the MX-T zone is 30 feet. We are requesting a maximum height of 24.33 feet, which is 5.66 feet lower than the max allowable height typically allowed in the MX-T zone.

2. The Variance will not be materially contrary to the public safety, health, or welfare.

The variance will not be materially contrary to the public safety, health, or welfare. As shown in the attached View Plan Analysis, the majority of the buildings shown on the proposed Site Plan will adhere to the VPO-1 requirements. Additionally, the proposed buildings are significantly lower, and further from Coors Blvd than existing buildings in the area. For example, a new Car Wash has been developed near the subject site and it directly abuts Coors Blvd and is taller than 30' at its highest point. The proposed buildings are much further away from Coors and will not impact views to the degree that the existing buildings do.

3. The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity



The proposed variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity. All other developments will follow IDO and DPM standards, and will go through extensive review under the EPC, and building permit. The buildings are setback substantially from Coors and will not impact the view of the Sandia's as shown on the bulk and massing exhibits included in this request. See the site line exhibit below.

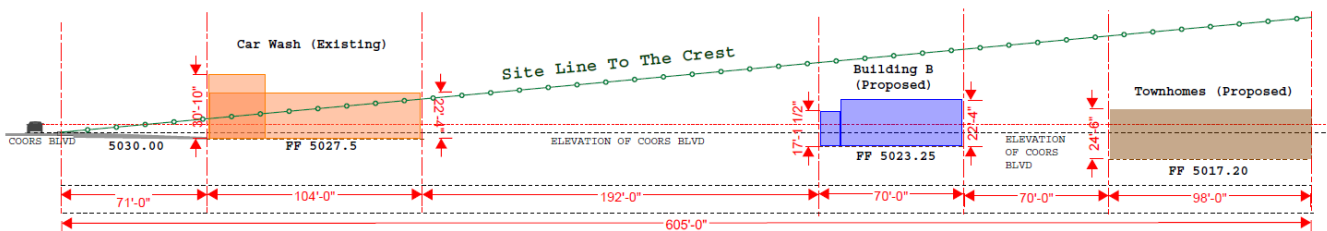


Figure 6 Site Line Exhibit

4. The Variance will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.

The Variance will not materially undermine the intent and purpose of this IDO, the applicable zone district, or applicable CPO or VPO. As discussed above, the heights requested are significantly lower than what is allowed in the MX-T zone (for the townhome) and MX-L zone (for Building B, C). As shown in the provided View Plane Analysis, most of the proposed buildings meet the VPO requirements. The MX-L and MX-T zones are in reference to what is generally allowed in the IDO and to demonstrate that the proposed development does not undermine the intent of the IDO.

5. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

The townhomes are proposed to be 24-foot and four-inches (24.33') in height. All the other townhomes on the proposed Site Plan – EPC meet the height requirements as described. This variance is the minimum necessary to avoid the imposed extraordinary hardship.

We are asking for the minimum necessary to move forward with the proposed development. There is already a building within the boundary of the Site Plan controlled by the EPC which is well above the height limit. The highest architectural feature of that building is over 30 feet tall. The Car Wash building is directly abutting Coors Blvd NW, and will likely appear taller than any of the proposed buildings described in this variance request.

### **6-6(N)(3)(b) Coors Boulevard – VPO-1**

An application for a Variance from the standards for setback, structure height, or structure bulk and massing in Subsection 14-16-3-6(D) (Coors Boulevard – VPO-1) shall be approved if it meets the criteria in Subsection (a) above and all of the following criteria.

1. The Variance will not materially undermine the protected views described in Subsection 14-16-3-6(D)(2).

As shown in the View Protection Overlay diagrams, (building and massing, and view frame). The variance request does not materially undermine the protected views described in Subsection 3-6(D)(2). The views described are a view of the mountain ridgeline and views of the Bosque along the Rio Grande River.

2. The intent of the view regulations in Subsection 14-16-3- 6(D)(5) is met.

As shown in the provided View Protection Overlay diagrams, the overall intent is still met. Views are protected and the obstruction of these views will not be greater than the development that is typical of this area. As shown in the attached diagrams, all the proposed buildings on the proposed site plan meet the Building and Structure Bulk (View Frame) requirements found in IDO 3-6(D)(4)(c), all except Building B, C and Townhomes Group 6 meet the 3-6(D)(4)(b) Building and Structure Height (View Plane) requirements. The proposed site plan also generally follows the Building Massing (Site Layout) requirements found in IDO 3-6(D)(4)(d), as the taller buildings in our proposal are generally further away from Coors Boulevard.

### **Variance – EPC for MPOS Edges IDO 5-2 (J)**

This request is to allow for a variance from the edge buffer requirements found in IDO Section 5-2(J) Major Public Open Space Edges. The proposed site plan contains three commercial buildings with proposed uses of office, cannabis retail, and restaurant. Furthermore, if approved, fourteen townhouse units would be constructed. This variance, if approved, would allow for full construction of these buildings without heavy constraints. The EPC is hearing this, pursuant to IDO **6-6(I)(2)(g)**: *The EPC may grant a Variance to IDO standards (other than to standards in Sections 14-16-5-3, 14-16-5-4, or 14-16-5-5) pursuant to Subsection 14-16-6-6(N) (Variance – EPC).*

The abutting site in question is in the northeast corner of the area of the proposed project and is zoned NR-PO-B. While it is considered Major Public Open Space, it has been deemed a Historic Pueblo Site and shall be protected as such. Due to the unique nature of the archaeological site, Tierra West, LLC has worked with Parks and Recreation – Major Public Open Space Division and have determined that a six-foot buffer would both adequately protect the archaeological site and allow for development of the site of the proposed site plan without exceptional limiting changes. Tierra West, LLC continues to work with City Staff to reach a written agreement.

We are requesting a Variance to:

5-2(J)(2)(a) Lots of Any Size Development on lots of any size adjacent to Major Public Open Space shall:

1. Be platted and/or designed to incorporate a single-loaded street between the Major Public Open Space and development, with access generally prohibited unless approved by the Open Space Division of the City Parks and Recreation Department. Where a single-loaded street is not desired by the Open Space Division of the City Parks and Recreation Department, a landscape buffer with a minimum width of 45 feet may be substituted as approved by the Open Space Superintendent. Existing vegetation on the Official Albuquerque Plant Palette may count toward satisfying the requirements of Subsection 14-16-5-6(C)(2) (Minimum Landscape Area) with approval from the Open Space Superintendent. Plant selection and location is subject to approval by the Open Space Superintendent.

Tierra West, LLC, on behalf of A Management Corporation is respectfully requesting a 39-foot variance to the 45-foot buffer requirement as outlined above in IDO Section 5-2(J)(2)(a)1. The variance would allow a 6-foot buffer between the MPOS zoned lot and the proposed development.

MPOS is amenable to this request following extensive discussion between themselves, Tierra West, and the City of Albuquerque.

The adjacent site does not meet the IDO definition of “Major Public Open Space” as it is not to be used, nor is it freely accessible by the public, due to its nature as an archaeological site. While it is zoned as open space, the Open Space Division does not want the public accessing the site without guidance to ensure its protection. To facilitate this, development of our site, if approved, would maintain a rail-post combination. This fence would be composed of a partial block with a height of 4’ and a rail on top of approximately 2’ and would include development standards found in IDO section 5-7(E)(4) Walls Adjacent to Major Arroyos or Major Public Open Space. The location of this fence will be advised upon by Open Space.

At the NW corner, where the Open Space property meets the project property, a 5’ pedestrian access easement and gate will be provided. This further prohibits recreational activity on the archaeological site while allowing for access by archaeologists and potentially individuals guided by professionals. Overall, even with a reduced buffer size, significant provisions are proposed to ensure a high quality of protection for the Open Space property.

A Site Plan also existed prior to the NR-PO-B zoning of the adjacent lot, and this Site Plan was not beholden to the standards of the IDO and therefore did not have any buffer requirements for the adjacent lot. This Site Plan was nullified by the adoption of the IDO, requiring submittal of the currently proposed Site Plan to facilitate development on this property.

### **6-6(N)(3) Review and Decision Criteria**

## 6-6(N)(3)(a) **General**

An application for a Variance – EPC shall be approved if it meets all of the following criteria.

1. There are special circumstances applicable to a single lot that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, physical characteristics, natural forces, or by government actions for which no compensation was paid. Such special circumstances of the lot either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or economic return on the property, or practical difficulties result from strict compliance with the minimum standards.

The location of this site has limited the shape and size of the project lots. Therefore, design options are notably limited, and every inch of usable land is integral to design decisions. The proposed Site Plan requiring this variance would benefit greatly from its approval. As is, extraordinary hardship is present due to the limitations imposed by the required 45-foot buffer, as taking a 45-foot strip from the development would constitute a complete redesign. This redesign would eliminate two townhomes from the designed site plan, causing unjustified limitation on economic return and reasonable use. In addition the alternative of a single loaded street serving as a buffer along the property boundary was deemed likely to have an adverse impact on the cultural site, leading to a less secure and protected site.

The changes to development ordinances that came into effect with the adoption of the IDO have, as discussed, created a difficulty in design that was not present before the government-imposed action. Before the IDO's adoption, the NR-PO-B zoned abutting lot was not Major Public Open Space, meaning less regulations were placed on the site plan that was previously approved on the project site. Following IDO implementation, and Zone Map Amendment carried through by the City, the prior approved site plan was nullified. The summation of these actions has created the previously non-existent hardship of the 45-foot buffer, which would have been avoided if development of this lot occurred pre-IDO.

Strict compliance with the minimum buffer requirements would cause practical difficulties in the development and subsequent usage of this site. The implementation of a full 45-foot buffer would constitute the need for a complete redesign of the planned development, one which would result in the removal of two townhomes. Furthermore, the size of this buffer would put constraints on transportation, both by vehicle and by foot; circulation would become significantly more complicated and harder to manage. The approval of this requested variance would allow for the best version of the development to be built, resulting in high-quality property desirable in the area.

2. The Variance will not be materially contrary to public safety, health, or welfare.

Because this variance assists in preventing recreation on a Historic Pueblo Site, this variance will not be materially contrary to public safety, health, or welfare. Currently, the abutting lot, zoned NR-PO-B, does not meet the IDO definition of Open Space, primarily because it is not to be accessible by the public. The approval of this variance would protect valuable history of Albuquerque and New Mexico by limiting public access to the lot. Additionally, the City of Albuquerque's Open Space Division is amicable to this request.

3. The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

This variance does not cause significant material adverse impacts on surrounding properties. In fact, it allows for increased protection of a historical site by limiting public access to it, thus furthering the public good.

4. The Variance will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.

The intent of the IDO is to provide access to Major Public Open Space areas zoned NR-PO-B. The site in question is not a traditional Open Space site, as it is culturally sensitive and is not intended to be a publicly accessible site. The protection of the archaeological site is highly important to all parties involved, including Open Space and Tierra West, LLC. The intent of the IDO is to maintain Open Space for public recreation and use. However, since this site in particular shall disallow such public uses, this variation would allow for the maintenance of this Open Space, which is in line with the intent and the purpose of the IDO while also protecting this sensitive cultural site from public misuse.

5. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

Tierra West, LLC met with Parks and Recreation - Open Space Division to determine the optimal buffer size and to negotiate the best practices to control access to the site, and to protect the site. 6' buffer was agreed upon by all parties along with the following measures:

Bus and van parking spaces have been incorporated into this development to accommodate educational opportunities focused on the Historic Pueblo Site. This includes the implementation of a Shared Parking Agreement between the Applicant and Open Space.

A working operational protocol for earthwork activities, in the case of artifact discovery, will be established before development begins.

We continue to reach a negotiated agreement with Parks and Recreation – Open Space Division. Up to this point, they have been amicable to this request.

### **Conclusion**

We respectfully request EPC to approve the proposed actions,

- Approval of the Site Plan – EPC
- Approval of the Variance – EPC VPO
- Approval of the Variance – EPC MPOS Buffer

If you have any questions or need information regarding this matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sergio Lozoya', with a stylized, flowing script.

Sergio Lozoya

Enclosure/s

JN: 2023004

VC/db/jg/sl

## Traffic Impact Study



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 12/2020)

Project Title: Retail at 7 Bar Loop Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_

Zone Atlas Page: B-14-Z DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address: 10080 Coors Blvd NW 87114

Applicant: Tierra West LLC Contact: Amanda Herrera

Address: 5571 Midway Park Pl NE, Albuquerque NM 87109

Phone#: 505-858-3100 Fax#: \_\_\_\_\_ E-mail: aherrera@tierrawestllc.com

### Development Information

Build out/Implementation Year: 2024 Current/Proposed Zoning: MX-T

Project Type: New: (x) Change of Use: ( ) Same Use/Unchanged: ( ) Same Use/Increased Activity: ( )

Proposed Use (mark all that apply): Residential: ( ) Office: ( ) Retail: ( ) Mixed-Use: (x)

Describe development and Uses:

General Office Space consisting of 4,056 SF, Cannabis Retail consisting of  
4,940 SF, Casual Dining consisting of 5,000 SF, and 15 Town-home units.

Days and Hours of Operation (if known): 7 days a week

### Facility

Building Size (sq. ft.): 13,996 SF GFA

Number of Residential Units: 15 Town-home Units

Number of Commercial Units: \_\_\_\_\_

### Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):\* \_\_\_\_\_

Expected Number of Employees (if known):\* \_\_\_\_\_

Expected Number of Delivery Trucks/Buses per Day (if known):\* \_\_\_\_\_

Trip Generations during PM/AM Peak Hour (if known):\* ITE-11th ed. 710-General Office, 882-Dispensary,  
930-Casual Dining, 220-Multi-Family Housing

Driveway(s) Located on: Street Name Coors Blvd AM-41Enter/35Exit(76 trips) PM-100Ent/94Exit(194 trips)

Adjacent Roadway(s) Posted Speed: Street Name Coors Blvd Posted Speed 35 mph

Street Name 7 Bar Loop Rd Posted Speed 35 mph



## Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Arterial  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Next to Cottonwood Employment Center  
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: 17,734 (2022 TAQA) Volume-to-Capacity Ratio: >1.0 in PM  
COG ID# 15615 (if applicable)

Adjacent Transit Service(s): Bus Route 96, 790, 155 Nearest Transit Stop(s): Bus Stop Route 96,155 on 7 Bar Loop

Is site within 660 feet of Premium Transit?: Yes

Current/Proposed Bicycle Infrastructure: Bike Lane on Coors Blvd, Bike Route on Coors Blvd. Proposed Bike Lane on Seven Bar Loop.  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Sidewalk along adjacent roadways. Proposed Sidewalk along Private Drive.

## Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: [http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL\\_Jun25.pdf](http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf) (Map Pages 75 to 81)

## TIS Determination

**Note:** Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes ☒ No ☐ Borderline ☐

Thresholds Met? Yes ☒ No ☐

Mitigating Reasons for Not Requiring TIS: \_\_\_\_\_ Previously Studied: ☐

Notes:

 P.E.

5/3/2023

TRAFFIC ENGINEER

DATE

## **Submittal**

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer [mgrush@cabq.gov](mailto:mgrush@cabq.gov) . Call 924-3362 for information.

### **Site Plan/Traffic Scoping Checklist**

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([\*check MRCOG Bikeways and Trails in the 2040 MTP map\*](#))
4. Location of nearby multi-use trails, if applicable ([\*check MRCOG Bikeways and Trails in the 2040 MTP map\*](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

November 14, 2023

Terry Brown  
Tierra West, LLC  
5571 Midway Park Pl. NW  
Albuquerque, NM 87109

**Re: Retail @ 7 Bar draft TIS COA comments 11 14 2023**  
**10800 Coors Blvd. NW**  
**Traffic Impact Study-draft, HT# B14D010D**  
**Report dated October 16, 2023**  
Engineer's Stamp -----  
Via email [tbrown@tierrawestllc.com](mailto:tbrown@tierrawestllc.com)

Dear Mr. Brown,

The subject draft traffic impact study received on October 17, 2023, has been reviewed by the City of Albuquerque Planning Development Transportation Section. The City has no comments. Final approval is dependent on satisfactorily addressing all NMDOT concerns.

Please submit a final version of the TIS for review and approval by the City.

If you have any questions, please feel free to contact me at (505) 924-3633.

Sincerely,

Matt Grush, P.E.  
City of Albuquerque  
Senior Engineer, Planning Dept.  
Development Review Services

via: email

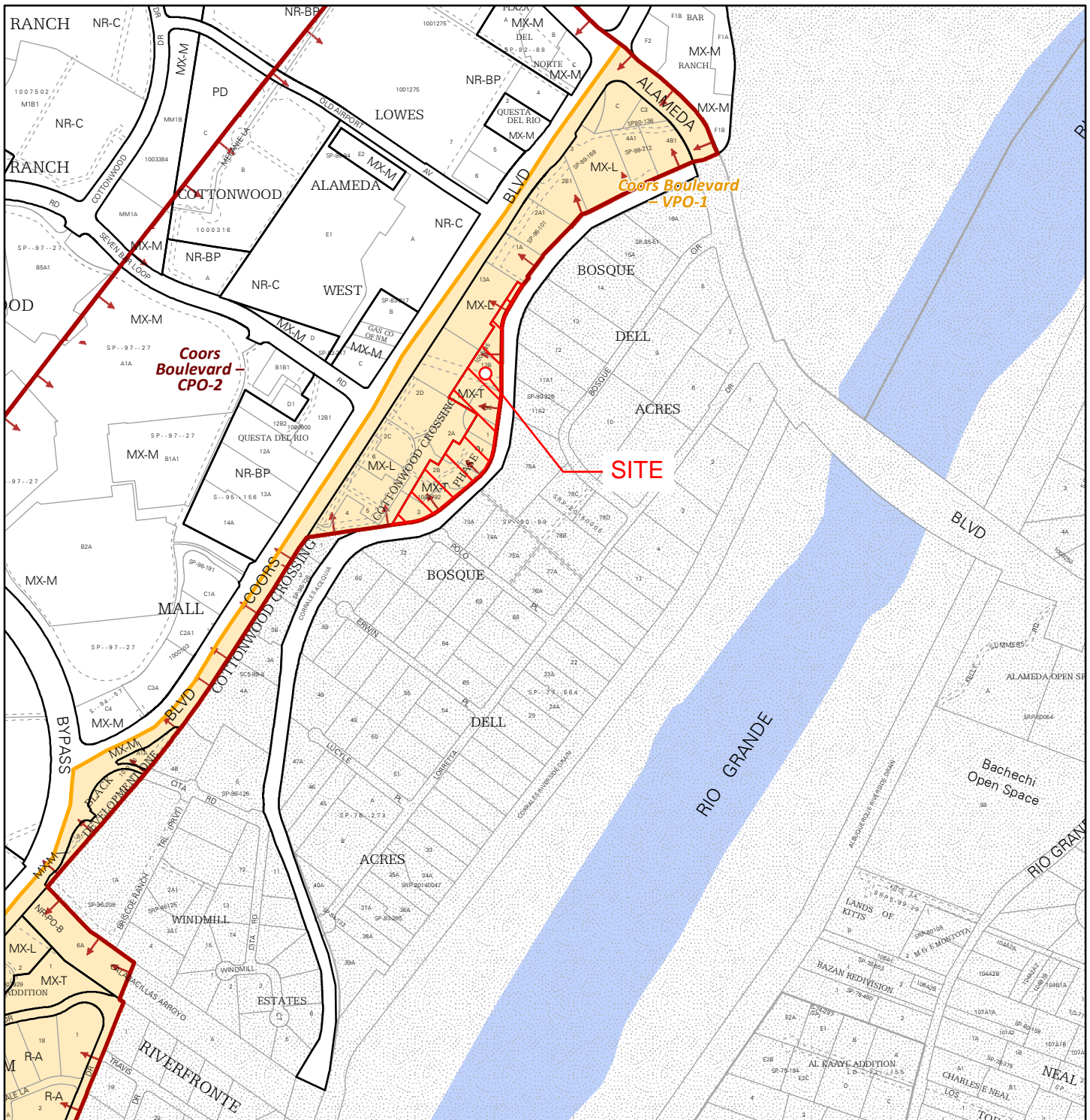
C: Applicant, File

PO Box 1293

Albuquerque

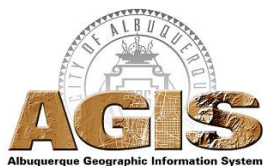
NM 87103

[www.cabq.gov](http://www.cabq.gov)

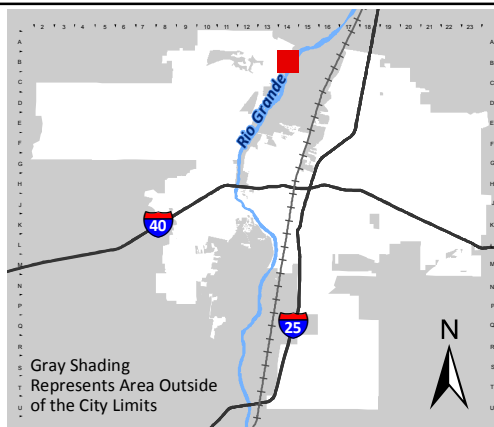


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**B-14-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

## *Retail at 7 Bar Loop*

### Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

COMMENT	USE (ITE CODE)	24 HR VOL	A. M. PEAK HR.		P. M. PEAK HR.	
	DESCRIPTION	GROSS	ENTER	EXIT	ENTER	EXIT
<b><u>Summary Sheet</u></b>						
		Units				
Tract No.	General Office Building (710)	4.06	44	9	1	2
Tract No.	Marijuana Dispensary (882)	4.94	1,043	27	25	47
Tract No.	Fast Casual Restaurant (930)	5.00	486	4	4	35
Tract No.	Multifamily Housing (Low-Rise)	15.00	101	1	5	17
	<b>Subtotal</b>		<b>1,674</b>	<b>41</b>	<b>35</b>	<b>101</b>
					<b>10</b>	<b>95</b>

# Land Use: 710

## General Office Building

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### Description

A general office building is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building houses multiple tenants that can include, as examples, professional services, insurance companies, investment brokers, a banking institution, a restaurant, or other service retailers. A general office building with a gross floor area of 10,000 square feet or less is classified as a small office building (Land Use 712). Corporate headquarters building (Land Use 714), single tenant office building (Land Use 715), medical-dental office building (Land Use 720), office park (Land Use 750), research and development center (Land Use 760), and business park (Land Use 770) are additional related uses.

### Additional Data

If two or more general office buildings are in close physical proximity (within a close walk) and function as a unit (perhaps with a shared parking facility and common or complementary tenants), the total gross floor area or employment of the paired office buildings can be used for calculating the site trip generation. If the individual buildings are isolated or not functionally related to one another, trip generation should be calculated for each building separately.

For study sites with reported gross floor area and employees, an average employee density of 3.3 employees per 1,000 square feet GFA (or roughly 300 square feet per employee) has been consistent through the 1980s, 1990s, and 2000s. No sites counted in the 2010s reported both GFA and employees.

The average building occupancy varies considerably within the studies for which occupancy data were provided. The reported occupied gross floor area was 88 percent for general urban/suburban sites and 96 percent for the center city core and dense multi-use urban sites.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The average numbers of person trips per vehicle trip at the eight center city core sites at which both person trip and vehicle trip data were collected are as follows:

- 2.8 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 2.9 during Weekday, AM Peak Hour of Generator
- 2.9 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 3.0 during Weekday, PM Peak Hour of Generator



The average numbers of person trips per vehicle trip at the 18 dense multi-use urban sites at which both person trip and vehicle trip data were collected are as follows:

- 1.5 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.5 during Weekday, AM Peak Hour of Generator
- 1.5 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.5 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 23 general urban/suburban sites at which both person trip and vehicle trip data were collected are as follows:

- 1.3 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.3 during Weekday, AM Peak Hour of Generator
- 1.3 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.4 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, Colorado, Connecticut, Georgia, Illinois, Indiana, Kansas, Kentucky, Maine, Maryland, Michigan, Minnesota, Missouri, Montana, New Hampshire, New Jersey, New York, Ontario (CAN), Pennsylvania, Texas, Utah, Virginia, and Washington.

### **Source Numbers**

161, 175, 183, 184, 185, 207, 212, 217, 247, 253, 257, 260, 262, 273, 279, 297, 298, 300, 301, 302, 303, 304, 321, 322, 323, 324, 327, 404, 407, 408, 419, 423, 562, 734, 850, 859, 862, 867, 869, 883, 884, 890, 891, 904, 940, 944, 946, 964, 965, 972, 1009, 1030, 1058, 1061

# Land Use: 882

## Marijuana Dispensary

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### Description

A marijuana dispensary is a stand-alone facility where cannabis is sold to patients or retail consumers in a legal manner. Marijuana cultivation and processing facility (Land Use 190) is a related land use.

### Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 2010s in California, Colorado, Massachusetts, and Oregon.

### Source Numbers

867, 893, 919, 1041, 1059



# Land Use: 930

## Fast Casual Restaurant

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### Description

A fast casual restaurant is a sit-down restaurant with no (or very limited) wait staff or table service. A customer typically orders off a menu board, pays for food before the food is prepared, and seats themselves. The menu generally contains higher-quality, made-to-order food items with fewer frozen or processed ingredients than at a fast-food restaurant. Most patrons eat their meal within the restaurant, but a significant proportion of the restaurant sales can be carry-out orders. A fast casual restaurant typically serves lunch and dinner; some serve breakfast. A typical duration of stay for an eat-in customer is 40 minutes or less. Fine dining restaurant (Land Use 931), high-turnover (sit-down) restaurant (Land Use 932), and fast-food restaurant without drive-through window (Land Use 933) are related uses.

### Additional Data

The fast casual restaurant study sites included in this land use did not have a drive-through window.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 2010s in Minnesota, South Carolina, Washington, and Wisconsin.

### Source Numbers

861, 869, 939, 959, 962, 1048

# Land Use: 220

## Multifamily Housing (Low-Rise)

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### Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

### Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

### Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

***It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).***

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

### **Source Numbers**

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

## STAFF INFORMATION

To: Sergio Lozoya, Tierra West LLC

From: Megan Jones, Senior Planner, CABQ Planning, UD&D

Date: 11-21-2023

Re: 7-Bar Retail\_PR-2023-009105\_SI-2023-01402 (Site Plan-EPC), VA-2023-00314 (VPO-1) (MPOS edge buffer)

---

On October 26, 2023 City Planning Staff, met with the applicant's agent to discuss options moving forward for the original three-part request for the 7-Bar retail site. The request has been Deferred to the December 21, 2023 hearing and resubmitted as two separate applications to provide clarity in the request for the commission. The applicant re-submitted the requests on November 2<sup>nd</sup>.

I've completed an initial review of the three-part request for the Site Plan-EPC and two variance requests. I would like to discuss the requests and revisions needed.

Please provide the following:

=> Revised Justification Letter (Electronically)

=> Revised Site Plan Drawings

By 5 pm on Wednesday November 29, 2023.

Note: If you have difficulty with meeting this deadline, please let me know.

**1) Introduction:**

- A. Additional items may arise as the case progresses. If so, I will inform you immediately.
- B. The Legal description for the site is: All or a portion of Lots 2-A and 2-B, (Being A Replat of Tract 2, Cottonwood Crossing Phase II, located east of Coors Blvd. at the intersection of Coors Blvd. NW and 7 Bar Loop Rd. NW, containing approximately 3.5 acres.
- C. This is a three-part request for:
  - 1) a new Site Plan that would facilitate mixed use development of townhomes, cannabis retail, general retail, and a restaurant.
  - 2) A Variance-EPC to the Coors Blvd. VPO-1 height restrictions for building b and townhome group 6 on the site plan. Revisions to the VPO analysis are needed and we need to discuss how a view analysis is required to be presented.
  - 3) A Variance to the MPOS edge buffer requirements of 39'-feet from the required 45-foot buffer. This will allow for a 6-foot buffer as agreed upon by City Parks and Open Space.
- D. Please note, the request is contingent upon the associated Zone Change and Major Amendment.

- E. It is my understanding that the applicant has been in contact with Open Space Staff to discuss the proposed development adjacent to the dedicated MPOS archeological Site. The applicant and Open Space determined the type of buffering and mitigation measures are expected to continue to protect the Archeological Site adjacent to the proposed development. The Site Plan drawings sheet shall reflect these mitigation measures.
  - a. 6-foot buffer, wall, shared parking agreement, parking space, etc. as outlined in the determination memo.

## **2) Process:**

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at: <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. The request will be heard at the regular December 21, 2023 EPC hearing and Final staff reports will be available one week prior, on December 14<sup>th</sup>. Any clarifying material must be submitted prior to December 11<sup>th</sup> at 9AM.
- C. Agency comments will be distributed November 29 – 30, 2023. I will email you a copy of the comments.

## **3) Notification & Neighborhood Issues:**

- A. Notification requirements for a Site Plan – EPC are explained in Section 14-16-6-4(K), Public Notice (IDO, p. 384). The required notification consists of: i) an offer of neighborhood meeting, ii) an emailed letter to neighborhood representatives indicated by the ONC, iii) a mailed letter (first-class) to property owners within 100 feet of the subject site, and iv) a yellow sign posting.
- B. The re-notification appears complete, but the buffer map does not seem correct. Can you verify that property owners within 100-feet of the entire site boundary were notified?
- C. A facilitated meeting was requested for this request and the associated site plan. Has a meeting time and date been set? The meeting shall occur within 15-calendar days of the request to ADR. Please See IDO section 6-4(L)(3).
  - a) The facilitator shall attempt to contact all Neighborhood Associations whose boundaries include or are adjacent to the subject property. I believe there is a NA to the east of the site. Bosque dell Acres Neighborhood Assoc. shall be invited to the meeting.
- D. The notification to property owners and NAs is complete. You included the entire site which is what we need. Thank you for providing photos of the certified mail receipts and a list of the neighbors within a 100' buffer.

- E. The sign posting period is Wednesday, November 29, 2023 to Friday, December 29, 2023. Please have signs posted with photo evidence to me.
- F. Have any other neighborhood representatives or members of the public contacted you or are you aware of any opposition? It is my understanding that the requestor of the facilitated meeting attempted contacting you with no luck.

### **3. Project Letter**

- A. The justification letter is off to a good start, but I have a few suggested revisions to clean up the request.
- B. Under “Proposed Use and Development” please remove reference to the proposed major amendment. This is the request for a site plan.
- C. Zoning Map Amendment Request: Please remove “Prior to this request, a zoning map amendment was heard by the EPC for the subject site.” Please change this language to state that the proposed Site Plan layout is contingent upon approval of the zone change associated with this request. Remember the commissioners are going to read the request pro not the hearing.
- D. Figure 3 in the document is very blurry and it’s hard to read. Please enhance the quality. I saw that this is included as a separate exhibit sheet. Please add a title block to that sheet.

### **4. Justification Criteria, goals & policies:**

- A. The task in a zone change justification is to choose applicable Goals and Policies from the Comprehensive Plan and demonstrate how the request furthers each applicable Goal and Policy. Furthering is shown by providing explanations using “because” statements and tailoring the response to match the wording of the Goal or Policy.
- B. Please note: Responding to the zone change criteria is more of a legal exercise than anything else. It is critical to “hit the nail on the head” both conceptually and in terms of form. This can be done by:
  - 1. answering the questions in the customary way
  - 2. using conclusory statements such as “because\_\_\_\_\_”.
  - 3. re-phrasing the requirement itself in the response, and
  - 4. choosing an option when needed to respond to a requirement
  - 5.
- C. Please revise or expand on the following responses to goals and policies:
  - 1. Policy 5.1.1 mentions the zone change. This request is for a site plan-EPC and two variances. Please provide evidence that the site plan complies with the goals and policies. Read through all responses to be sure.
  - 2. Other responses mention the major amendment. Please revise so that these responses are in regards to the Site Plan request.
  - 3. Goal 5.6. expand.

- D. Criterion E: Please revise to include mitigation measures for the adjacent archeological site.
- E. Criterion F: Please revise. The subject site is not within and approved Master Development Plan.

## 6. VPO-1 View Analysis

- A. The letter references prior building height approvals in the controlling site plan. The prior approvals are not applicable to this request, because these are different buildings on a different tract within the controlling site plan. Please remove that reference.
- B. The elevations do not match up with the elevations on the previous view plane analysis submittal. We can look at the two submittals and compare. The previous submittal was calculated correctly. This one is off.
- C. The diagrams in the project letter state a different elevation of Coors than the view plane analysis included in the site plan set. Please be consistent based on the ACTUAL elevation of Coors Blvd. on the grading and drainage plan. The view points (elevation on easternmost edge of Coors) shall be reflected on the Sight line diagrams. We should be able to verify elevations on AGIS or the grading and drainage plan.
- D. The View Analysis mentions a 2/3 rule. There is no such thing. There is a 1 1/3 rule. Please revise the View analysis and return to me.
  - i. ONLY 1/3 of the building height is allowed to penetrate above the view plane, which is 4 feet above the easternmost elevation of Coors Blvd.
  - ii. For development other than low-density residential development, a total height of 20 feet is allowed for buildings where, because of site constraints, any portion of a building or structure is proposed in a location where the natural grade (or finished grade, if infrastructure is already installed) is less than or equal to 10 feet below the elevation of the east edge of Coors Boulevard. *If the height of the building is above 20 feet, a variance would still be required.*
  - iii. For Example, when reviewing Building A:

The elevation of the easternmost edge of the eastern driving lane of Coors Blvd. is 5,032 feet as indicated by contours on the information provided.

The view plane line is at 5,036 and the finished floor (FF) is 5019.45 feet.

If you want a 21' tall building, one-third of its height (7 feet) could be above the 5,032 foot elevation=5,039, but no more. The original view analysis was more accurate than the new submittal.

    - Building B max height should be at 5040.47
    - Townhome group 6 shall be a max height at 5040.31
- E. Review and Decision Criterion:
  - i. 4. The Variance is to the VPO and not the zone district.



- ii. 5. This does not describe any extraordinary hardship or practical difficulties that are not self-imposed.

**7. Site Plan-EPC Drawings**

- A. Add keyed notes regarding the mitigation measures taken for the MPOS site.
  - a. 6' edge buffer
  - b. Access gate
  - c. Van parking space
- B. Please add a note explaining the MPOS variance request for the edge buffer requirement. (include VA # for reference)
- C. Parking calcs shall reflect townhome use, not dwelling 2 family detached.
  - a. Commercial is not a use, it's a category. Please specify use (office) for parking calcs.
  - b. Parking calc table shall be labeled.
- D. Elevation sheet & view analysis sheets shall include a note explaining the variance request to VPO requirements (include VA # for reference)
- E. Staff will conduct a full, final review of the site plan drawings once the view analysis is corrected.
  - a. I will inform you of Any additional revisions needed that have not been addressed over the 2 month deferral period, revisions that cannot be incorporated by December 4<sup>th</sup> at 9:00 AM will be included as conditions of approval.

### Project Memo 3

To: Derek Bohannon, Tierra West LLC

From: Megan Jones, Senior Planner, CABQ Planning, UD&D

Date: 10-26-2023

Re: 7-Bar Retail Request Clean up and MPOS Edges Determination

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On October 12, 2023 City Planning Staff, EPC attorney, and City Legal determined that private agreement made between City Parks and Rec. and the property owner does not take precedents over IDO development standards. Although, the Warranty Deed and Private Agreement is a legally binding document requiring the property owner to work with Open Space in regards to the Archeological site, the City cannot contract zone and MPOS Edge Buffer requirement shall be met. This Private agreement was signed with the intention that development could still occur adjacent to the MPOS site (Lot 1 Plat of Lots 1, 2, 3, 4, 5 & 6, Cottonwood Crossing Phase II).

It is our understanding that the applicant met with City Parks and Rec., Open Space Staff on Thursday October 12<sup>th</sup> to discuss the proposed development adjacent to the dedicated MPOS archeological Site. The applicant and Open Space determined the type of buffering and mitigation measures are expected to continue to protect the Archeological Site adjacent to the proposed development.

Staff is available to clarify any of the following information as needed and will inform you of any new updates as they come up.

#### **1) Application Clean Up**

City Planning Staff and ZEO are providing the applicant with a clear pathway moving forward in regards to the 5-part request for a Major Amendment, Zone change, Site Plan-EPC, and 2 Variance-EPC requests. We are requesting that the applicant separate the request out into two applications as follows:

1. Site Plan-EPC Major Amendment & Zoning Map Amendment to be heard at the December 21, EPC hearing.
2. Site Plan-EPC and 2 Variance requests to be heard at the January EPC hearing.

Keep in mind that the Site Plan-EPC and associated Variance requests cannot move forward if the Major Amendment and Zone Change are not approved. This would help to clean up the request and narrow it down for the public and commission to have a clear understanding of all aspects of the development.

#### **2) Variance-EPC to MPOS Edge Buffer requirements**

In addition to the Variance to VPO-2 height standards, a Variance request of 39-feet to MPOS edge buffering requirements will be required. Please incorporate a second variance request

pursuant to IDO 14-16-6-6(N). Please keep in mind that a Variance shall be fully justified by the applicant in a way that demonstrates that the variance is needed rather than wanted by the property owner.

Things to think about in regards to the MPOS:

- The variance to MPOS requirements would help to mitigate impacts on a Historic Pueblo Site
- The applicant is working with open space, who is in support of the project
- There was approved development adjacent to the MPOS site prior to its re-zoning to NR-PO-B.

Staff will request two case numbers for the requested variances, which the applicant will be invoiced for. These shall be paid prior to the December 21, 2023 hearing.

### **1) Proposed Site Plan Revisions/incorporations to accommodate MPOS Buffering**

The proposed development agreements shall be outlined by the applicant and included in a memo addressed to the EPC as part of the application. Please work with Open Space to get this memo signed or a get a written letter from them stating that City Parks and Rec, Open Space is in agreement with the proposed buffering and mitigation measures. Open Space Staff has agreed to provide a letter of support for the project if what was agreed upon is upheld.

The applicant and Open space determined that the following shall be incorporated into or revised on the Site plan.

- 6ft buffer from the property line which will result in a shift to the townhomes and the restaurant at the West end of the property. (Variance-EPC from 45-feet to 6-feet, a 39-foot variance)
- 5' pedestrian access easement and gate at the NW corner where the Open Space property abuts the Project Property.
- A rail-post combination fence would be acceptable. Please work with Open space to advise on the limits of where they would like to include this prior to the Site Plan update.
  - The applicant is proposing a partial block (4ft) with railing on top (2' +/-), but development standards in IDO section 5-7(E)(4) Walls Adjacent to Major Arroyos or Major Public Open Space shall be met. Please review this section.
  - Open Space Staff requested a block wall on the applicant's side of the property to protect the site. There shall not be human activity without Open Space permission on site.
- Shared Parking Agreement
  - incorporating a bus space at the larger parking area on the western central parking field of the proposed development and a large van parking space at the furthest NW parking spot to accommodate educational opportunities.
  - The applicant shall provide the Shared Parking Agreement as part of the Site Plan-EPC application. Pursuant to IDO 5-5(C)(5)(b) The sharing of any required parking shall be guaranteed by a legally binding agreement between the owner of the parking area and the owner of the building or use that is located on a different lot and served by the parking area.

- Agreed to generate a working operational protocol during earthwork activities if artifacts are discovered.
  - This should be included in the project letter and outlined in a memo signed by the applicant.

Please provide all changes to the site plan and associated letters and memos with the revised Site Plan-EPC and Variance-EPC requests.

#### **4) Moving Forward**

Please provide staff with:

- A new Project letter for the two-part request for a major amendment and zone change by November 2, 2023 at 3:00 PM. Please include any revisions to the major amendment sheet and let us know if any changes have occurred.
- A new project letter for the three-part request for a Site Plan-EPC, Variance to VPO-2 and Variance to MPOS Edge Buffer requirements, and an updated Site Plan Drawing set by December 7, 2023 to be heard at the January 18, 2024 EPC.

Please keep me informed of progress moving forward and of any communications with Open Space staff, letters of support or opposition, and timelines.

## Project Memo 2

To: Derek Bohannon, Tierra West LLC

From: Megan Jones, Senior Planner, CABQ Planning, UD&D

Date: 10-12-2023

Re: 7-Bar Retail 4-part EPC Request

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Please provide a revised project letter, revisions to site plan drawings, and the VPO Analysis by Thursday, October 26<sup>th</sup>, 2023 (Electronic and one 24x36 Hard copy of drawings).

### **1) MPOS Determination**

The applicant received comments from the City Open Space Division on September 5, 2023 regarding concerns with the proposed development adjacent to Lot 1, the Archeological Site which is owned and maintained by the City as a Major Public Open Space (MPOS).

EPC Staff met with City legal to determine the status of the Warranty deed that was transferred to the City upon donation of Lot 1 for Open Space uses to protect the site. EPC Counsel and City legal has determined that the “First Amendment to Declaration of Protective Covenants, Restrictions and Grant of Easements” as it pertains to the proposed development does not void IDO development standards or regulations.

- This was a private agreement between the City Parks and Rec department and the property Owner in 2021. The agreement does not take precedence over IDO ordinances or regulations and we cannot contract zone.
- The First Amendment to the agreement was signed in 2021, with the intention that it would be used for open space, before the zone change to NR-PO-B (MPOS) in 2022.
- This zone change supersedes the agreement and the Applicant will be required to meet IDO requirements for the adjacent MPOS lot, although it is understood that the agreement was made with the intention that the lot would be donated in good faith that development could still occur on lots 2-A and 2-B, per the agreement.

The applicant will be required to work with open space moving forward to ensure that the proposed Site Plan is in compliance with IDO section 5-2(J) MAJOR PUBLIC OPEN SPACE EDGES.

- IDO section 5-2(J)(2) Lots Adjacent to Major Public Open Space, states that a single-loaded street can be designed to be located between the Major Public Open Space and the development, instead of a 45-foot buffer. Please see section 5-2(J) for more details.

### **2) VPO-1 Requirements**

It is my understanding that the applicant will be seeking a variance to required building heights in the Coors Blvd. VPO.

- A fourth case number will be added to the request, which the applicant will be invoiced for.

- The applicant will be required to submit full application materials for a Variance-EPC, which are pursuant to IDO 6-6(N).
- The project letter shall include a section responding to IDO 6-6(N)(3) Review and Decision Criteria for a Variance EPC, including 6-6(N)(3)(b). The request shall be fully justified and include all necessary materials.

### **3) Deferral Request**

Thank you for submitting the letter requesting a 60-day deferral to the December EPC hearing.

- The applicant will receive an invoice for the deferral request, which shall be paid prior to the December hearing pursuant to IDO.
- For your information, please see IDO section 6-4(T)(6) “If a case is not heard by the relevant decision-making body within 6 months after the application is accepted as complete because of continued requests for deferral by the applicant or because the applicant fails to appear at the scheduled hearing date, the application is considered withdrawn, and a new application that meets all requirements of this IDO must be submitted.”

### **4) Moving Forward**

In response to your questions, please submit one package with all revisions and updates to the request by 5:00 PM on October 26, 2023. This is now a four-part request and all items shall be included.

Yes, we can schedule a meeting two weeks prior to the December hearing, but to be sure we are on track and on the same page I would like to schedule a project meeting soon to discuss the full request. This should give you time to make all revisions discussed up to this point regarding VPO requirements and the MPOS site.

Please keep me informed of progress moving forward and of any communications with Open Space staff.

**August 24, 2023**

TO: Derek Bohannon, Tierra West  
FROM: Megan Jones, Senior Planner  
City of Albuquerque Planning Department  
TEL: (505) 924-3352  
RE: PR-2023-009105, RZ-2023-00028, SI-2023-01377, SI 2023-01402 – Zone Change, Major Amendment & Site Plan – EPC - 7 Bar Retail

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I've completed an initial review of the three part request for Site Plan – EPC, Major Amendment, Zone Change, and EPC-Major Amendment. I would like to discuss each of the requests and clarification and revisions needed. I'm available to answer questions about the process and requirements moving forward. Please provide the following:

- => Revised Justification Letter (Electronically)
- => Revised Site Plan drawings (24x36 hard copy and electronic)
- => Revised Major Amendment Sheet (24x36 hard copy and electronic), by

**12 pm on Thursday, August 31, 2023.**

Note: If you have difficulty with this deadline, please let me know.

**1) Introduction:**

- A. Additional items may arise as the case progresses. If so, I will inform you immediately.
- B. Legal description is: All or a portion of Lots 2-A, 2-B, 2-C and 2-D, (Being A Replat of Tract 2, Cottonwood Crossing Phase II) and Lots 1, 2, 3, 4 5 and 6, Plat of Lots 1, 2, 3, 4, 5 & 6 (Being A Replat of Tracts 14-A & 14-B Black Ranch), Cottonwood Crossing Phase II, located east of Coors Blvd. at the intersection of Coors Blvd. NW and 7 Bar Loop Rd. NW, containing approximately 10 acres
  - 1. The request is an amendment to the Cottonwood Crossings Site Plan for Building Permit (1002792), therefore all 10 acres are included for advertising purposes for the requests.
- C. This is a three-part request is for:
  - 1. A Zoning Map Amendment for Lots 2-A containing 1.6 acres and 2-B containing 1.5 Acres. (~3-acres total). Are you requesting MX-L on the two tracts? If so, please specify in your letter that this is a zone change from MX-T to MX-L to remedy the floating zone line. This is a zone change to remedy the floating zone

line. There is no such thing as moving a floating zone line. (see IDO 6-6(K)(2)(c) for example).

2. A Site Plan – EPC, Major Amendment to include the proposed uses (3 commercial spaces (Office/Retail, Restaurant, and Cannabis Dispensary) and 15 townhomes.) on Lots 2-A, and 2-B, (containing ~ 2.6 acres of the controlling site plan). The Major Amendment shall include amendments to all applicable sheets of the controlling site plan, including additions/amendments to parking and landscaping calculations, utilities, G&D, etc. The project letter needs to explain why the EPC is seeing this request.
    - i. Are any changes to parking and landscaping, G&D, utilities, etc. occurring on lots 4-6?
    - ii. Has the applicant checked to see if a conditional use approval is needed for cannabis retail?
  3. A new Site Plan-EPC for mixed use development of townhomes, cannabis retail, commercial (please specify the use per Table 4-2-1), and a restaurant.
    - i. Please note that “retail” is not a standalone use. Are you suggesting general retail, small? Please specify which retail use you are choosing (See IDO Table 4-2-2)
- D. The agent authorization form does not include all tracts. The letter needs to include all tracts and shall be signed from each of the property owners for the major amendment to the controlling site plan.
- E. The site is zoned MX-T MX-L and NR-PO-B. Please update this in the letter.
- F. The Major Amendment Sheet and Site Plan sheets require revisions. See below.
- G. The Site Plan sheets need revisions and will require a second meeting to discuss. Please have all other revisions to the letter and zone change/major amendment request cleaned up so that staff can conduct a full site plan review for compliance. General revisions are provided below.
- H. Please note that the three requests will be decided on separately by the EPC and unless the major amendment is approved, the proposed site plan cannot be heard/approved.
- I. I have been notified that the Zone map amendment fee has not been paid. Please ensure that this is paid. Any unpaid application will result in a deferral.
- J. Is there anything else you’d like to tell us about the proposed requests or do you have any questions?



## 2) **Process:**

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at: <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: the EPC public hearing is September 21, 2023. Final staff reports will be available one week prior.
- C. Agency comments will be distributed around August 31, 2023. We will email you a copy of the comments and forward any late ones to you.

## 3) **Notification & Neighborhood Issues:**

*Notification requirements for a Site Plan – EPC are explained in Section 14-16-6-4(K), Public Notice (IDO, p. 384). The required notification consists of: i) an offer of neighborhood meeting, ii) an emailed letter to neighborhood representatives indicated by the ONC, iii) a mailed letter (first-class) to property owners within 100 feet of the subject site, and iv) a yellow sign posting.*

- A. The applicant included a letter stating that there are no NAs, but the westside Coalition of NAs should have been notified. Please ensure proper notice to this coalition is sent out and provide this email to me.
- B. It does not appear that a public meeting was held, is this correct?
- C. The notification to property owners and NAs is complete. You included the entire site which is what we need. Thank you for providing photos of the envelopes and a list of the neighbors within a 100' buffer.
- D. The sign posting period is Wednesday, September 6, 2023 to Friday, October 6, 2023. Please send me photos of the posted signs.
- E. Have any neighborhood representatives or members of the public contacted you?

## 4) **Sensitive Lands Analysis Incomplete**

- A. A sensitive lands analysis was included with the application for the proposed site plan. Thank you for starting this, but I have found that sensitive lands are present and a full sensitive lands analysis will be required.
- B. Please respond to IDO 5-2(C)(2) in writing as part of the sensitive land analysis.
- C. Lot 3 adjacent to the proposed site plan is within FEMA flood zone A. Lot 3 is labeled as the Cottonwood crossings pond outlet in the AMAFCA database.
- D. The site is adjacent to the AMAFCA Hard Channel - North Coors Drainage-Calabacillas Outlet, not the Corrales main canal.

E. Lot 1, zoned NR-PO-B is an archeological site as noted on the controlling site plan. The proposed site plan is adjacent to this tract.

F. Please include each of these in the sensitive land analysis.

5) **Project Letter:**

A. I have suggested revisions to strengthen the project letter and justification.

B. In the introduction to your project, please explain why the EPC is hearing each request individually. 1) zone change to remedy floating zone line, 2) major amendment to controlling site plan to include the proposed uses, 3) site plan due to the presence of sensitive lands and development adjacent to MPOS.

a. Please make it clear that the proposed amendment would be an amendment to the controlling Site Development Plan for Subdivision AND to the controlling Site Development plan for Building Permit.” See major amendment revisions below, but both of these sheets shall be included.

b. Please state what the proposed uses are. Many uses fall under the “commercial” use category.

C. Figure 3 is referenced in the project letter intro and on page 6, but is not included.

D. Please explain in your letter that the presence of sensitive lands and location adjacent to MPOS is the reason that the EPC is hearing the proposed site plan.

E. History: The history section of the letter is missing the major amendment in November of 2018 to include a car wash on the subject site.

F. Zone change justification is to be Furthered while the Major amendment and site plan is to be “consistent with”.

G. The conclusion of the project letter asks for two requests. Please update. This is a request for a zone change, major amendment, and site plan.

6) **Zone change:** Lots 2-B 1.5 acres and 2-A 1.6 acres require a zone change to MX-L. Please specify that the zone change is from MX-T to MX-L in the letter.

A. We are not moving the floating zone line, because this is not a parcel boundary. It is indeed a zone change to change the entire lot to one zone.

B. It is not clear in the “Zone Map Amendment Request” which zone designation you are asking for. MX-T or MX-L? Please revise.

C. Review and Decision Criteria is IDO 6-7(G)(3). The letter references 6-7(F)(3). Please correct this. See IDO effective draft July 25, 2023

1. The task in a justification is to choose applicable Goals and policies from the Comprehensive Plan and demonstrate how the request furthers (makes a reality) each applicable Goal and policy. Furthering is shown by providing explanations using “because” statements and tailoring the response to match the wording of the Goal or policy.
2. Responding to the review and decision criteria is more of a legal exercise than anything else. It is critical to “hit the nail on the head” both conceptually and in terms of form. This can be done by:
  - i. answering the questions in the customary way (see examples).
  - ii. using conclusory statements such as “because\_\_\_\_\_”.
  - iii. re-phrasing the requirement itself in the response, and
  - iv. choosing an option when needed to respond to a requirement.
3. Please, **elaborate on goals and policy explanations and be as detailed and concise as you can be** through the use of “because” and “how” statements. Explain how/why the request is consistent with the goal/policy. Give context.
4. Please ensure that responses are provided for each Goal and Policy provided Subpolicies are not as strong as Goals & Policies.
5. Please note that the site is NOT within a Center so we can not use the references to the nearby center as justification.
6. Criterion C: This response and some others seem like the applicant is requesting MX-T on the two lots, but they are requesting MX-L, correct? Please read through and make sure this is clear. (Restaurant is not permissive in MX-T).
7. Criterion D: Please update to state that this request would remedy a floating zone line and therefore create MX-L zoning on the two lots instead of part MX-T and MX-L. This would eliminate the transitional zone.
8. Criterion G: Please expand. The zone change would facilitate development of a mixed-use development, therefore economic considerations are a part of the reason behind the request.

**6) Site Plan – EPC & Site Plan, Site Plan-EPC, Major Amendment 6-6(I)(2) Review and Decision Criteria**

- A. Please see above guidance for responding to criterion. Although responses to criterion are to be “consistent with” and a zone change “furthers.” Please update as needed.

- B. A response needs to be provided for each goal and policy listed. See response to goal 5.1 and the preceding policy and Subpolicy. This response needs to be expanded on. Apply this strategy to the remaining goals and policies.
- C. In many of the responses to the criterion, the Corrales main canal is referenced, but the channel is actually the “North Coors Drainage-Calabacillas Outlet.” Please update this throughout your letter. (see criterion E).
- D. In responses to the site plan criterion you reference the major amendment, but this should be a justification for the site plan. They are two separate requests, with two separate SI #s.
  - a. Responses should be different because the amendment would facilitate development of the proposed associated site plan request and allow the uses. The site plan is the development.
  - b. The applicant can choose respond to both the Site Plan request and major amendment request in ONE response to Site Plan-EPC and Major amendment review and decision criterion section, but both requests need to be referenced and justified. This could eliminate repetitiveness and clean up responses.
  - c. Please be sure that you are referencing **both requests**, but since the same responses to goals and policies are provided, its best to lump onto one and just expand on responses for the major amendment and the site plan request separately.

## 7) Major Amendment

- A. There major amendment sheet included with the application needs a lot of revisions. This is not the “Master Plan Sheet”. The controlling site plan for Building Permit and for Subdivision (PR 1002792) need to be amended before a Site Plan can be approved.
  - 1. The major amendment includes new uses on lots 1-3 and Lots 4-6 are to remain unchanged, correct?
  - 2. The controlling SDP sheet should be amended to include the proposed uses and the proposed site plan shall be shown as intended.
  - 3. A major amendment to the controlling site plan is a sheet with the proposed use and all proposed changes to the previously approved plan.
- B. Controlling Site Plan Sheets:
  - 1. Please provide a hard copy of the controlling site plan for Subd. & BP sets for staff to compare to the proposed amendments.
  - 2. Major Amendment Sheet: Change the Title of the Sheet to Site plan-EPC, Major Amendment with the hearing date.

- i. Please include a note describing the proposed amendment.
  - ii. Please show all parking calculations that are existing AND new proposed parking calculations clouded in red.
- 3. Please include the prior approved details on MA sheet. All previous approvals remain, unless you amending them out.
- 4. Please include sheets with amendments to the controlling landscaping plan, G&D, utility plan, etc.
  - i. These sheets shall include the layout and proposed uses, landscaping and calculations, etc. that were not previously approved.
  - ii. Examples of previous major amendments can be found online
- 8) **View Plan Analysis:** The full view plan analysis included in the project letter shall be included on sheets in the site plan set. Only part of the drawings are included. See Figured 7-9 in the project letter.

## **7) Site Plan Overview - Drawings**

- A. A second review will be conducted upon receipt of the following revisions. A second set of revisions may be needed. Staff will meet with the applicant at that time.
- B. Please update the proposed uses on the Site Plan & all sheets. In the letter it states that the uses are: 3 commercial spaces (Office/Retail, Restaurant, and Cannabis Dispensary) and 15 townhomes. Note that all parking must be pursuant to the proposed uses individually.
- C. Site Plan Sheet
  - a) Update Title Block with Site Plan-EPC (this is not the building permit set. All title blocks need to be consistent.
  - b) Please remove the line tables and notice to contractors. This is not building permit set.
  - c) Please update the Sign-off box to the DFT signoff box. Located online.
  - d) Please update index to drawings via the site plan checklist.
  - e) CPO development standards apply.
  - f) Please state that the acreage of the site is a 3.2-acre portion of the larger 10-acre Controlling Site Development Plan area.
  - g) Add building SF and dimensions to the site plan
  - h) Add keyed notes for lighting
  - i) Site Data:
    - a. Please list out actual uses. Commercial is a general use category. Uses listed must be cannabis retail, office, and general retail small (if that is the proposed retail use), and Dwelling, townhome.

- b. All parking calcs shall be per the proposed uses.
- j) Parking: Please provide a table with parking calculations and provide required and provided.
  - a. Note: parking calculations will be checked for compliance upon the second submittal with revisions.
- k) Required and provided landscaping shall reference the landscape sheet.
- l) Lighting. Make sure all are accurately reflected as existing vs new

D. All Elevation Sheets

- a. All dimensions shall be provided
- b. Please provide a schedule of colors and materials
- c. Please provide a Title Block for all sheets
- d. All proposed signage shall be included on a Detail sheet with dimensions, colors and materials and shall comply with all sign standards for the MX-L zone district.
- e. Please see façade requirements in the IDO. Review CPO requirements.
- f. All elevations for each proposed building shall be provided.

E. Detail Sheet

- a. Please include all colors and materials on detail sheets.
- b. Include light pole details and specify colors and materials to match buildings and light fixtures. Please provide detail for existing light fixtures. Height standards for light fixtures are in the IDO.
- c. Please provide a detail of the existing and proposed fencing

F. Landscape Plan: Please provide irrigation note/detail

## NOTIFICATION

**Donna Bohannon**

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**From:** Carmona, Dalaina L. <dlcarmona@cabq.gov>  
**Sent:** Friday, October 27, 2023 10:44 AM  
**To:** Donna Bohannon  
**Subject:** 10080 Coors Blvd NW & 10088 Coors Blvd NW Public Notice Inquiry Sheet Submission  
**Attachments:** IDOZoneAtlasPage\_B-14-Z.pdf

Dear Applicant:

As of Friday, October 27, 2023, there are **NO** neighborhood associations to notify. You will need to attach a copy of this e-mail from the Office of Neighborhood Coordination (ONC) to your application when you submit it to the Planning Department.

Please note that the ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Thank you.



*Dalaina L. Carmona*  
Senior Administrative Assistant  
Office of Neighborhood Coordination  
Council Services Department  
1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
Albuquerque, NM 87102  
505-768-3334  
[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)  
Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)





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**From:** webmaster@cabq.gov <webmaster@cabq.gov>  
**Sent:** Friday, October 27, 2023 9:18 AM  
**To:** Office of Neighborhood Coordination <djb@tierrawestllc.com>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Public Notice Inquiry Sheet Submission

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

Public Notice Inquiry For:  
Environmental Planning Commission  
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:  
Contact Name  
Donna Bohannan  
Telephone Number  
505-858-3100  
Email Address  
[djb@tierrawestllc.com](mailto:djb@tierrawestllc.com)  
Company Name  
Tierra West LLC  
Company Address  
5571 Midway Park Pl NE  
City  
Albuquerque  
State  
NM  
ZIP  
87109  
Legal description of the subject site for this project:  
LT 2-B LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSING PHASE II (BEING A REPLAT OF TRACT 2 COTTONWOOD CROSSING PHASE II)  
LOT 2-A LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSING PHASE II (BEING A REPLAT OF TRACT 2 COTTONWOOD CROSSING PHASE II)  
Physical address of subject site:  
10080 Coors Blvd NW & 10088 Coors Blvd NW  
Subject site cross streets:  
Coors Blvd NW & Seven Bar Loop NW  
Other subject site identifiers:  
This site is located on the following zone atlas page:



# 10074, 10080, 10084, 10088, and 10090 Coors Blvd. NW



## Legend

□ Bernalillo County Parcels



583 0 291 583 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
11/27/2023 © City of Albuquerque

1: 3,496

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Notes

Buffer: 250 Ft.  
ROW: Coors Blvd. NW; 248 Ft.

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 10/30/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: A Management Corporation

Mailing Address\*: 4461 Irving Blvd NW, 87114

**Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 10088 & 10080 Coors Blvd NW  
Location Description East of the intersection of Coors Blvd NW and 7 Bar Loop NW
2. Property Owner\* A Management Corporation
3. Agent/Applicant\* *[if applicable]* Tierra West, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☒ Site Plan
  - ☐ Subdivision \_\_\_\_\_ (Minor or Major)
  - ☐ Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - ☒ Variance
  - ☐ Waiver
  - ☒ Other: Zone Map Amendment - See materials in packet

Summary of project/request<sup>1</sup>\*:

Two agenda items: 1: Major Amendment - Site Plan - EPC, Zoning Map Amendment- EPC  
2: Site Plan - EPC, Variance - EPC VPO-1, and Variance EPC 5-2(J) MPOS Edges

5. This application will be decided at a public meeting or hearing by\*:
- |  |   |
|--|---|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Review Board (DRB)                     |
| <input type="checkbox"/> Landmarks Commission (LC)     | <input checked="" type="checkbox"/> Environmental Planning Commission (EPC) |

<sup>1</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Date/Time\*: December 21st, 2023, 8:40 AM

Location\*<sup>2</sup>: CABQ Zoom - <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:  
e-mail [Slozoya@tierrawestllc.com](mailto:Slozoya@tierrawestllc.com)

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>4</sup> B-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)      ☒ Variance(s)      ☐ Waiver(s)

**Explanation\*:**

We are requesting a 39-foot variance to the 45-foot buffer requirement per IDO Section 5-2(J) Major Public Open Space Edges to allow for a 6-foot buffer

We are requesting a 5-foot variance from the 20-foot max height for building B (per IDO 3-6(D)(4)(b) for a maximum height of 25-feet. We are also requesting a 5.13-foot variance from the 19.2-foot maximum height (under the 2/3 rule IDO Section 3-6(D)(4)(b)) for two adjoining townhomes for a maximum height of 24.33-feet.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes    ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No neighborhood meeting occurred as there are no registered NA in this area

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☒ a. Location of proposed buildings and landscape areas.\*
- ☒ b. Access and circulation for vehicles and pedestrians.\*
- ☒ c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 10/30/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: A Management Corporation

Mailing Address\*: 4461 Irving Blvd NW 87114

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 10088 & 10080 Coors Blvd NW  
Location Description East of the intersection of Coors Blvd NW and 7 Bar Loop NW
2. Property Owner\* A Management Corporation
3. Agent/Applicant\* *[if applicable]* Tierra West, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*  
☒ Zoning Map Amendment  
☐ Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*:

We are requesting a Zone Map Amendment to adjust the existing zone boundaries. The existing zones are - MX-L western portion and MX-T for the eastern portion.

5. This application will be decided at a public hearing by\*:

☒ Environmental Planning Commission (EPC) ☐ City Council

This application will be first reviewed and recommended by:

☐ Environmental Planning Commission (EPC) ☐ Landmarks Commission (LC)

☒ Not applicable (Zoning Map Amendment – EPC only)

Date/Time\*: December 21st, 2023 - 8:45am

Location\*<sup>2</sup>: CABQ Zoom - <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</sup> Physical address or Zoom link

[Note: Items with an asterisk (\*) are required.]

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found<sup>\*3</sup>:

E-mail Sergio Lozoya - [Slozoya@tierrawestllc.com](mailto:Slozoya@tierrawestllc.com)

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**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*4</sup> B-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

☐ Deviation(s)                      ☒ Variance(s)                      ☐ Waiver(s)

**Explanation<sup>\*</sup>:**

We are requesting a 39-foot variance to the 45-foot buffer requirement per IDO Section 5-2(J) Major Public Open Space Edges to allow for a 6-foot buffer

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Please see notice for the Site Plan - EPC and Variance - EPC in this packet

---

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes    ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No neighborhood meeting occurred as there are no registered NA in this area

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<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

### Additional Information:

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.5 acres for ZMA and 10-acres for total Site Plan area
  2. IDO Zone District MX-L and MX-T
  3. Overlay Zone(s) [if applicable] Coors Blvd - VPO-1 and Coors Blvd CPO - 2
  4. Center or Corridor Area [if applicable] Coors Blvd - Major Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

### Useful Links

#### Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

#### IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 10/30/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: AMAFCA - Community Common Elements

Mailing Address\*: 2600 Prospect Ave NE, 87107

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 10088 & 10080 Coors Blvd NW  
Location Description East of the intersection of Coors Blvd NW and 7 Bar Loop NW
2. Property Owner\* A Management Corporation
3. Agent/Applicant\* *[if applicable]* Tierra West, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*

☒ Zoning Map Amendment

☒ Other: See other notification items in packet - Site Plan, Major Amendment, and Variances

Summary of project/request<sup>1</sup>\*:

We are requesting a Zone Map Amendment to adjust the existing zone boundaries. The existing zones are - MX-L western portion and MX-T for the eastern portion.

5. This application will be decided at a public hearing by\*:

☒ Environmental Planning Commission (EPC)

☐ City Council

This application will be first reviewed and recommended by:

☐ Environmental Planning Commission (EPC)

☐ Landmarks Commission (LC)

☒ Not applicable (Zoning Map Amendment – EPC only)

Date/Time\*: December 21st, 2023 - 8:45am

Location\*<sup>2</sup>: CABQ Zoom - <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</sup> Physical address or Zoom link



[Note: Items with an asterisk (\*) are required.]

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found<sup>\*3</sup>:

E-mail Sergio Lozoya - [Slozoya@tierrawestllc.com](mailto:Slozoya@tierrawestllc.com)

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**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*4</sup> B-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

☐ Deviation(s)                      ☒ Variance(s)                      ☐ Waiver(s)

**Explanation<sup>\*</sup>:**

We are requesting a 39-foot variance to the 45-foot buffer requirement per IDO Section 5-2(J) Major Public Open Space Edges to allow for a 6-foot buffer

We are requesting a 5-foot variance from the 20-foot max height for building B (per IDO 3-6(D)(4)(b) for a maximum height of 25-feet. We are also requesting a 5.13-foot variance from the 19.2-foot maximum height (under the 2/3 rule IDO Section 3-6(D)(4)(b)) for two adjoined townhomes for a maximum height of 24.33-feet.

Please see notice for the Site Plan - EPC and Variance - EPC in this packet

---

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes    ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No neighborhood meeting occurred as there are no registered NA in this area

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<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

### Additional Information:

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.5 acres for ZMA and 10-acres for total Site Plan area
  2. IDO Zone District MX-L and MX-T
  3. Overlay Zone(s) [if applicable] Coors Blvd - VPO-1 and Coors Blvd CPO - 2
  4. Center or Corridor Area [if applicable] Coors Blvd - Major Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

### Useful Links

#### Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

#### IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 10/30/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Boing US HOLDCO Inc

Mailing Address\*: 440 S Church St Suite 700 Charlotte NC 28202

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 10088 & 10080 Coors Blvd NW  
Location Description East of the intersection of Coors Blvd NW and 7 Bar Loop NW
2. Property Owner\* A Management Corporation
3. Agent/Applicant\* *[if applicable]* Tierra West, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*

☒ Zoning Map Amendment

☒ Other: See other notification items in packet - Site Plan, Major Amendment, and Variances

Summary of project/request<sup>1\*</sup>:

We are requesting a Zone Map Amendment to adjust the existing zone boundaries. The existing zones are - MX-L western portion and MX-T for the eastern portion.

5. This application will be decided at a public hearing by\*:

☒ Environmental Planning Commission (EPC)

☐ City Council

This application will be first reviewed and recommended by:

☐ Environmental Planning Commission (EPC)

☐ Landmarks Commission (LC)

☒ Not applicable (Zoning Map Amendment – EPC only)

Date/Time\*: December 21st, 2023 - 8:45am

Location\*<sup>2</sup>: CABQ Zoom - <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</sup> Physical address or Zoom link

[Note: Items with an asterisk (\*) are required.]

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found<sup>\*3</sup>:

E-mail Sergio Lozoya - [Slozoya@tierrawestllc.com](mailto:Slozoya@tierrawestllc.com)

---

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*4</sup> B-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

☐ Deviation(s)                      ☒ Variance(s)                      ☐ Waiver(s)

**Explanation<sup>\*</sup>:**

We are requesting a 39-foot variance to the 45-foot buffer requirement per IDO Section 5-2(J) Major Public Open Space Edges to allow for a 6-foot buffer

We are requesting a 5-foot variance from the 20-foot max height for building B (per IDO 3-6(D)(4)(b) for a maximum height of 25-feet. We are also requesting a 5.13-foot variance from the 19.2-foot maximum height (under the 2/3 rule IDO Section 3-6(D)(4)(b)) for two adjoined townhomes for a maximum height of 24.33-feet.

Please see notice for the Site Plan - EPC and Variance - EPC in this packet

---

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes    ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No neighborhood meeting occurred as there are no registered NA in this area

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<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

### Additional Information:

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.5 acres for ZMA and 10-acres for total Site Plan area
  2. IDO Zone District MX-L and MX-T
  3. Overlay Zone(s) [if applicable] Coors Blvd - VPO-1 and Coors Blvd CPO - 2
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- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

### Useful Links

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[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 10/30/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: City of Albuquerque

Mailing Address\*: PO Box 2248 87103

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 10088 & 10080 Coors Blvd NW

Location Description East of the intersection of Coors Blvd NW and 7 Bar Loop NW

2. Property Owner\* A Management Corporation

3. Agent/Applicant\* [if applicable] Tierra West, LLC

4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]

☒ Zoning Map Amendment

☒ Other: See other notification items in packet - Site Plan, Major Amendment, and Variances

Summary of project/request<sup>1</sup>\*:

We are requesting a Zone Map Amendment to adjust the existing zone boundaries. The existing zones are - MX-L western portion and MX-T for the eastern portion.

5. This application will be decided at a public hearing by\*:

☒ Environmental Planning Commission (EPC)

☐ City Council

This application will be first reviewed and recommended by:

☐ Environmental Planning Commission (EPC)

☐ Landmarks Commission (LC)

☒ Not applicable (Zoning Map Amendment – EPC only)

Date/Time\*: December 21st, 2023 - 8:45am

Location\*<sup>2</sup>: CABQ Zoom - <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

<sup>1</sup> Attach additional information, as needed to explain the project/request.

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Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found<sup>\*3</sup>:

E-mail Sergio Lozoya - [Slozoya@tierrawestllc.com](mailto:Slozoya@tierrawestllc.com)

---

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*4</sup> B-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

☐ Deviation(s)                      ☒ Variance(s)                      ☐ Waiver(s)

**Explanation<sup>\*</sup>:**

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Please see notice for the Site Plan - EPC and Variance - EPC in this packet

---

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes    ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No neighborhood meeting occurred as there are no registered NA in this area

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<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

### Additional Information:

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.5 acres for ZMA and 10-acres for total Site Plan area
  2. IDO Zone District MX-L and MX-T
  3. Overlay Zone(s) [if applicable] Coors Blvd - VPO-1 and Coors Blvd CPO - 2
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- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

### Useful Links

#### Integrated Development Ordinance (IDO):

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<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>



[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 10/30/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: David Garduno

Mailing Address\*: 5419 Saturnia Rd NW 87114

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 10088 & 10080 Coors Blvd NW

Location Description East of the intersection of Coors Blvd NW and 7 Bar Loop NW

2. Property Owner\* A Management Corporation

3. Agent/Applicant\* [if applicable] Tierra West, LLC

4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]

☒ Zoning Map Amendment

☒ Other: See other notification items in packet - Site Plan, Major Amendment, and Variances

Summary of project/request<sup>1</sup>\*:

We are requesting a Zone Map Amendment to adjust the existing zone boundaries. The existing zones are - MX-L western portion and MX-T for the eastern portion.

5. This application will be decided at a public hearing by\*:

☒ Environmental Planning Commission (EPC)

☐ City Council

This application will be first reviewed and recommended by:

☐ Environmental Planning Commission (EPC)

☐ Landmarks Commission (LC)

☒ Not applicable (Zoning Map Amendment – EPC only)

Date/Time\*: December 21st, 2023 - 8:45am

Location\*<sup>2</sup>: CABQ Zoom - <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</sup> Physical address or Zoom link

[Note: Items with an asterisk (\*) are required.]

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found<sup>\*3</sup>:

E-mail Sergio Lozoya - [Slozoya@tierrawestllc.com](mailto:Slozoya@tierrawestllc.com)

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**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*4</sup> B-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

☐ Deviation(s)                      ☒ Variance(s)                      ☐ Waiver(s)

**Explanation<sup>\*</sup>:**

We are requesting a 39-foot variance to the 45-foot buffer requirement per IDO Section 5-2(J) Major Public Open Space Edges to allow for a 6-foot buffer

We are requesting a 5-foot variance from the 20-foot max height for building B (per IDO 3-6(D)(4)(b) for a maximum height of 25-feet. We are also requesting a 5.13-foot variance from the 19.2-foot maximum height (under the 2/3 rule IDO Section 3-6(D)(4)(b)) for two adjoined townhomes for a maximum height of 24.33-feet.

Please see notice for the Site Plan - EPC and Variance - EPC in this packet

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes    ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No neighborhood meeting occurred as there are no registered NA in this area

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<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

### Additional Information:

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.5 acres for ZMA and 10-acres for total Site Plan area
  2. IDO Zone District MX-L and MX-T
  3. Overlay Zone(s) [if applicable] Coors Blvd - VPO-1 and Coors Blvd CPO - 2
  4. Center or Corridor Area [if applicable] Coors Blvd - Major Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

### Useful Links

#### Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

#### IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 10/30/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Deborah Ann Haycraft

Mailing Address\*: 1511 Polo PI NW 87114

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 10088 & 10080 Coors Blvd NW  
Location Description East of the intersection of Coors Blvd NW and 7 Bar Loop NW
2. Property Owner\* A Management Corporation
3. Agent/Applicant\* *[if applicable]* Tierra West, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - ☒ Zoning Map Amendment
  - ☒ Other: See other notification items in packet - Site Plan, Major Amendment, and Variances

Summary of project/request<sup>1\*</sup>:

We are requesting a Zone Map Amendment to adjust the existing zone boundaries. The existing zones are - MX-L western portion and MX-T for the eastern portion.

5. This application will be decided at a public hearing by\*:

☒ Environmental Planning Commission (EPC) ☐ City Council

This application will be first reviewed and recommended by:

☐ Environmental Planning Commission (EPC) ☐ Landmarks Commission (LC)

☒ Not applicable (Zoning Map Amendment – EPC only)

Date/Time\*: December 21st, 2023 - 8:45am

Location\*<sup>2</sup>: CABQ Zoom - <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</sup> Physical address or Zoom link

[Note: Items with an asterisk (\*) are required.]

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found<sup>\*3</sup>:

E-mail Sergio Lozoya - [Slozoya@tierrawestllc.com](mailto:Slozoya@tierrawestllc.com)

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**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*4</sup> B-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

☐ Deviation(s)                      ☒ Variance(s)                      ☐ Waiver(s)

**Explanation<sup>\*</sup>:**

We are requesting a 39-foot variance to the 45-foot buffer requirement per IDO Section 5-2(J) Major Public Open Space Edges to allow for a 6-foot buffer

We are requesting a 5-foot variance from the 20-foot max height for building B (per IDO 3-6(D)(4)(b) for a maximum height of 25-feet. We are also requesting a 5.13-foot variance from the 19.2-foot maximum height (under the 2/3 rule IDO Section 3-6(D)(4)(b)) for two adjoined townhomes for a maximum height of 24.33-feet.

Please see notice for the Site Plan - EPC and Variance - EPC in this packet

---

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes    ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No neighborhood meeting occurred as there are no registered NA in this area

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<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

### Additional Information:

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.5 acres for ZMA and 10-acres for total Site Plan area
  2. IDO Zone District MX-L and MX-T
  3. Overlay Zone(s) [if applicable] Coors Blvd - VPO-1 and Coors Blvd CPO - 2
  4. Center or Corridor Area [if applicable] Coors Blvd - Major Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

### Useful Links

#### Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

#### IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 10/30/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Double R Farm Inc

Mailing Address\*: PO Box 100 - Clayton NM 87103

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 10088 & 10080 Coors Blvd NW  
Location Description East of the intersection of Coors Blvd NW and 7 Bar Loop NW
2. Property Owner\* A Management Corporation
3. Agent/Applicant\* *[if applicable]* Tierra West, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - ☒ Zoning Map Amendment
  - ☒ Other: See other notification items in packet - Site Plan, Major Amendment, and Variances

Summary of project/request<sup>1</sup>\*:

We are requesting a Zone Map Amendment to adjust the existing zone boundaries. The existing zones are - MX-L western portion and MX-T for the eastern portion.

5. This application will be decided at a public hearing by\*:

☒ Environmental Planning Commission (EPC) ☐ City Council

This application will be first reviewed and recommended by:

☐ Environmental Planning Commission (EPC) ☐ Landmarks Commission (LC)

☒ Not applicable (Zoning Map Amendment – EPC only)

Date/Time\*: December 21st, 2023 - 8:45am

Location\*<sup>2</sup>: CABQ Zoom - <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</sup> Physical address or Zoom link

[Note: Items with an asterisk (\*) are required.]

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found<sup>\*3</sup>:

E-mail Sergio Lozoya - [Slozoya@tierrawestllc.com](mailto:Slozoya@tierrawestllc.com)

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**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*4</sup> B-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

☐ Deviation(s)                      ☒ Variance(s)                      ☐ Waiver(s)

**Explanation<sup>\*</sup>:**

We are requesting a 39-foot variance to the 45-foot buffer requirement per IDO Section 5-2(J) Major Public Open Space Edges to allow for a 6-foot buffer

We are requesting a 5-foot variance from the 20-foot max height for building B (per IDO 3-6(D)(4)(b) for a maximum height of 25-feet. We are also requesting a 5.13-foot variance from the 19.2-foot maximum height (under the 2/3 rule IDO Section 3-6(D)(4)(b)) for two adjoined townhomes for a maximum height of 24.33-feet.

Please see notice for the Site Plan - EPC and Variance - EPC in this packet

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes    ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No neighborhood meeting occurred as there are no registered NA in this area

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<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>



[Note: Items with an asterisk (\*) are required.]

### Additional Information:

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.5 acres for ZMA and 10-acres for total Site Plan area
  2. IDO Zone District MX-L and MX-T
  3. Overlay Zone(s) [if applicable] Coors Blvd - VPO-1 and Coors Blvd CPO - 2
  4. Center or Corridor Area [if applicable] Coors Blvd - Major Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

### Useful Links

#### Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

#### IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 10/30/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Frederick R Pintz

Mailing Address\*: 1516 Polo PI NW 87114

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 10088 & 10080 Coors Blvd NW  
Location Description East of the intersection of Coors Blvd NW and 7 Bar Loop NW
2. Property Owner\* A Management Corporation
3. Agent/Applicant\* *[if applicable]* Tierra West, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*

☒ Zoning Map Amendment

☒ Other: See other notification items in packet - Site Plan, Major Amendment, and Variances

Summary of project/request<sup>1</sup>\*:

We are requesting a Zone Map Amendment to adjust the existing zone boundaries. The existing zones are - MX-L western portion and MX-T for the eastern portion.

5. This application will be decided at a public hearing by\*:

☒ Environmental Planning Commission (EPC)

☐ City Council

This application will be first reviewed and recommended by:

☐ Environmental Planning Commission (EPC)

☐ Landmarks Commission (LC)

☒ Not applicable (Zoning Map Amendment – EPC only)

Date/Time\*: December 21st, 2023 - 8:45am

Location\*<sup>2</sup>: CABQ Zoom - <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</sup> Physical address or Zoom link

[Note: Items with an asterisk (\*) are required.]

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found<sup>\*3</sup>:

E-mail Sergio Lozoya - [Slozoya@tierrawestllc.com](mailto:Slozoya@tierrawestllc.com)

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**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*4</sup> B-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

☐ Deviation(s)                      ☒ Variance(s)                      ☐ Waiver(s)

**Explanation<sup>\*</sup>:**

We are requesting a 39-foot variance to the 45-foot buffer requirement per IDO Section 5-2(J) Major Public Open Space Edges to allow for a 6-foot buffer

We are requesting a 5-foot variance from the 20-foot max height for building B (per IDO 3-6(D)(4)(b) for a maximum height of 25-feet. We are also requesting a 5.13-foot variance from the 19.2-foot maximum height (under the 2/3 rule IDO Section 3-6(D)(4)(b)) for two adjoined townhomes for a maximum height of 24.33-feet.

Please see notice for the Site Plan - EPC and Variance - EPC in this packet

---

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes    ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No neighborhood meeting occurred as there are no registered NA in this area

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<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

### Additional Information:

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.5 acres for ZMA and 10-acres for total Site Plan area
  2. IDO Zone District MX-L and MX-T
  3. Overlay Zone(s) [if applicable] Coors Blvd - VPO-1 and Coors Blvd CPO - 2
  4. Center or Corridor Area [if applicable] Coors Blvd - Major Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

### Useful Links

#### Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

#### IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 10/30/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Gourmet Investors LLC

Mailing Address\*: 5415 Academy Rd NE 87109

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 10088 & 10080 Coors Blvd NW  
Location Description East of the intersection of Coors Blvd NW and 7 Bar Loop NW
2. Property Owner\* A Management Corporation
3. Agent/Applicant\* *[if applicable]* Tierra West, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - ☒ Zoning Map Amendment
  - ☒ Other: See other notification items in packet - Site Plan, Major Amendment, and Variances

Summary of project/request<sup>1\*</sup>:

We are requesting a Zone Map Amendment to adjust the existing zone boundaries. The existing zones are - MX-L western portion and MX-T for the eastern portion.

5. This application will be decided at a public hearing by\*:

☒ Environmental Planning Commission (EPC) ☐ City Council

This application will be first reviewed and recommended by:

☐ Environmental Planning Commission (EPC) ☐ Landmarks Commission (LC)

☒ Not applicable (Zoning Map Amendment – EPC only)

Date/Time\*: December 21st, 2023 - 8:45am

Location\*<sup>2</sup>: CABQ Zoom - <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</sup> Physical address or Zoom link

[Note: Items with an asterisk (\*) are required.]

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found<sup>\*3</sup>:

E-mail Sergio Lozoya - [Slozoya@tierrawestllc.com](mailto:Slozoya@tierrawestllc.com)

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**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*4</sup> B-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

☐ Deviation(s)                      ☒ Variance(s)                      ☐ Waiver(s)

**Explanation<sup>\*</sup>:**

We are requesting a 39-foot variance to the 45-foot buffer requirement per IDO Section 5-2(J) Major Public Open Space Edges to allow for a 6-foot buffer

We are requesting a 5-foot variance from the 20-foot max height for building B (per IDO 3-6(D)(4)(b) for a maximum height of 25-feet. We are also requesting a 5.13-foot variance from the 19.2-foot maximum height (under the 2/3 rule IDO Section 3-6(D)(4)(b)) for two adjoined townhomes for a maximum height of 24.33-feet.

Please see notice for the Site Plan - EPC and Variance - EPC in this packet

---

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes    ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No neighborhood meeting occurred as there are no registered NA in this area

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<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

### Additional Information:

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.5 acres for ZMA and 10-acres for total Site Plan area
  2. IDO Zone District MX-L and MX-T
  3. Overlay Zone(s) [if applicable] Coors Blvd - VPO-1 and Coors Blvd CPO - 2
  4. Center or Corridor Area [if applicable] Coors Blvd - Major Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

### Useful Links

#### Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

#### IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 10/30/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: LCW NM LP C/O Hong Kong Buffet

Mailing Address\*: 10100 Coors Blvd NW 87114

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 10088 & 10080 Coors Blvd NW  
Location Description East of the intersection of Coors Blvd NW and 7 Bar Loop NW
2. Property Owner\* A Management Corporation
3. Agent/Applicant\* *[if applicable]* Tierra West, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - ☒ Zoning Map Amendment
  - ☒ Other: See other notification items in packet - Site Plan, Major Amendment, and Variances

Summary of project/request<sup>1\*</sup>:

We are requesting a Zone Map Amendment to adjust the existing zone boundaries. The existing zones are - MX-L western portion and MX-T for the eastern portion.

5. This application will be decided at a public hearing by\*:

☒ Environmental Planning Commission (EPC) ☐ City Council

This application will be first reviewed and recommended by:

☐ Environmental Planning Commission (EPC) ☐ Landmarks Commission (LC)

☒ Not applicable (Zoning Map Amendment – EPC only)

Date/Time\*: December 21st, 2023 - 8:45am

Location\*<sup>2</sup>: CABQ Zoom - <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</sup> Physical address or Zoom link



[Note: Items with an asterisk (\*) are required.]

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found<sup>\*3</sup>:

E-mail Sergio Lozoya - [Slozoya@tierrawestllc.com](mailto:Slozoya@tierrawestllc.com)

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**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*4</sup> B-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

☐ Deviation(s)                      ☒ Variance(s)                      ☐ Waiver(s)

**Explanation<sup>\*</sup>:**

We are requesting a 39-foot variance to the 45-foot buffer requirement per IDO Section 5-2(J) Major Public Open Space Edges to allow for a 6-foot buffer

We are requesting a 5-foot variance from the 20-foot max height for building B (per IDO 3-6(D)(4)(b) for a maximum height of 25-feet. We are also requesting a 5.13-foot variance from the 19.2-foot maximum height (under the 2/3 rule IDO Section 3-6(D)(4)(b)) for two adjoined townhomes for a maximum height of 24.33-feet.

Please see notice for the Site Plan - EPC and Variance - EPC in this packet

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes    ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No neighborhood meeting occurred as there are no registered NA in this area

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<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

### Additional Information:

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.5 acres for ZMA and 10-acres for total Site Plan area
  2. IDO Zone District MX-L and MX-T
  3. Overlay Zone(s) [if applicable] Coors Blvd - VPO-1 and Coors Blvd CPO - 2
  4. Center or Corridor Area [if applicable] Coors Blvd - Major Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

### Useful Links

#### Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

#### IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 10/30/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Lisa Garcia and Bernabe L Salazar

Mailing Address\*: 1507 Polo PI NW 87114

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 10088 & 10080 Coors Blvd NW  
Location Description East of the intersection of Coors Blvd NW and 7 Bar Loop NW
2. Property Owner\* A Management Corporation
3. Agent/Applicant\* *[if applicable]* Tierra West, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - ☒ Zoning Map Amendment
  - ☒ Other: See other notification items in packet - Site Plan, Major Amendment, and Variances

Summary of project/request<sup>1</sup>\*:

We are requesting a Zone Map Amendment to adjust the existing zone boundaries. The existing zones are - MX-L western portion and MX-T for the eastern portion.

5. This application will be decided at a public hearing by\*:

☒ Environmental Planning Commission (EPC) ☐ City Council

This application will be first reviewed and recommended by:

☐ Environmental Planning Commission (EPC) ☐ Landmarks Commission (LC)

☒ Not applicable (Zoning Map Amendment – EPC only)

Date/Time\*: December 21st, 2023 - 8:45am

Location\*<sup>2</sup>: CABQ Zoom - <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</sup> Physical address or Zoom link

[Note: Items with an asterisk (\*) are required.]

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found<sup>\*3</sup>:

E-mail Sergio Lozoya - [Slozoya@tierrawestllc.com](mailto:Slozoya@tierrawestllc.com)

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**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*4</sup> B-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

☐ Deviation(s)                      ☒ Variance(s)                      ☐ Waiver(s)

**Explanation<sup>\*</sup>:**

We are requesting a 39-foot variance to the 45-foot buffer requirement per IDO Section 5-2(J) Major Public Open Space Edges to allow for a 6-foot buffer

We are requesting a 5-foot variance from the 20-foot max height for building B (per IDO 3-6(D)(4)(b) for a maximum height of 25-feet. We are also requesting a 5.13-foot variance from the 19.2-foot maximum height (under the 2/3 rule IDO Section 3-6(D)(4)(b)) for two adjoined townhomes for a maximum height of 24.33-feet.

Please see notice for the Site Plan - EPC and Variance - EPC in this packet

---

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes    ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No neighborhood meeting occurred as there are no registered NA in this area

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<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

### Additional Information:

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.5 acres for ZMA and 10-acres for total Site Plan area
  2. IDO Zone District MX-L and MX-T
  3. Overlay Zone(s) [if applicable] Coors Blvd - VPO-1 and Coors Blvd CPO - 2
  4. Center or Corridor Area [if applicable] Coors Blvd - Major Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

### Useful Links

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<https://ido.abc-zone.com/>

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<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 10/30/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: New Mexico Educators Federal Credit Union

Mailing Address\*: PO Box 8530, 87198

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 10088 & 10080 Coors Blvd NW  
Location Description East of the intersection of Coors Blvd NW and 7 Bar Loop NW
2. Property Owner\* A Management Corporation
3. Agent/Applicant\* [if applicable] Tierra West, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]

☒ Zoning Map Amendment

☒ Other: See other notification items in packet - Site Plan, Major Amendment, and Variances

Summary of project/request<sup>1</sup>\*:

We are requesting a Zone Map Amendment to adjust the existing zone boundaries. The existing zones are - MX-L western portion and MX-T for the eastern portion.

5. This application will be decided at a public hearing by\*:

☒ Environmental Planning Commission (EPC)

☐ City Council

This application will be first reviewed and recommended by:

☐ Environmental Planning Commission (EPC)

☐ Landmarks Commission (LC)

☒ Not applicable (Zoning Map Amendment – EPC only)

Date/Time\*: December 21st, 2023 - 8:45am

Location\*<sup>2</sup>: CABQ Zoom - <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</sup> Physical address or Zoom link

[Note: Items with an asterisk (\*) are required.]

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found<sup>\*3</sup>:

E-mail Sergio Lozoya - [Slozoya@tierrawestllc.com](mailto:Slozoya@tierrawestllc.com)

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**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*4</sup> B-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

☐ Deviation(s)                      ☒ Variance(s)                      ☐ Waiver(s)

**Explanation<sup>\*</sup>:**

We are requesting a 39-foot variance to the 45-foot buffer requirement per IDO Section 5-2(J) Major Public Open Space Edges to allow for a 6-foot buffer

We are requesting a 5-foot variance from the 20-foot max height for building B (per IDO 3-6(D)(4)(b) for a maximum height of 25-feet. We are also requesting a 5.13-foot variance from the 19.2-foot maximum height (under the 2/3 rule IDO Section 3-6(D)(4)(b)) for two adjoined townhomes for a maximum height of 24.33-feet.

Please see notice for the Site Plan - EPC and Variance - EPC in this packet

---

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes    ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No neighborhood meeting occurred as there are no registered NA in this area

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<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

### Additional Information:

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.5 acres for ZMA and 10-acres for total Site Plan area
  2. IDO Zone District MX-L and MX-T
  3. Overlay Zone(s) [if applicable] Coors Blvd - VPO-1 and Coors Blvd CPO - 2
  4. Center or Corridor Area [if applicable] Coors Blvd - Major Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

### Useful Links

#### Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

#### IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>



[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 10/30/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Patricia A and Mark Klecan

Mailing Address\*: 1512 Polo PI NW 87114

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 10088 & 10080 Coors Blvd NW  
Location Description East of the intersection of Coors Blvd NW and 7 Bar Loop NW
2. Property Owner\* A Management Corporation
3. Agent/Applicant\* *[if applicable]* Tierra West, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - ☒ Zoning Map Amendment
  - ☒ Other: See other notification items in packet - Site Plan, Major Amendment, and Variances

Summary of project/request<sup>1\*</sup>:

We are requesting a Zone Map Amendment to adjust the existing zone boundaries. The existing zones are - MX-L western portion and MX-T for the eastern portion.

5. This application will be decided at a public hearing by\*:

☒ Environmental Planning Commission (EPC) ☐ City Council

This application will be first reviewed and recommended by:

☐ Environmental Planning Commission (EPC) ☐ Landmarks Commission (LC)

☒ Not applicable (Zoning Map Amendment – EPC only)

Date/Time\*: December 21st, 2023 - 8:45am

Location\*<sup>2</sup>: CABQ Zoom - <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</sup> Physical address or Zoom link

[Note: Items with an asterisk (\*) are required.]

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found<sup>\*3</sup>:

E-mail Sergio Lozoya - [Slozoya@tierrawestllc.com](mailto:Slozoya@tierrawestllc.com)

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**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*4</sup> B-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

☐ Deviation(s)                      ☒ Variance(s)                      ☐ Waiver(s)

**Explanation<sup>\*</sup>:**

We are requesting a 39-foot variance to the 45-foot buffer requirement per IDO Section 5-2(J) Major Public Open Space Edges to allow for a 6-foot buffer

We are requesting a 5-foot variance from the 20-foot max height for building B (per IDO 3-6(D)(4)(b) for a maximum height of 25-feet. We are also requesting a 5.13-foot variance from the 19.2-foot maximum height (under the 2/3 rule IDO Section 3-6(D)(4)(b)) for two adjoined townhomes for a maximum height of 24.33-feet.

Please see notice for the Site Plan - EPC and Variance - EPC in this packet

---

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes    ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No neighborhood meeting occurred as there are no registered NA in this area

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<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

### Additional Information:

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.5 acres for ZMA and 10-acres for total Site Plan area
  2. IDO Zone District MX-L and MX-T
  3. Overlay Zone(s) [if applicable] Coors Blvd - VPO-1 and Coors Blvd CPO - 2
  4. Center or Corridor Area [if applicable] Coors Blvd - Major Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

### Useful Links

#### Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

#### IDO Interactive Map

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<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 10/30/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Sharon B and Edward Decatur

Mailing Address\*: 10039 Bosque Circle NW, 87114

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 10088 & 10080 Coors Blvd NW  
Location Description East of the intersection of Coors Blvd NW and 7 Bar Loop NW
2. Property Owner\* A Management Corporation
3. Agent/Applicant\* *[if applicable]* Tierra West, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*

☒ Zoning Map Amendment

☒ Other: See other notification items in packet - Site Plan, Major Amendment, and Variances

Summary of project/request<sup>1</sup>\*:

We are requesting a Zone Map Amendment to adjust the existing zone boundaries. The existing zones are - MX-L western portion and MX-T for the eastern portion.

5. This application will be decided at a public hearing by\*:

☒ Environmental Planning Commission (EPC)

☐ City Council

This application will be first reviewed and recommended by:

☐ Environmental Planning Commission (EPC)

☐ Landmarks Commission (LC)

☒ Not applicable (Zoning Map Amendment – EPC only)

Date/Time\*: December 21st, 2023 - 8:45am

Location\*<sup>2</sup>: CABQ Zoom - <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</sup> Physical address or Zoom link

[Note: Items with an asterisk (\*) are required.]

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found<sup>\*3</sup>:

E-mail Sergio Lozoya - [Slozoya@tierrawestllc.com](mailto:Slozoya@tierrawestllc.com)

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**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*4</sup> B-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

☐ Deviation(s)                      ☒ Variance(s)                      ☐ Waiver(s)

**Explanation<sup>\*</sup>:**

We are requesting a 39-foot variance to the 45-foot buffer requirement per IDO Section 5-2(J) Major Public Open Space Edges to allow for a 6-foot buffer

We are requesting a 5-foot variance from the 20-foot max height for building B (per IDO 3-6(D)(4)(b) for a maximum height of 25-feet. We are also requesting a 5.13-foot variance from the 19.2-foot maximum height (under the 2/3 rule IDO Section 3-6(D)(4)(b)) for two adjoined townhomes for a maximum height of 24.33-feet.

Please see notice for the Site Plan - EPC and Variance - EPC in this packet

---

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes    ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No neighborhood meeting occurred as there are no registered NA in this area

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<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

### Additional Information:

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.5 acres for ZMA and 10-acres for total Site Plan area
  2. IDO Zone District MX-L and MX-T
  3. Overlay Zone(s) [if applicable] Coors Blvd - VPO-1 and Coors Blvd CPO - 2
  4. Center or Corridor Area [if applicable] Coors Blvd - Major Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant
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**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

### Useful Links

#### Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

#### IDO Interactive Map

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<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 10/30/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Anita and Joost Verduyn - Trustee Verduyn Family Trust

Mailing Address\*: 6623 W Mary Ave, Visalia CA, 93277

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 10088 & 10080 Coors Blvd NW  
Location Description East of the intersection of Coors Blvd NW and 7 Bar Loop NW
2. Property Owner\* A Management Corporation
3. Agent/Applicant\* *[if applicable]* Tierra West, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*

☒ Zoning Map Amendment

☒ Other: See other notification items in packet - Site Plan, Major Amendment, and Variances

Summary of project/request<sup>1</sup>\*:

We are requesting a Zone Map Amendment to adjust the existing zone boundaries. The existing zones are - MX-L western portion and MX-T for the eastern portion.

5. This application will be decided at a public hearing by\*:

☒ Environmental Planning Commission (EPC)

☐ City Council

This application will be first reviewed and recommended by:

☐ Environmental Planning Commission (EPC)

☐ Landmarks Commission (LC)

☒ Not applicable (Zoning Map Amendment – EPC only)

Date/Time\*: December 21st, 2023 - 8:45am

Location\*<sup>2</sup>: CABQ Zoom - <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</sup> Physical address or Zoom link

[Note: Items with an asterisk (\*) are required.]

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found<sup>\*3</sup>:

E-mail Sergio Lozoya - [Slozoya@tierrawestllc.com](mailto:Slozoya@tierrawestllc.com)

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**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*4</sup> B-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

☐ Deviation(s)                      ☒ Variance(s)                      ☐ Waiver(s)

**Explanation<sup>\*</sup>:**

We are requesting a 39-foot variance to the 45-foot buffer requirement per IDO Section 5-2(J) Major Public Open Space Edges to allow for a 6-foot buffer

We are requesting a 5-foot variance from the 20-foot max height for building B (per IDO 3-6(D)(4)(b) for a maximum height of 25-feet. We are also requesting a 5.13-foot variance from the 19.2-foot maximum height (under the 2/3 rule IDO Section 3-6(D)(4)(b)) for two adjoined townhomes for a maximum height of 24.33-feet.

Please see notice for the Site Plan - EPC and Variance - EPC in this packet

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes    ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No neighborhood meeting occurred as there are no registered NA in this area

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<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>



[Note: Items with an asterisk (\*) are required.]

### Additional Information:

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.5 acres for ZMA and 10-acres for total Site Plan area
  2. IDO Zone District MX-L and MX-T
  3. Overlay Zone(s) [if applicable] Coors Blvd - VPO-1 and Coors Blvd CPO - 2
  4. Center or Corridor Area [if applicable] Coors Blvd - Major Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

### Useful Links

#### Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

#### IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

---

<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: 10/30/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Yvonne and Albert B Bernal

Mailing Address\*: 10077 Bosque Circle NW 87114

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 10088 & 10080 Coors Blvd NW  
Location Description East of the intersection of Coors Blvd NW and 7 Bar Loop NW
2. Property Owner\* A Management Corporation
3. Agent/Applicant\* *[if applicable]* Tierra West, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*

☒ Zoning Map Amendment

☒ Other: See other notification items in packet - Site Plan, Major Amendment, and Variances

Summary of project/request<sup>1</sup>\*:

We are requesting a Zone Map Amendment to adjust the existing zone boundaries. The existing zones are - MX-L western portion and MX-T for the eastern portion.

5. This application will be decided at a public hearing by\*:

☒ Environmental Planning Commission (EPC)

☐ City Council

This application will be first reviewed and recommended by:

☐ Environmental Planning Commission (EPC)

☐ Landmarks Commission (LC)

☒ Not applicable (Zoning Map Amendment – EPC only)

Date/Time\*: December 21st, 2023 - 8:45am

Location\*<sup>2</sup>: CABQ Zoom - <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</sup> Physical address or Zoom link

[Note: Items with an asterisk (\*) are required.]

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found<sup>\*3</sup>:

E-mail Sergio Lozoya - [Slozoya@tierrawestllc.com](mailto:Slozoya@tierrawestllc.com)

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**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*4</sup> B-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

☐ Deviation(s)                      ☒ Variance(s)                      ☐ Waiver(s)

**Explanation<sup>\*</sup>:**

We are requesting a 39-foot variance to the 45-foot buffer requirement per IDO Section 5-2(J) Major Public Open Space Edges to allow for a 6-foot buffer

We are requesting a 5-foot variance from the 20-foot max height for building B (per IDO 3-6(D)(4)(b) for a maximum height of 25-feet. We are also requesting a 5.13-foot variance from the 19.2-foot maximum height (under the 2/3 rule IDO Section 3-6(D)(4)(b)) for two adjoined townhomes for a maximum height of 24.33-feet.

Please see notice for the Site Plan - EPC and Variance - EPC in this packet

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4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes    ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No neighborhood meeting occurred as there are no registered NA in this area

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<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

### Additional Information:

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.5 acres for ZMA and 10-acres for total Site Plan area
  2. IDO Zone District MX-L and MX-T
  3. Overlay Zone(s) [if applicable] Coors Blvd - VPO-1 and Coors Blvd CPO - 2
  4. Center or Corridor Area [if applicable] Coors Blvd - Major Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

### Useful Links

#### Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

#### IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

---

<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

- ✗ d. **For residential development\***: Maximum number of proposed dwelling units.
- ✗ e. **For non-residential development\***:
  - ✗ Total gross floor area of proposed project.
  - ✗ Gross floor area for each proposed use.

#### Additional Information:

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.5-Acres for property area - 10-acres total for controlling site plan
  2. IDO Zone District MX-L and MX-T
  3. Overlay Zone(s) [if applicable] Coors Blvd VPO - 1 and Coors Blvd CPO - 2
  4. Center or Corridor Area [if applicable] Major Transit Corridor
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

#### Useful Links

##### Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

##### IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

---

<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>

GARDUNO DAVID  
5419 SATURNIA RD NW  
ALBUQUERQUE NM 87114-5286

DOUBLE R FARM INC  
PO BOX 100  
CLAYTON NM 88415-0100

A MANAGEMENT CORPORATION  
4461 IRVING BLVD NW  
ALBUQUERQUE NM 87114-4286

GOURMET INVESTORS LLC  
5415 ACADEMY RD NE  
ALBUQUERQUE NM 87109

CITY OF ALBUQUERQUE  
PO BOX 2248  
ALBUQUERQUE NM 87103-2248

LCW NM LP C/O HONG KONG BUFFET  
10100 COORS BLVD NW  
ALBUQUERQUE NM 87114-4022

SALAZAR BERNABE L & LISA GARCIA  
1507 POLO PL NW  
ALBUQUERQUE NM 87114-8811

HAYCRAFT DEBORAH ANN  
1511 POLO PL NW  
ALBUQUERQUE NM 87114-8811

A MANAGEMENT CORPORATION  
4461 IRVING BLVD NW  
ALBUQUERQUE NM 87114-4286

KLECAN MARK J & PATRICIA A  
1512 POLO PL NW  
ALBUQUERQUE NM 87114-8810

BOING US HOLDCO INC  
440 S CHURCH ST SUITE 700  
CHARLOTTE NC 28202-2059

VERDUYN JOOST & VERDUYN ANITA  
TRUSTEE VERDUYN FAMILY TRUST  
6623 W MARY AVE  
VISALIA CA 93277-5180

BERNAL ALBERT B & YVONNE  
10077 BOSQUE CIR NW  
ALBUQUERQUE NM 87114

PINTZ FREDERICK R  
1516 POLO PL NW  
ALBUQUERQUE NM 87114-8809

NEW MEXICO EDUCATORS FEDERAL  
CREDIT UNION  
PO BOX 8530  
ALBUQUERQUE NM 87198-8530

DECATUR EDWARD N & SHARON B  
10039 BOSQUE CIR NW  
ALBUQUERQUE NM 87114-8825

COMMUNITY COMMON ELEMENTS  
ATTN: AMAFCA  
2600 PROSPECT AVE NE  
ALBUQUERQUE NM 87107-1836

GARDUNO DAVID  
5419 SATURNIA RD NW  
ALBUQUERQUE NM 87114-5286

BRINKER RESTAURANT CORP C/O N  
TEXAS TEAM/MARVIN F POER & CO  
PO BOX 802206  
DALLAS TX 75380-2206

DOUBLE R FARM INC  
PO BOX 100  
CLAYTON NM 88415-0100

A MANAGEMENT CORPORATION  
4461 IRVING BLVD NW  
ALBUQUERQUE NM 87114-4286

GARDENSWARTZ REALTY LLC  
13405 PINO RIDGE PL NE  
ALBUQUERQUE NM 87111-8274

GOURMET INVESTORS LLC  
5415 ACADEMY RD NE  
ALBUQUERQUE NM 87109

KUNKLE ROBERT J & DONNA L  
1519 ERWIN PL NW  
ALBUQUERQUE NM 87114-8815

CITY OF ALBUQUERQUE  
PO BOX 2248  
ALBUQUERQUE NM 87103-2248

DOUBLE R FARM INC  
PO BOX 100  
CLAYTON NM 88415-0100

LCW NM LP C/O HONG KONG BUFFET  
10100 COORS BLVD NW  
ALBUQUERQUE NM 87114-4022

NEUMAN JULIE S  
1515 ERWIN PL NW  
ALBUQUERQUE NM 87114

SALAZAR BERNABE L & LISA GARCIA  
1507 POLO PL NW  
ALBUQUERQUE NM 87114-8811

MARQUEZ RUDY R  
1604 ZENA LONA ST NE  
ALBUQUERQUE NM 87112-4536

HAYCRAFT DEBORAH ANN  
1511 POLO PL NW  
ALBUQUERQUE NM 87114-8811

A MANAGEMENT CORPORATION  
4461 IRVING BLVD NW  
ALBUQUERQUE NM 87114-4286

KLECAN MARK J & PATRICIA A  
1512 POLO PL NW  
ALBUQUERQUE NM 87114-8810

BOING US HOLDCO INC  
440 S CHURCH ST SUITE 700  
CHARLOTTE NC 28202-2059

WESTERN BANK DIANA SEALE TAX ACCT  
DEPT  
PO BOX 10566  
BIRMINGHAM AL 35296

ALAMO CENTER LLC  
13405 PINO RIDGE PL NE  
ALBUQUERQUE NM 87111-8274

VERDUYN JOOST & VERDUYN ANITA  
TRUSTEE VERDUYN FAMILY TRUST  
6623 W MARY AVE  
VISALIA CA 93277-5180

BERNAL ALBERT B & YVONNE  
10077 BOSQUE CIR NW  
ALBUQUERQUE NM 87114

PINTZ FREDERICK R  
1516 POLO PL NW  
ALBUQUERQUE NM 87114-8809

NEW MEXICO EDUCATORS FEDERAL  
CREDIT UNION  
PO BOX 8530  
ALBUQUERQUE NM 87198-8530

DECATUR EDWARD N & SHARON B  
10039 BOSQUE CIR NW  
ALBUQUERQUE NM 87114-8825

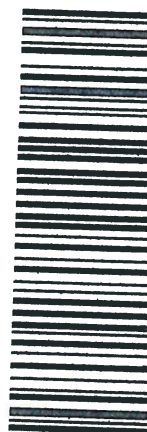
COMMUNITY COMMON ELEMENTS  
ATTN: AMAFCA  
2600 PROSPECT AVE NE  
ALBUQUERQUE NM 87107-1836

COORS LAND LLC  
201 3RD ST NW SUITE 1370  
ALBUQUERQUE NM 87102-3381

NEW MEXICO GAS COMPANY INC  
PO BOX 1025  
ALBUQUERQUE NM 87103

DENNIS GEORGE LARRY LLC  
8618 MENAUL BLVD NE SUITE H  
ALBUQUERQUE NM 87112-2242

*TERRA WEST*.LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7022 3330 0001 0711 0206

GOURMET INVESTORS LLC  
5415 ACADEMY RD NE  
ALBUQUERQUE NM 87109





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- ☐ Complete items 1, 2, and 3.
- ☐ Print your name and address on the reverse so that we can return the card to you.
- ☐ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

GOURMET INVESTORS LLC  
5415 ACADEMY RD NE  
ALBUQUERQUE NM 87109



9590 9402 7786 2152 9183 63

2. Article Number (Transfer from service label)

7022 3330 0001 0711 0206

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

☐ Agent  
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
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- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

TERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

7022 3330 0001 0711 0190



SALAZAR BERNABE L & LISA GARCIA  
1507 POLO PL NW  
ALBUQUERQUE NM 87114-8811



**SENDER: COMPLETE THIS SECTION**

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- ☐ Print your name and address on the reverse so that we can return the card to you.
- ☐ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**SALAZAR BERNABE L & LISA GARCIA**  
**1507 POLO PL NW**  
**ALBUQUERQUE NM 87114-8811**



9590 9402 7786 2152 9183 56

7022 3330 0001 0711 0190

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X**

☐ Agent  
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                               | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input checked="" type="checkbox"/> Certified Mail Restricted Delivery | <input checked="" type="checkbox"/> Signature Confirmation™         |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       |   |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

PS Form 3811, July 2020 PSN 7530-02-000-9053

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STERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7022 3330 0001 0711 0299

LCW NM LP C/O HONG KONG BUFFET  
10100 COORS BLVD NW  
ALBUQUERQUE NM 87114-4022





**SENDER: COMPLETE THIS SECTION**

- ☐ Complete items 1, 2, and 3.
- ☐ Print your name and address on the reverse so that we can return the card to you.
- ☐ Attach this card to the back of the mailpiece, or on the front if space permits.

<sup>1</sup> Article Addressed to:

LCW NM LP C/O HONG KONG BUFFET  
10100 COORS BLVD NW  
ALBUQUERQUE NM 87114-4022



9590 9402 7786 2152 9184 55

<sup>2</sup> Article Number (Transfer from service label)

7022 3330 0001 0711 0299

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

☐ Agent

B. Received by (Printed Name)

☐ Addressee

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☒ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

TIERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7022 3330 0001 0711 0169

DECATUR EDWARD N & SHARON B  
10039 BOSQUE CIR NW  
ALBUQUERQUE NM 87114-8825



**SENDER: COMPLETE THIS SECTION**

- ☐ Complete items 1, 2, and 3.
- ☐ Print your name and address on the reverse so that we can return the card to you.
- ☐ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DECATUR EDWARD N & SHARON B  
10039 BOSQUE CIR NW  
ALBUQUERQUE NM 87114-8825

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature ☐ Agent  
**X** ☐ Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
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- ☐ Signature Confirmation Restricted Delivery

2. Article Number (Transfer from service label)

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69TD TTLD T000 DEEE 2202

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

*TIERRA WEST, LLC*  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7022 3330 0001 0711 0183

KLECAN MARK J & PATRICIA A  
1512 POLO PL NW  
ALBUQUERQUE NM 87114-8810





**SENDER: COMPLETE THIS SECTION**

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- ☐ Print your name and address on the reverse so that we can return the card to you.
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1 Article Addressed to  
**KLECAN MARK J & PATRICIA A**  
**1512 POLO PL NW**  
**ALBUQUERQUE NM 87114-8810**



9590 9402 7786 2152 9183 49

2. Article Number (Transfer from service label)

**7022 3330 0001 0711 0183**

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

☒ X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☒ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



7022 3330 0001 0711 0237

STERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

CITY OF ALBUQUERQUE  
PO BOX 2248  
ALBUQUERQUE NM 87103-2248



**SENDER: COMPLETE THIS SECTION**

- ☐ Complete items 1, 2, and 3.
- ☐ Print your name and address on the reverse so that we can return the card to you.
- ☐ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**CITY OF ALBUQUERQUE**  
**PO BOX 2248**  
**ALBUQUERQUE NM 87103-2248**



9590 9402 7786 2152 9183 94

2. Article Number (Transfer from service label)

**7022 3330 0001 0711 0237**

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X**

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

TERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7022 3330 0001 0711 0312

NEW MEXICO EDUCATORS FEDERAL  
CREDIT UNION  
PO BOX 8530  
ALBUQUERQUE NM 87198-8530





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- ☐ Print your name and address on the reverse so that we can return the card to you.
- ☐ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**NEW MEXICO EDUCATORS FEDERAL  
CREDIT UNION  
PO BOX 8530  
ALBUQUERQUE NM 87198-8530**



9590 9402 7786 2152 9184 79

Article Number (Transfer from service label)  
**7022 3330 0001 0711 0312**

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X**

☐ Agent  
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                               | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input checked="" type="checkbox"/> Signature Confirmation™         |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       |   |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

Domestic Return Receipt

*TERRA West*. LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7022 3330 0001 0711 0176

BERNAL ALBERT B & YVONNE  
10077 BOSQUE CIR NW  
ALBUQUERQUE NM 87114



**SENDER: COMPLETE THIS SECTION**

- ☐ Complete items 1, 2, and 3.
- ☐ Print your name and address on the reverse so that we can return the card to you.
- ☐ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**BERNAL ALBERT B & YVONNE  
10077 BOSQUE CIR NW  
ALBUQUERQUE NM 87114**



9590 9402 7786 2152 9183 32

2. Article Number (Transfer from service label)

**7022 3330 0001 0711 0176**

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X**

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

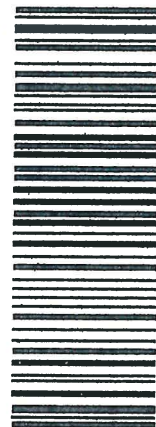
☐ Registered Mail Restricted Delivery

☒ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

CERTIFIED MAIL®



7022 3330 0001 0711 0305

TERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

VERDUYN JOOST & VERDUYN ANITA  
TRUSTEE VERDUYN FAMILY TRUST  
6623 W MARY AVE  
VISALIA CA 93277-5180





**SENDER: COMPLETE THIS SECTION**

- ☐ Complete items 1, 2, and 3.
- ☐ Print your name and address on the reverse so that we can return the card to you.
- ☐ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

VERDUYN JOOST & VERDUYN ANITA  
TRUSTEE VERDUYN FAMILY TRUST  
6623 W MARY AVE  
VISALIA CA 93277-5180

9590 9402 7786 2152 9184 62



7022 3330 0001 0711 0305

PS Form 3811, July 2020 PSN 7530-02-000-9063

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

☒ X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

**3. Service Type**

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Registered Mail
- ☐ Registered Mail Restricted Delivery
- ☒ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery

Domestic Return Receipt

*TERRA WEST*. LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7022 3330 0001 0711 0220

DOUBLE R FARM INC  
PO BOX 100  
CLAYTON NM 88415-0100



**SENDER: COMPLETE THIS SECTION**

- ☐ Complete items 1, 2, and 3.
- ☐ Print your name and address on the reverse so that we can return the card to you.
- ☐ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**DOUBLE R FARM INC**  
**PO BOX 100**  
**CLAYTON NM 88415-0100**



9590 9402 7786 2152 9183 87

2. Article Number (Transfer from service label)

**7022 3330 0001 0711 0220**

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

☒ X

☐ Agent  
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  
 If YES, enter delivery address below: ☐ Yes ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

*TIERRA* *West*. LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7022 3330 0001 0711 0213

GARDUNO DAVID  
5419 SATURNIA RD NW  
ALBUQUERQUE NM 87114-5286





**SENDER: COMPLETE THIS SECTION**

- ☐ Complete items 1, 2, and 3.
- ☐ Print your name and address on the reverse so that we can return the card to you.
- ☐ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**GARDUÑO DAVID**  
**5419 SATURNIA RD NW**  
**ALBUQUERQUE NM 87114-5286**



9590 9402 7786 2152 9183 70

7022 3330 0001 0711 0213

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X**

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type

- |   |   |
|---|---|
| <input type="checkbox"/> Adult Signature                                | <input type="checkbox"/> Priority Mail Express®                     |
| <input checked="" type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                                | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input checked="" type="checkbox"/> Certified Mail Restricted Delivery  | <input checked="" type="checkbox"/> Signature Confirmation™         |
| <input type="checkbox"/> Collect on Delivery                            | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery        |   |
| <input type="checkbox"/> Insured Mail                                   |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)  |   |

Domestic Return Receipt

TERRA WEST, LLC

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7022 3330 0001 0711 0275

COMMUNITY COMMON ELEMENTS  
ATTN: AMAFCA  
2600 PROSPECT AVE NE  
ALBUQUERQUE NM 87107-1836



**SENDER: COMPLETE THIS SECTION**

- ☐ Complete items 1, 2, and 3.
- ☐ Print your name and address on the reverse so that we can return the card to you.
- ☐ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**COMMUNITY COMMON ELEMENTS**  
**ATTN: AMAFCA**  
**2600 PROSPECT AVE NE**  
**ALBUQUERQUE NM 87107-1836**



9590 9402 7786 2152 9184 31

**7022 3330 0001 0711 0275**

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

☒

☐ Agent  
☐ Addressee

B. Received by (*Printed Name*)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input checked="" type="checkbox"/> Certified Mail®                    | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input checked="" type="checkbox"/> Signature Confirmation™         |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       |   |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

Domestic Return Receipt

*TIERRA WEST. LLC*  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7022 3330 0001 0711 0282

A MANAGEMENT CORPORATION  
4461 IRVING BLVD NW  
ALBUQUERQUE NM 87114-4286





**SENDER: COMPLETE THIS SECTION**

- ☐ Complete items 1, 2, and 3.
- ☐ Print your name and address on the reverse so that we can return the card to you.
- ☐ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**A MANAGEMENT CORPORATION  
4461 IRVING BLVD NW  
ALBUQUERQUE NM 87114-4286**



9590 9402 7786 2152 9184 48

2. Article Number (Transfer from service label)

**7022 3330 0001 0711 0282**

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

☒

☐ Agent  
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input checked="" type="checkbox"/> Certified Mail®                    | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input checked="" type="checkbox"/> Signature Confirmation™         |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       |   |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

Domestic Return Receipt

*SERRA WEST. LLC*

5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7022 3330 0001 0711 0251

BOING US HOLDCO INC  
440 S CHURCH ST SUITE 700  
CHARLOTTE NC 28202-2059



**SENDER: COMPLETE THIS SECTION**

- ☐ Complete items 1, 2, and 3.
- ☐ Print your name and address on the reverse so that we can return the card to you.
- ☐ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**BOING US HOLDCO INC**  
**440 S CHURCH ST SUITE 700**  
**CHARLOTTE NC 28202-2059**



9590 9402 7786 2152 9184 17

2. Article Number (Transfer from...)

**7022 3330 0001 0711 0251**

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

☒ X

☐ Agent

B. Received by (Printed Name)

☐ Addressee

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☒ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☒ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

TERRA West, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7022 3330 0001 0711 0268

PINTZ FREDERICK R  
1516 POLO PL NW  
ALBUQUERQUE NM 87114-8809

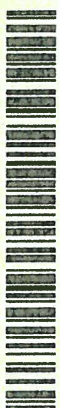


**SENDER: COMPLETE THIS SECTION**

- ☐ Complete items 1, 2, and 3.
- ☐ Print your name and address on the reverse so that we can return the card to you.
- ☐ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**PINTZ FREDERICK R**  
**1516 POLO PL NW**  
**ALBUQUERQUE NM 87114-8809**



9590 9402 7786 2152 9184 24

2. Article Number (Transfer from envelope label)

**7022 3330 0001 0711 0268**

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X**

☐ Agent  
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  
 If YES, enter delivery address below: ☐ Yes  
☐ No

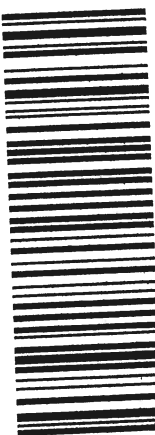
3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                               | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input checked="" type="checkbox"/> Certified Mail Restricted Delivery | <input checked="" type="checkbox"/> Signature Confirmation™         |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       |   |

red Mail  
 red Mail Restricted Delivery  
 (over \$500)

Domestic Return Receipt

TERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



7022 3330 0001 0711 0244

HAYCRAFT DEBORAH ANN  
1511 POLO PL NW  
ALBUQUERQUE NM 87114-8811





**SENDER: COMPLETE THIS SECTION**

- ☐ Complete items 1, 2, and 3.
- ☐ Print your name and address on the reverse so that we can return the card to you.
- ☐ Attach this card to the back of the mailpiece, or on the front if space permits.

**HAYCRAFT DEBORAH ANN**  
**1511 POLO PL NW**  
**ALBUQUERQUE NM 87114-8811**



9590 9402 7786 2152 9184 00

2. Article Number (Transfer from service label)

**7022 3330 0001 0711 0244**

POST 1, JULY 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) ☐ Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☐ No  
 If YES, enter delivery address below:

3. Service Type
- ☒ Adult Signature
  - ☐ Adult Signature Restricted Delivery
  - ☐ Certified Mail®
  - ☐ Certified Mail Restricted Delivery
  - ☐ Collect on Delivery
  - ☐ Collect on Delivery Restricted Delivery
  - ☐ Registered Mail™
  - ☐ Registered Mail Restricted Delivery
  - ☒ Signature Confirmation™
  - ☐ Signature Confirmation Restricted Delivery
  - ☐ Priority Mail Express®

Registered Mail Restricted Delivery (over \$500)

Domestic Return Receipt

7020 3160 0000 3388 9448

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

\$  
 Total Postage  
 \$  
 Sent To  
 NEUMAN JULIE S.  
 1515 ERWIN PL NW  
 ALBUQUERQUE NM 87114

Street and Apt.

City, State, ZIP

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7020 3160 0000 3388 9427

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

\$  
 Total Postage  
 \$  
 Sent To  
 WESTERN BANK DIANA SEALE TAX ACCT  
 DEPT  
 PO BOX 10566  
 BIRMINGHAM AL 35296

Street and Apt.

City, State, ZIP

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7020 3160 0000 3388 9455

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

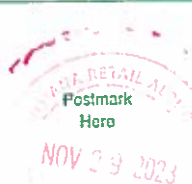
\$  
 Total Postage  
 \$  
 Sent To  
 GARDENSWARTZ REALTY LLC  
 13405 PINO RIDGE PL NE  
 ALBUQUERQUE NM 87111-8274

Street and Apt.

City, State, ZIP

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7020 3160 0000 3388 9424

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

\$  
 Total Postage  
 \$  
 Sent To  
 NEW MEXICO GAS COMPANY INC  
 PO BOX 1025  
 ALBUQUERQUE NM 87103

Street and Ap

City, State, Zi

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7020 3160 0000 3388 9462

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

\$  
 Total Postage  
 \$  
 Sent To  
 NEW MEXICO EDUCATORS FEDERAL  
 CREDIT UNION  
 PO BOX 8530  
 ALBUQUERQUE NM 87198-8530

Street and Apt.

PS Form 3800, April 2015 PSN 7530-02-000-9047



7020 3160 0000 3388 9431

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

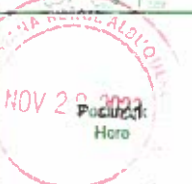
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

\$  
 Total Postage  
 \$  
 Sent To  
 COORS LAND LLC  
 201 3RD ST NW SUITE 1370  
 ALBUQUERQUE NM 87102-3381

Street and Apt.

PS Form 3800, April 2015 PSN 7530-02-000-9047





7020 3160 0000 3388 9387

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

\$ Total Postage and  
 \$ Sent To  
 Street and Apt. No.  
 City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7020 3160 0000 3388 9509

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

\$ Total Postage and  
 \$ Sent To  
 Street and Apt. No.  
 City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7020 3160 0000 3388 9394

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

\$ Total Postage and  
 \$ Sent To  
 Street and Apt. No.  
 City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7020 3160 0000 3388 9486

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

\$ Total Postage and  
 \$ Sent To  
 Street and Apt. No.  
 City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7020 3160 0000 3388 9400

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

\$ Total Postage and  
 \$ Sent To  
 Street and Apt. No.  
 City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7020 3160 0000 3388 9493

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

\$ Total Postage and  
 \$ Sent To  
 Street and Apt. No.  
 City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



a i itate eeting Request

## Jones, Megan D.

---

**From:** Jones, Megan D.  
**Sent:** Tuesday, December 5, 2023 11:52 AM  
**To:** Jones, Megan D.  
**Subject:** FW: request for post-submittal facilitated meeting

**From:** Edward Decatur <[decature45@gmail.com](mailto:decature45@gmail.com)>  
**Sent:** Wednesday, November 15, 2023 11:28 AM  
**To:** Varela, Alan M. <[avarela@cabq.gov](mailto:avarela@cabq.gov)>  
**Subject:** request for post-submittal facilitated meeting

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

To: Director of Planning, Alan Varela cc Megan Jones, sr. planner @ [mdjones@cabq.gov](mailto:mdjones@cabq.gov)

1.) The Bosque dell Acres Neighborhood Assoc. is requesting a post-submittal facilitated meeting re: the property development at 10080 and 10088 Coors NW in order to satisfy some of our outstanding questions re: the development. Our efforts to meet with the planners/developers have not met with success; thus, we are requesting this facilitated meeting.

2.) a) I/we are particularly concerned about the major amendment needed to amend the existing controlling site plan to allow new proposed uses. What exactly does this mean? Do they plan for uses other than what they have included in their current plans?

b) We do not support the requested 39 ft. variance for a 6 ft. buffer with the open space. The open space area needs as much buffer as possible for protection from intrusion by the public.

c) We do not support the 5 ft. variance increase in the height of the townhomes and the cannabis establishment. Those height specifications are in place for protection of the view of the mountains from Coors Blvd. and should not be manipulated or overlooked.

d) We have a concern with excessive light pollution as it relates to nearby homes in the area.

3.) The expected/desired outcomes from the meeting are clear, understandable answers to the above questions. I/we believe that forthright discussion of these matters will lead to a better outcome for all parties involved.

Thank you for your consideration in this matter.

Sharon B. Decatur, concerned resident at 10039 Bosque Cir. NW 505-897-3321

Anita Abeyta, President of Bosque dell Acres Neighborhood Assoc. 505-295-4508

## SITE PLAN DRAWINGS



Y:\2023\2023004 Retail @ 7 Bar\dwg\Construction\2023004-SP.dwg, 12/10/2023 6:36:40 PM, DWG To PDF.pc3

PROJECT NUMBER: PR-2023009105  
APPLICATION NUMBER: SI-2023-01402

#### KEYED NOTES

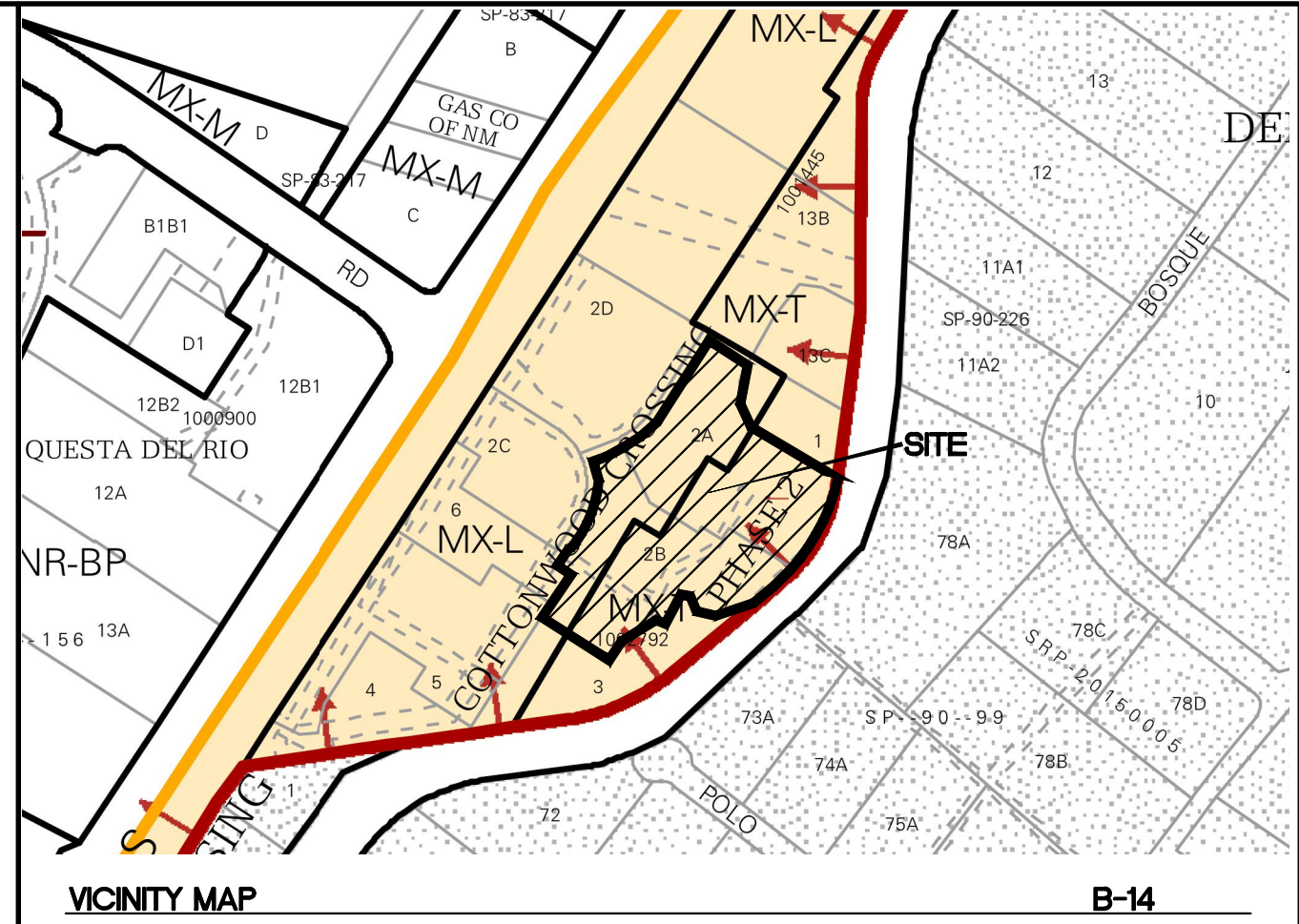
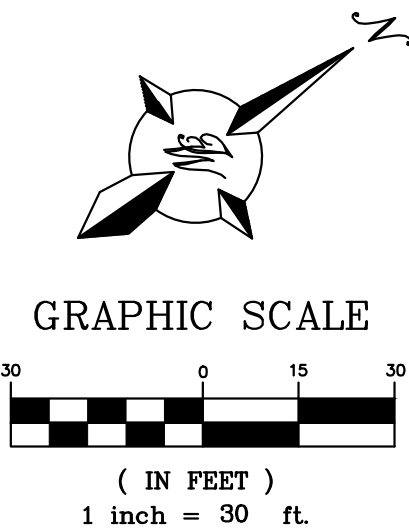
- ACCESSIBLE PARKING PER ADA STANDARDS W/SIGN
- STD CURB AND GUTTER PER COA STD DWG 2415A
- ACCESSIBLE RAMP SEE DETAIL C5.0
- CONCRETE SIDEWALK
- MOTORCYCLE SPACE W/SIGN (4'X8' MIN)
- WHEEL STOP (TYP)
- BICYCLE RACK SEE DETAIL SHEET C5.0
- TRANSFORMER
- TRANSFORMER TO BE REMOVED
- DOUBLE / SINGLE DUMPSTER SEE DETAIL SHEET C5.1
- EXISTING WALL
- PEDESTRIAN CROSSING
- SITE LIGHTING FIXTURES WITH FULL CUT OFF.
- MPO VAN ACCESSIBLE PARKING
- MPO PEDESTRAIN ACCESS GATE
- MPO 6' LANDSCAPE BUFFER
- WALLS & FOOTING ADJACENT TO MPO WILL BE WHOLLY CONTAINED WITHIN BUFFER
- PER IDO 5-3(D)(3)(C) MATERIALS TO ALERT MOTORIST

#### GENERAL NOTES - SITE PLANS

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING THIS WORK. IN CASE OF ANY DISCREPANCIES, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT COMMENCE WITHOUT APPROVAL FROM THE ARCHITECT.
- WRITTEN DIMENSIONS OF DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
- GC AND LIGHTING CONTRACTOR TO ENSURE SITE LIGHTING FIXTURE HEADS HAVE THE CORRECT ORIENTATION. REFER TO PHOTOMETRIC DRAWINGS FOR HEAD PLACEMENT.
- GC TO COORDINATE SITE SECURITY LAYOUT AND CONDUIT SIZE & LOCATION WITH THE OWNER.
- GC TO ENSURE PAVING AT ALL EXITS SHALL NOT EXCEED A 2% MAX SLOPE IN ALL DIRECTIONS.
- PAVING SHALL BE LOWER THAN THE BUILDING SLAB BY THE FOLLOWING AMOUNTS UNO:
  - 1/2" @ ALL EXIT DOORS
  - 1/2" @ ALL SHOWROOM GLAZING LOCATIONS
  - 1 1/2" @ OVERHEAD DOORS
  - 1 1/2" @ PRE-FAB METAL WALL PANELS
- PARKING LOT SHALL BE ASPHALT PAVING
- SITE ACREAGE IS 3.2 ACRE PORTION OF LARGER 10 ACRE CONTROLLING SITE DEVELOPMENT AREA
- VARIANCE BEING REQUESTED FOR 45' BUFFER AT MPO EDGE TO BE REDUCED TO 6' BUFFER. VA-20236-000315 (MPOS VA)
- REFERENCE VA-2023-000315 (MPOS VA)
- GENERAL NOTE: HEIGHTS OF BUILDINGS SUBJECT FOR VARIANCE REQUEST TO VPO - BUILDINGS HEIGHT STANDARDS VA-2023-000314 (VPO-1 VA)
- SITE PLAN DESIGNED IN COMPLIANCE W/ CPO-2 STANDARDS PURSUANT TO IDO 3-4 (c)

#### INDEX TO DRAWINGS

- C1.0 SITE PLAN FOR BUILDING PERMIT  
C1.1 SITE PLAN- VIEW PLANE ANALYSIS  
C1.2 SITE PLAN- VIEW PLANE ANALYSIS  
C2.0 CONCEPTUAL GRADING AND DRAINAGE PLAN  
C2.1 EXISTING BASIN  
C2.2 PROPOSED BASIN  
C3.0 CONCEPTUAL MASTER UTILITY PLAN  
C4.0 BUILDING ELEVATIONS  
C4.1 BUILDING ELEVATIONS  
C4.2 BUILDING ELEVATIONS  
C4.3 BUILDING ELEVATIONS  
C4.4 BUILDING ELEVATIONS  
C5.0 DETAIL SHEET  
C5.1 DETAIL SHEET  
LS101 LANDSCAPING PLAN



#### LEGAL DESCRIPTION

LT 2-A LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSINGPHASE II (BEING A REPLAT OF TRACT 2 COTTONWOOD CROSSINGPHASE II) CONT 1.5908 AC  
LT 2-B LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSINGPHASE II (BEING A REPLAT OF TRACT 2 COTTONWOOD CROSSINGPHASE II) CONT 1.5483 AC  
3.20 ACRES OF THE CONTROLLING SITE DEVELOPMENT PLAN

#### SITE DATA

LOT AREA 136744 SF (3.20 ACRES)  
ZONING MX-L & MX-T

BUILDING A  
PROPOSED USE COMMERCIAL  
BUILDING FOOTPRINT 5040 SF

BUILDING B  
PROPOSED USE CANNABIS RETAIL  
BUILDING FOOTPRINT 4752 SF

BUILDING C  
PROPOSED USE RESTAURANT  
BUILDING FOOTPRINT 4057 SF

DWELLING UNIT  
PROPOSED USE RESIDENTIAL  
15 OF UNITS 1740± SF EACH  
TOTAL AREA 23951 SF

#### COMMERCIAL PARKING

BUILDING A  
PARKING REQUIRED 18 SPACES (3.5 SPACES/1000 SF GFA)  
PARKING PROVIDED 28 SPACES

ACCESSIBLE SPACES REQUIRED 1 SPACE  
ACCESSIBLE SPACES PROVIDED 1 SPACE VAN ACCESSIBLE

MOTORCYCLE SPACES REQUIRED AND PROVIDED 1 SPACE  
BICYCLE SPACES REQUIRED AND PROVIDED 2

BUILDING B  
TWO-STORY CANNABIS RETAIL  
PARKING SPACES REQUIRED 33 SPACES (4 SPACES/1,000 SF GFA)  
PARKING SPACES PROVIDED 53 SPACES (10 SHARED W/BLDG C)

ACCESSIBLE SPACES REQUIRED 2 SPACES  
ACCESSIBLE SPACES PROVIDED 3 SPACES (1 VAN ACCESSIBLE)

MOTORCYCLE SPACES REQUIRED 1 SPACE  
MOTORCYCLE SPACES PROVIDED 3 SPACES  
BICYCLE SPACES REQUIRED AND PROVIDED 5

BUILDING C  
PARKING SPACES REQUIRED 23 SPACES (5.6 SPACES/1,000 SF GFA)  
PARKING SPACES PROVIDED 20 SPACES (10 SHARED W/BLDG B)  
ACCESSIBLE SPACES REQUIRED AND PROVIDED 1 SPACE (1 VAN ACCESSIBLE)

MOTORCYCLE SPACES REQUIRED AND PROVIDED 1 SPACE  
BICYCLE SPACES REQUIRED AND PROVIDED 3

#### RESIDENTIAL PARKING

TOWNHOMES 2 SPACE/PER UNIT  
TOTAL PARKING REQUIRED 28 SPACES  
GARAGE PARKING 28 SPACES

LANDSCAPE REQUIRED 14847 SF (15% NET AREA)  
LANDSCAPE PROVIDED 19880 SF

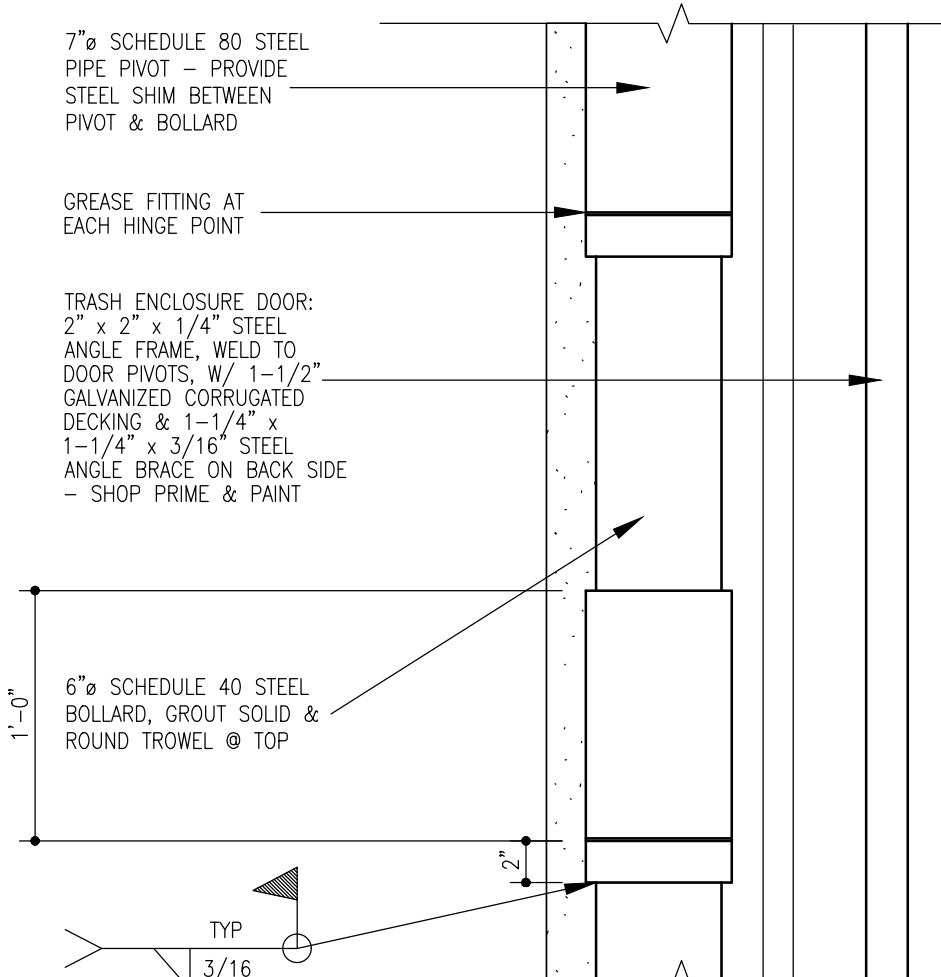
THE REQUIRED 10% PARKING REDUCTION IS INCLUDED PURSUANT TO IDO 5-5(C)(5) FOR PROXIMITY TO TRANSIT.

THE REQUEST IS TO ADD THE RESTAURANT, CANNABIS RETAIL, OFFICE, AND TOWNHOMES USES TO THE CONTROLLING SITE PLAN.

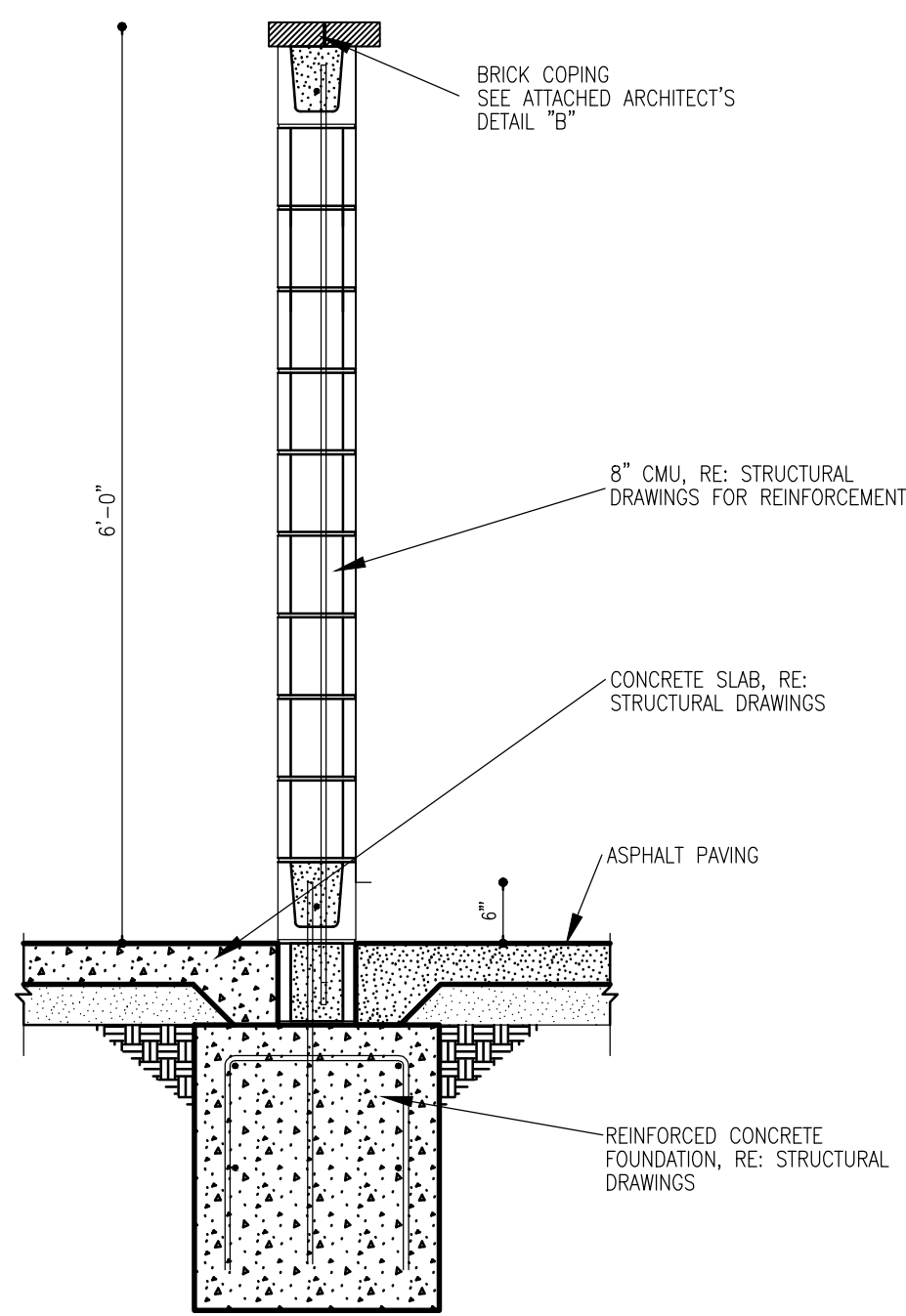
ENGINEER'S SEAL	RETAIL AT 7 BAR ALBUQUERQUE, NM	DRAWN BY pm
	SITE PLAN - EPC (NOT BUILDING PERMIT SET)	DATE 11-13-23
THE REQUIRED 10% PARKING REDUCTION IS INCLUDED PURSUANT TO IDO 5-5(C)(5) FOR PROXIMITY TO TRANSIT.	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2023004-SP
VINCENT P. CARRICA P.E. #16212		SHEET # C1.0
		JOB # 2023004



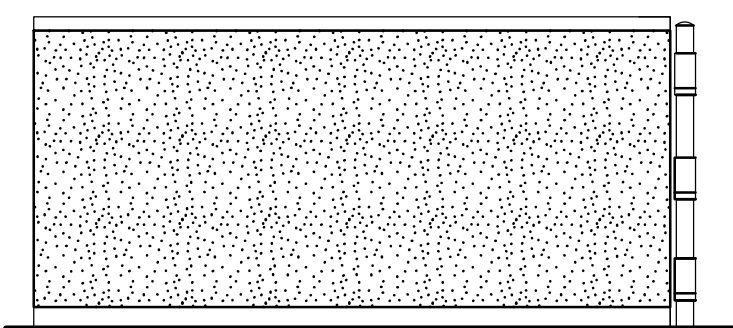




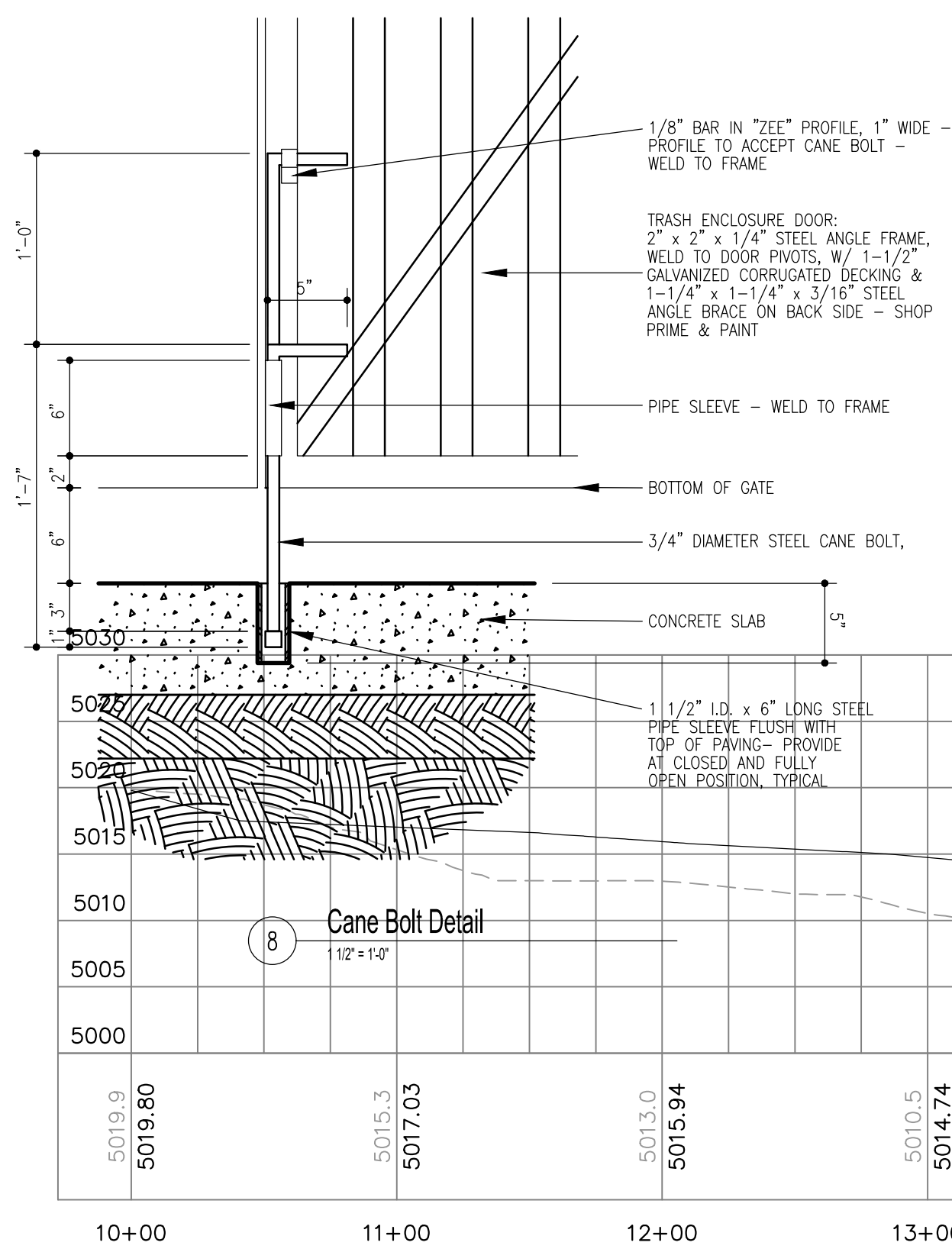
9 Dumpster Door Pivot  
1 1/2" x 1 1/2"



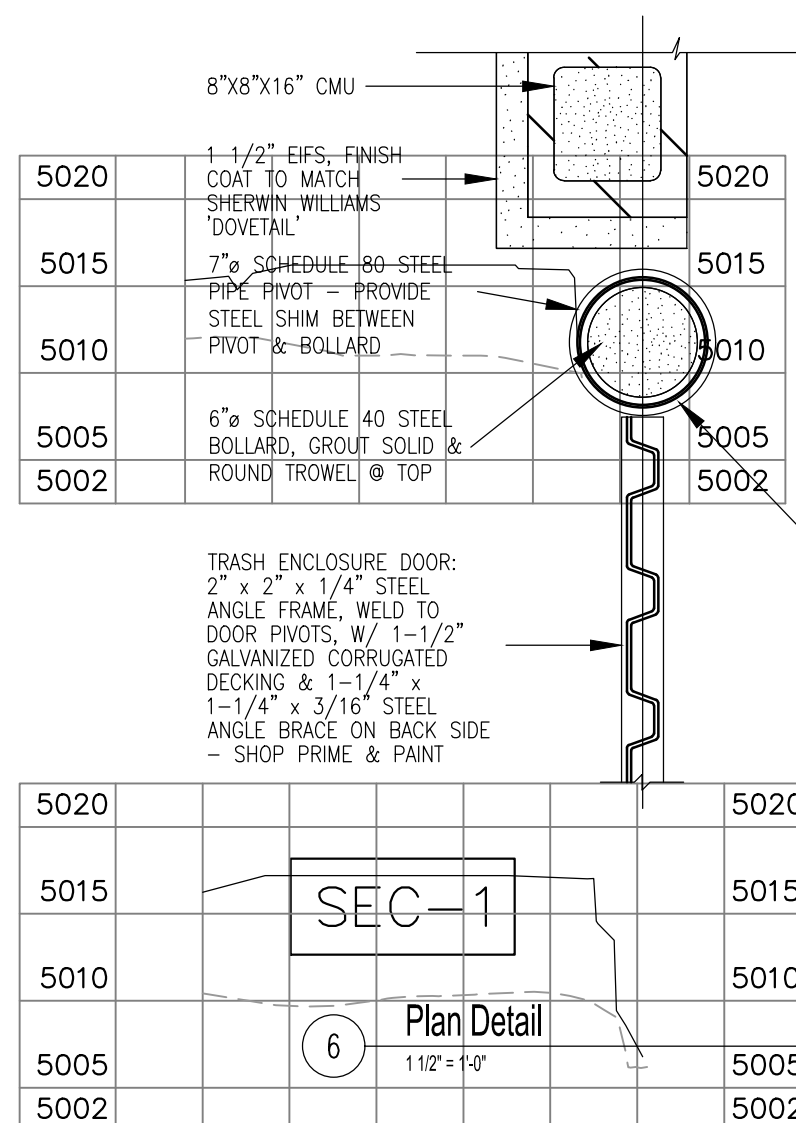
7 Wall Section  
3/4" x 1 1/2"



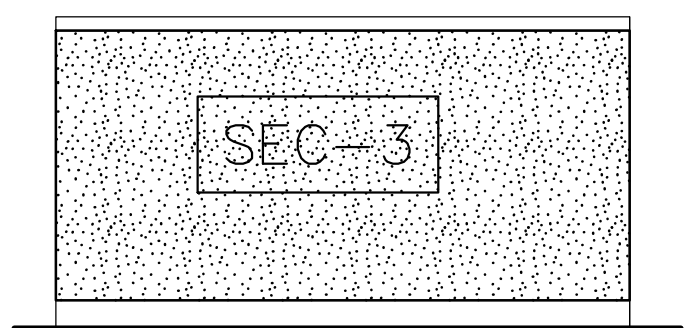
5 Side Elevation  
1 1/4" x 1 1/2"



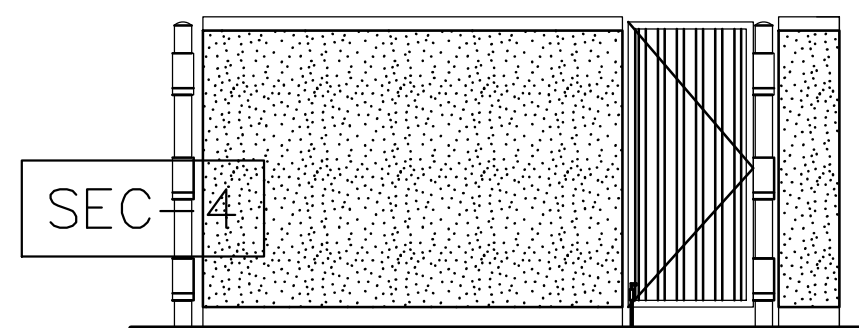
8 Cane Bolt Detail  
1 1/2" x 1 1/2"



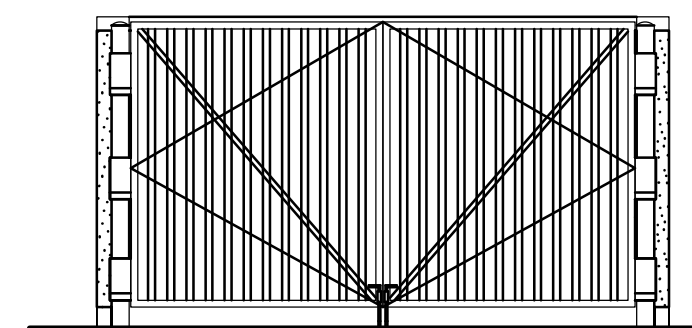
6 Plan Detail  
1 1/2" x 1 1/2"



4 Back Elevation  
1 1/4" x 1 1/2"



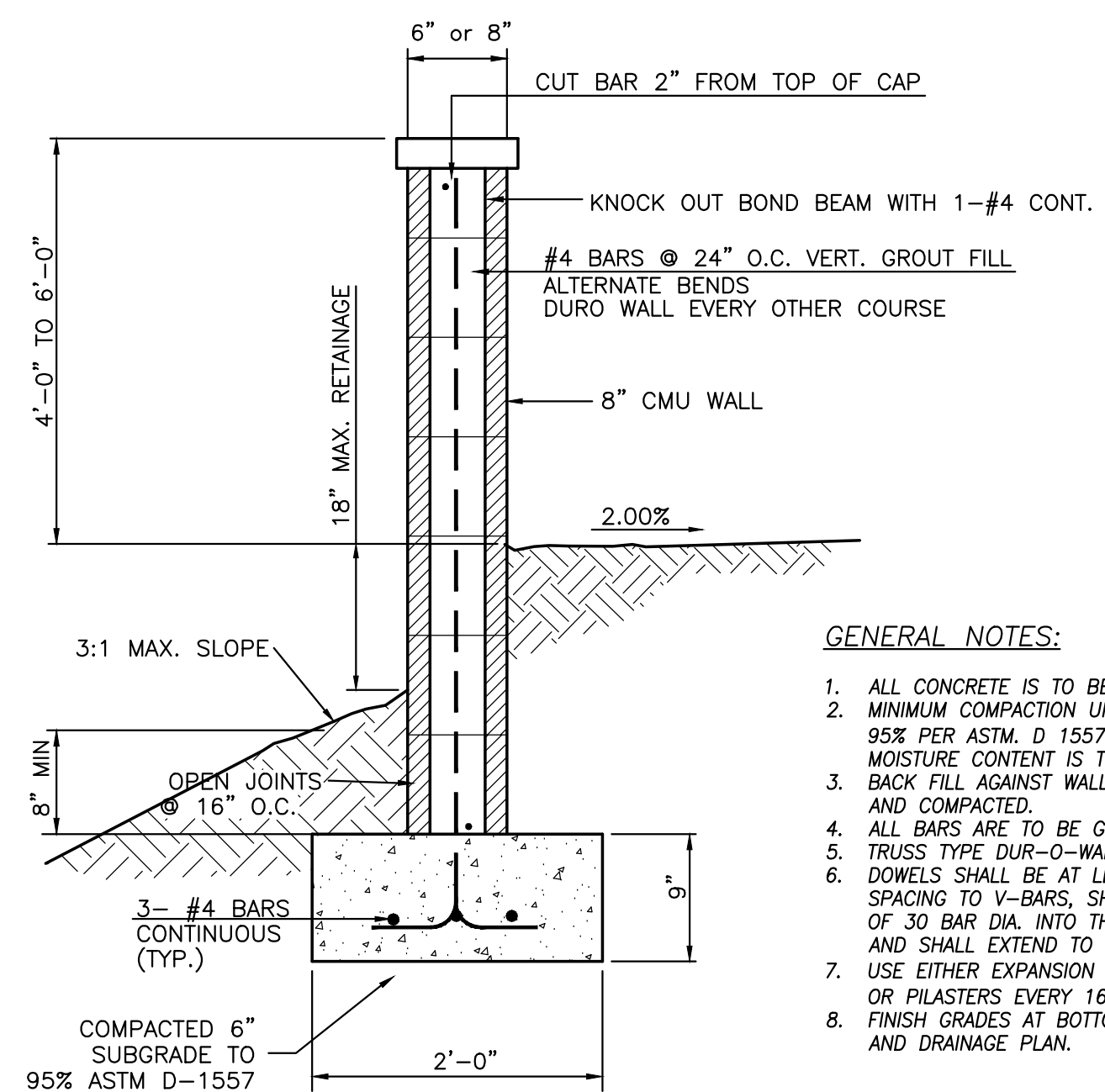
3 Side Elevation  
1 1/4" x 1 1/2"



2 Front Elevation  
1 1/4" x 1 1/2"

### General Notes

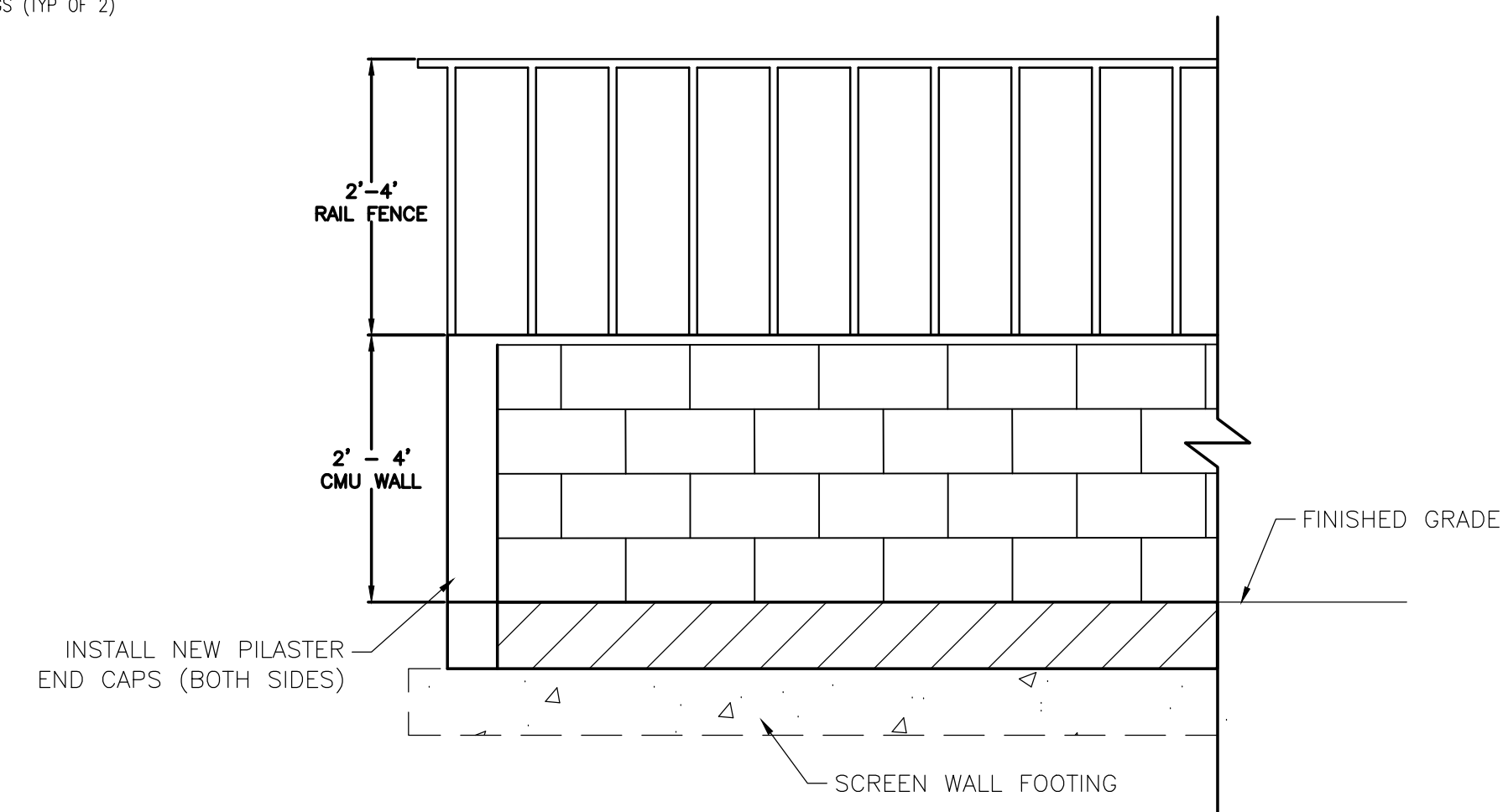
1. PAINT BOLLARDS, GATE HINGES, GATES & ANY OTHER FERROUS STEEL COMPONENT SHERWIN WILLIAMS PER ARCHITECTURAL PLANS



SCREEN WALL SECTION  
NTS

### GENERAL NOTES:

1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE  $\pm 2.0\%$ .
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
8. FINISH GRADES AT BOTTOM OF WALL PER GRADING AND DRAINAGE PLAN.



CMU WALL DETAIL  
NTS

ENGINEER'S SEAL  11-13-23 VINCENT P. CARRICA P.E. #16212	RETAIL AT 7 BAR ALBUQUERQUE, NM	DRAWN BY pm
	CONSTRUCTION DETAILS	DATE 11-13-23
	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	DRAWING 2023004-SP
		SHEET # C5.1
		JOB # 2023004





NOTE: COA plant list sizes are shown, although they vary greatly from published literature, and actual field observation conditions within the City of Albuquerque.

LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
-----	------	------------------	---------

Trees

5	2" cal	Honey Locust <i>Gleditsia triacanthos</i>	50x45 1520.43 1952.15 M
5	2" cal	Chinese Pistache <i>Pistacia chinensis</i>	40x35 962.11 4810.55 M
3	2"	Desert Willow <i>Chilopsis linearis</i> Multi Trunk, 6' min ht.	20x25 490.81 142.61 M
11	6 - 8'	Austrian Pine <i>Pinus nigra</i>	35x25 490.81 5399.51 M
39	20gal.	Wichita Blue <i>Juniperus scopulorum</i> Irrigate with shrub drip line	10x6 28.27 1102.53 M
8	4 - 6'	Palm Yucca <i>Yucca faxoniana</i> Note: No irrigation to Palm Yucca	15x6 28.27 226.16 L
10	15 Gal.	Oklahoma Redbud <i>Cercis reniformis</i>	15x12 113.10 1131 M
81	Total Trees		20764.5100

Shrubs & Groundcovers

54	5 Gal	Buffalo Juniper <i>Juniperus sabina 'Buffalo'</i>	1x8 50.26 2714.04 M
19	5 Gal	Dwarf Fountain Grass <i>Pennisetum alopecuroides 'Hamelin'</i>	3x3 7.06 134.14 M
41	5 Gal	Red Yucca <i>Hesperaloe parviflora</i>	3x3 7.06 289.46 L
22	5 Gal	Karl Foerster Grass <i>Calamagrostis acutiflora 'Karl Foerster'</i>	2.5x3 7.06 155.32 M
32	5 Gal	Cherry Sage <i>Salvia greggii</i>	3x4 12.51 402.24 M
36	5 Gal	Blue Mist <i>Caryopteris x clandonensis</i>	3x3 7.06 254.16 M
36	5 Gal	Apache Plume <i>Fallugia paradoxa</i>	4x5 19.64 126.68 L
37	5 Gal	Chamisa <i>Chrysothamnus nauseosus</i>	5x5 19.64 162.68 L
34	5 Gal	India Hawthorne <i>Raphiolepis indica</i>	3x4 12.51 421.38 M
28	5 Gal	Knock Out Roses <i>Rosa 'Knock Out'</i>	3x4 12.51 351.96 L
3	5 Gal	Butterfly Bush <i>Buddleia davidii</i>	5x1 38.45 115.35 M
292	Total Shrubs		6333.4100
51	2-3cf	To be placed at contractor discretion	
170825		Landscape Gravel / Filter Fabric 3/4" Crushed Grey	
1600		Oversize Landscape Gravel / Filter Fabric 2-4" Adobe Rose	
6358.5		Organic Mulch, 25% Required Note, Each Tree, min, 5' rad. 78.5sf ea. 81 Trees x 78.5 sf = 6358.5 sf See Tree Detail, a 5' radius of wood mulch is require around each tree w/out Filter Fabric	
Total LS Area	25041	Total Mulch Provided Total Mulch Required	6358.5 6260

NOTE: Wood mulch is only used as a requirement of the City of Albuquerque, IDO. Wood mulch will need to be refreshed often as it is washed, and blown away and will result in a negative impact on the health of the plant material. Additionally, historically, wood mulch in commercial applications has clogged storm sewers creating damage to commercial properties, lawsuits, and damages assessed to landscape architects and contractors. Designer assumes no responsibility for flooding or erosion as the result of the use of Wood Mulch as required by the City of Albuquerque.

NOTE: Contractor shall submit gravel samples, and pricing to owner for approval prior to placement.

Clear Site Triangle Note:  
Landscaping and signage will not interfere with clear site requirements. Signs, walls, trees and shrubbery between 3 and 8 feet tall, (as measured from the gutter pan) are not included within the clear site triangle.

LANDSCAPE NOTES:  
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain landscaping in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Albuquerque IDO.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance.

In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Landscape Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed, or other treatment.

Landscape shall be watered by a complete underground irrigation system operated by automatic timer. Trees shall have netafim and shrubs shall have a minimum of 2 emitters per shrub.

Trees and shrubs shall be zoned separately.

Point of connection for irrigation system is unknown at current and shall be coordinated between the irrigation contractor, owner, general contractor.

Landscaping shall be installed according to the approved plan: Installation shall be completed within 60 days of the related building's occupancy.

No substitutions, or alterations shall be made to this plan without the express written authorization of the Landscape Architect, and changes approved by the City of Albuquerque.

Any discrepancies, or questions regarding this plan or the approval thereof, shall be brought to the attention of the Landscape Architect of record. Questions shall be submitted through the general contractor.

Drainage Basin Treatments  
Per City of Albuquerque  
Drainage Basin Treatments

The bottom and sides must be seeded with a native mix per City Standard specification 1022 depending on soil type for that City area. Please reference this native seed selection and the section on plan sheet.

For pond bottoms: Gravel 3/4" to 1 inch mulch. One layer thick not stacked

Native grass establishment must be achieved by the contractor within a 3 year time frame. Temporary irrigation or water trucks must be used when rain is lacking. Seeds must germinate in one year or reseeding will likely be needed.

Maintenance will be per City of Albuquerque Specification 1023.91 and 1023.92.

Contractor must seed the basin during/after the first growing season.

Needs city inspection. Stormwater Quality Ordinance-final stabilization must be accepted by the City.

LANDSCAPE CALCULATIONS

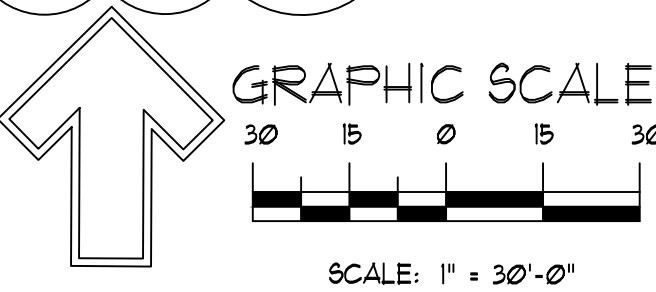
TOTAL LOT AREA (sf)	136824
TOTAL BUILDING AREA (sf)	-35081
TOTAL NET-LOT AREA (sf)	101743
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED (15%)	15220
TOTAL ON-SITE LANDSCAPE PROVIDED	25041
TOTAL LIVE GROUNDCOVER REQUIRED	6260
TOTAL LIVE GROUNDCOVER PROVIDED	6333.4100
TOTAL LIVE PLANT COVER REQUIRED	18781
TOTAL LIVE PLANT COVER PROVIDED	21022.1000

Street Tree Notes:

Per Section 5-6(D) (1) (a) Required Street Trees.  
Trees are GENERALLLT required along street frontages every 25 feet on center unless otherwise specified in Part 6-2-2 of BOA-1994 (Street Trees)

Section 6-6-2-5 Street Trees (A)

- Size of the trees at maturity should be in proportion to the planting space provided for them. ... smaller species of trees will require closer spacing, and larger trees will require greater spacing. Spacing shall be approved as part of the plan approval process.
- On sites where evenly spaced street trees are not possible, or do not conform to the overall design objectives of the site, provided that the number of trees equals or exceeds the number that would be required if the trees were evenly spaced



REVISIONS

Date:	Comment

Designed By: **dm**

Drawn By: **dm**

Approved By: **dm**

Date: **11/1/23**

NEW MEXICO ONE CALL  
STATEWIDE 811 OR  
1-800-4-A-SHED (24/7)  
www.nmonecall.org  
Call two working days  
before you dig.

Landscaping

Seven Bar Loop Development  
10088 Coors Rd, NW 8  
Albuquerque, NM 87114

Mitchell Associates, Inc

LANDSCAPE ARCHITECTURE  
DANNY MITCHELL  
danny@mitchellassociatesinc.com  
505.659.9583

Seal:

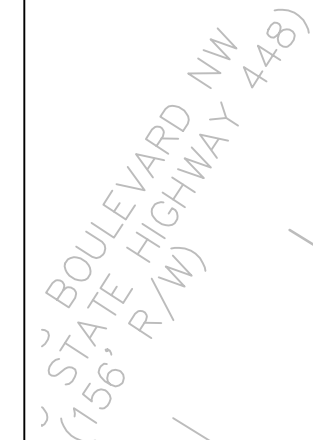
LANDSCAPE ARCHITECT

STATE OF NEW MEXICO  
DANNY D. MITCHELL  
239  
REGISTERED  
LANDSCAPE ARCHITECT  
11/1/23

DRAWING NO:

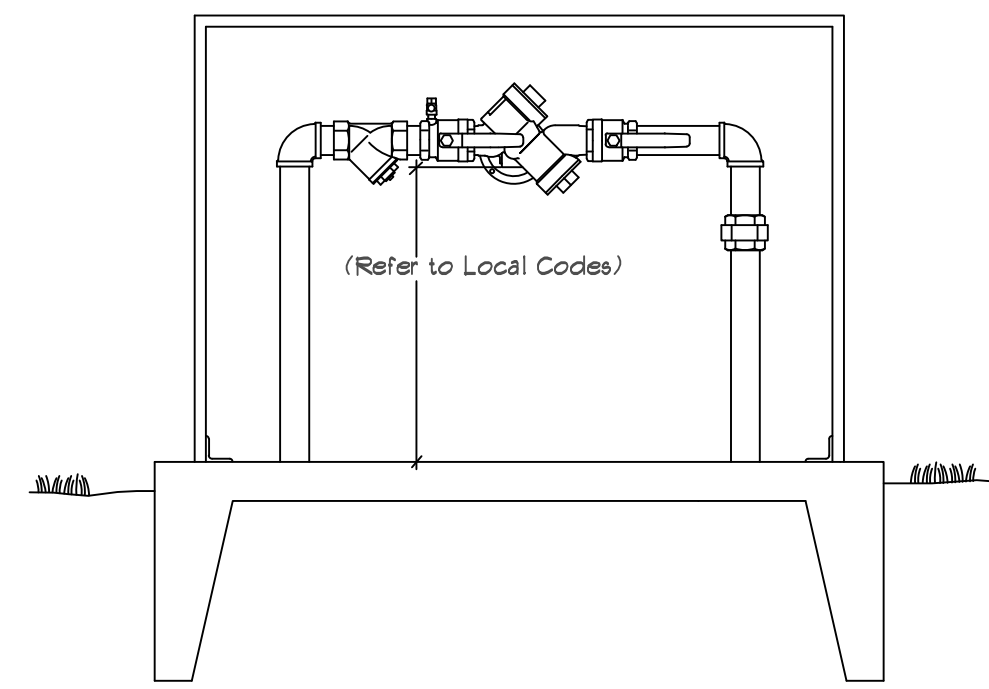
**LS-101**





**LS-102**

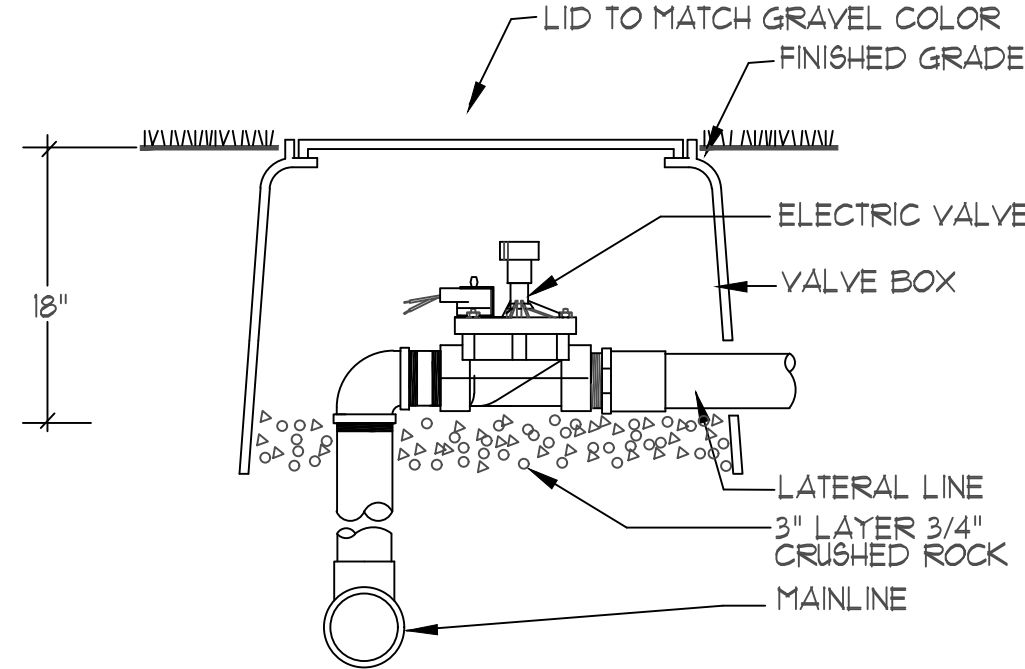




Reduced Pressure Assembly  
Outdoor Freeze Protection Installation

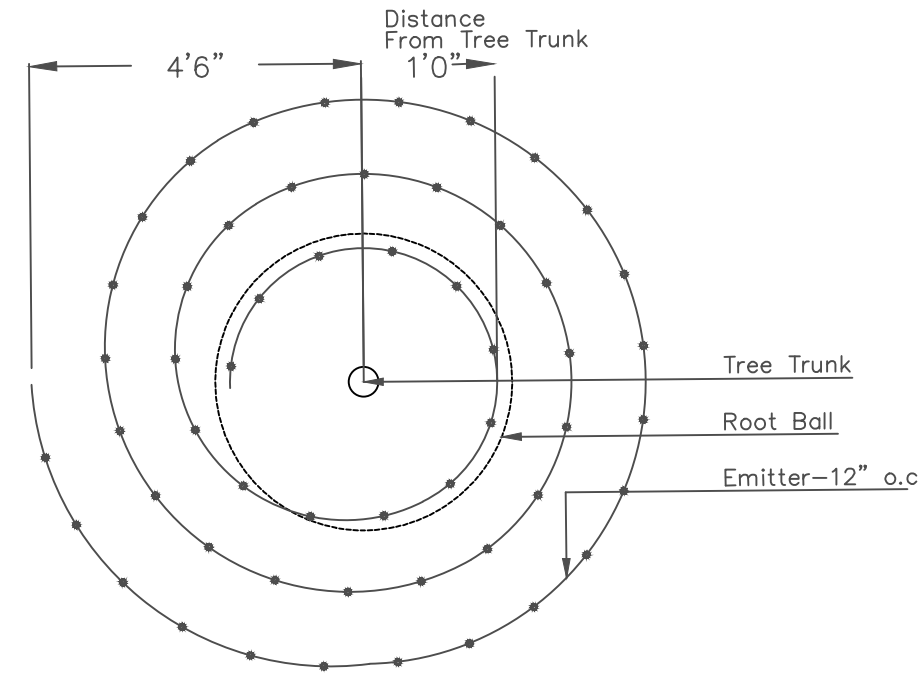
RPA, HOTBOX TYP.

N.T.S.



ELECTRIC VALVE ASSEMBLY

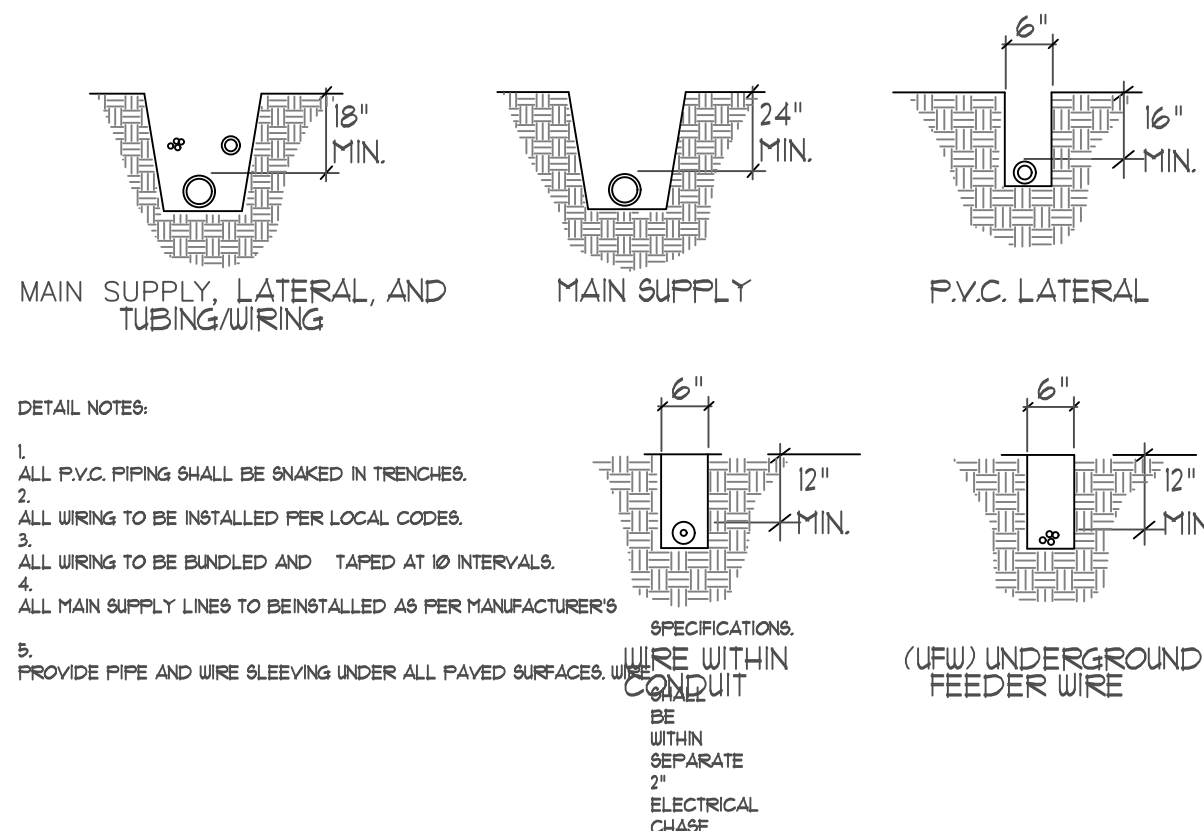
N.T.S.



Netafim Spiral Detail

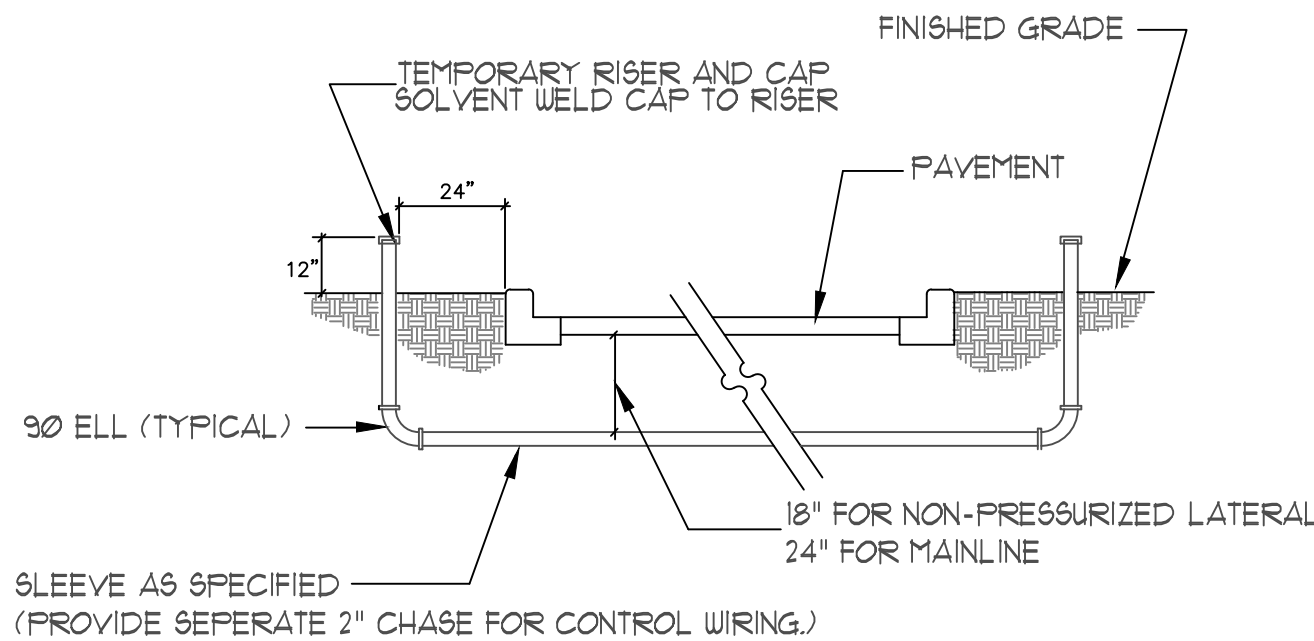
NETAFIM DETAIL

N.T.S.



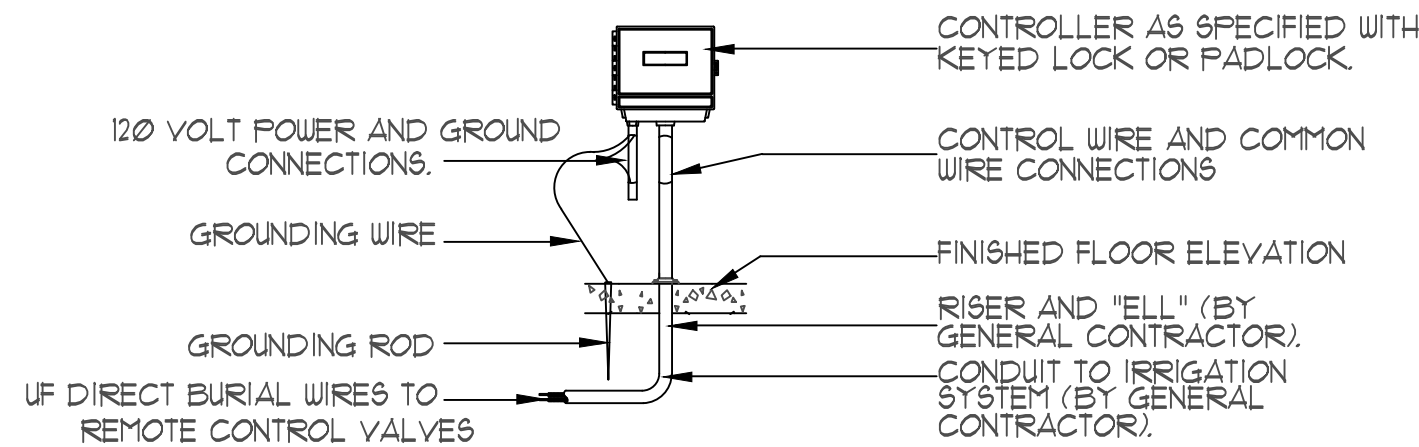
TRENCHING DETAIL

N.T.S.



SLEEVE INSTALLATION DETAIL

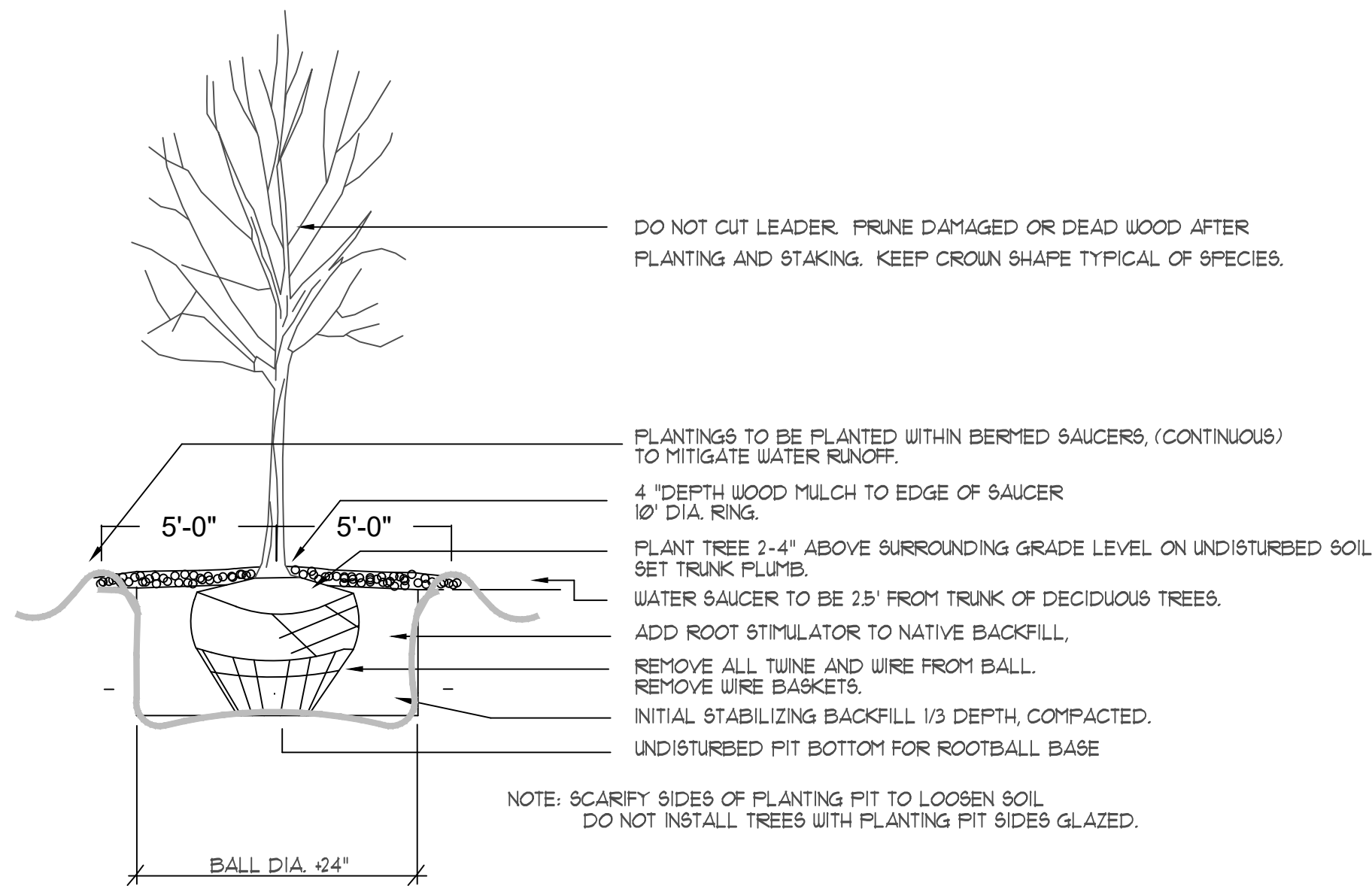
N.T.S.



- DETAIL NOTES:
1. ELECTRICAL POWER TO BE SUPPLIED BY OTHERS.
  2. ALL WIRING TO BE INSTALLED PER LOCAL CODES.
  3. SEE ELECTRICAL PLANS FOR LOCATION OF CONTROLLER.
  4. CONTROLLER TO BE MOUNTED APPROXIMATELY 5'-0\"/>

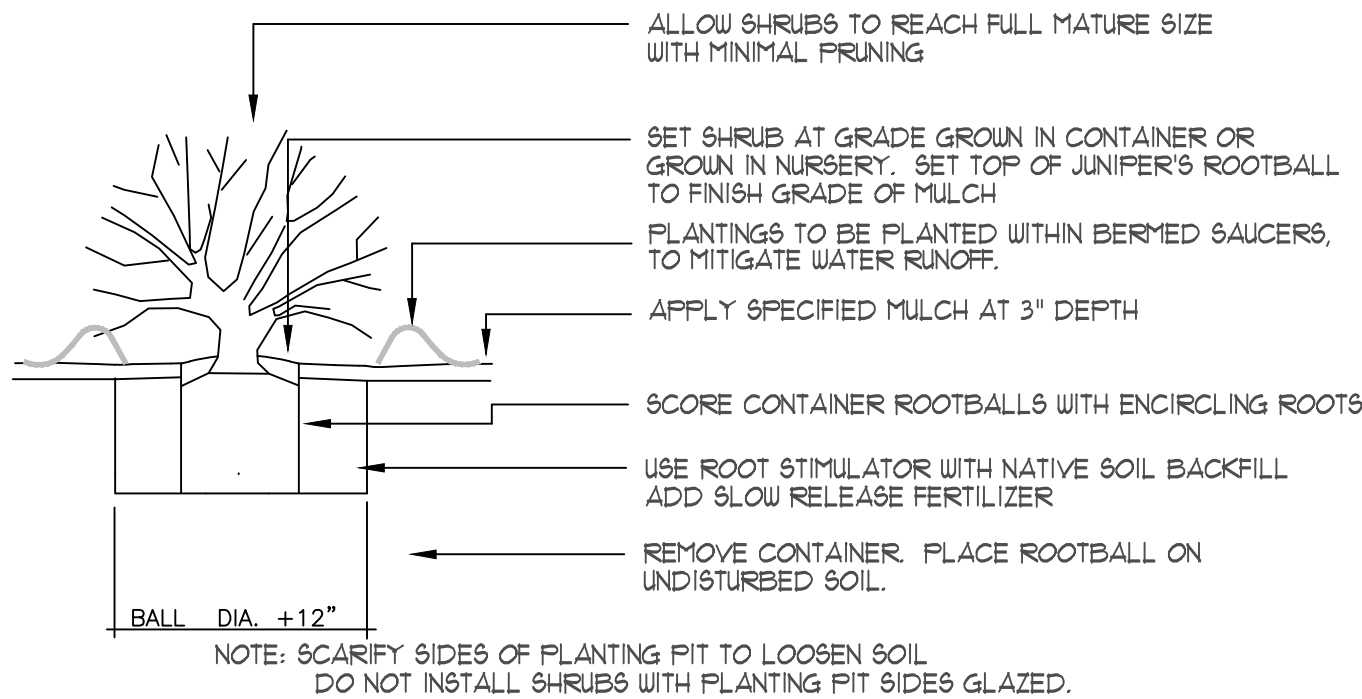
CONTROLLER DETAIL

N.T.S.



TREE PLANTING DETAIL

N.T.S.



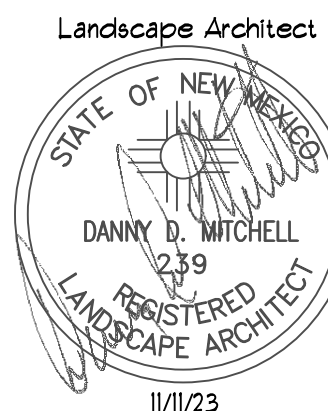
SHRUB PLANTING DETAIL

N.T.S.

Seven Bar Loop Development  
10088 Coors Rd, NW 8  
Albuquerque, NM 87114



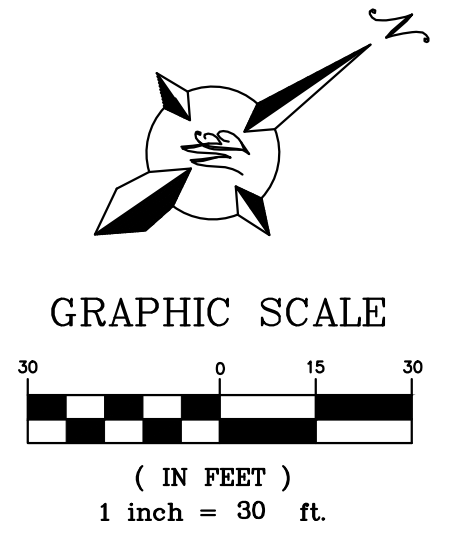
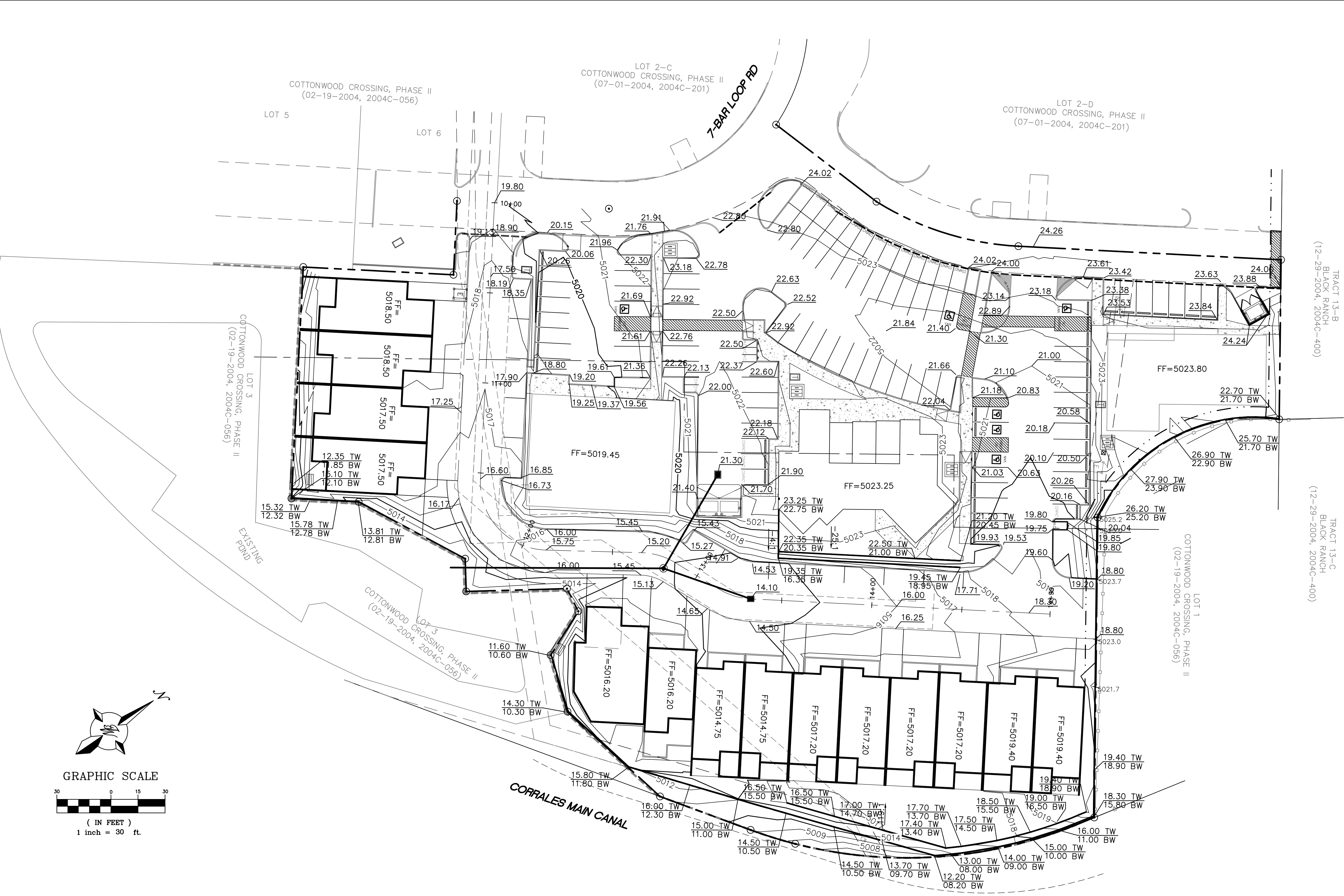
Seal:



DRAWING NO:  
LS-103

DESIGNED BY:	DATE:	REVISIONS
dm	dm	Comment
DRAWN BY:		
APPROVED BY:		
DATE:		
NEW MEXICO ONE CALL STATEWIDE 811 OR 1-800-4-A-STATE (2728) www.nmonecall.org Call two working days before you dig.		
FILE ID:		





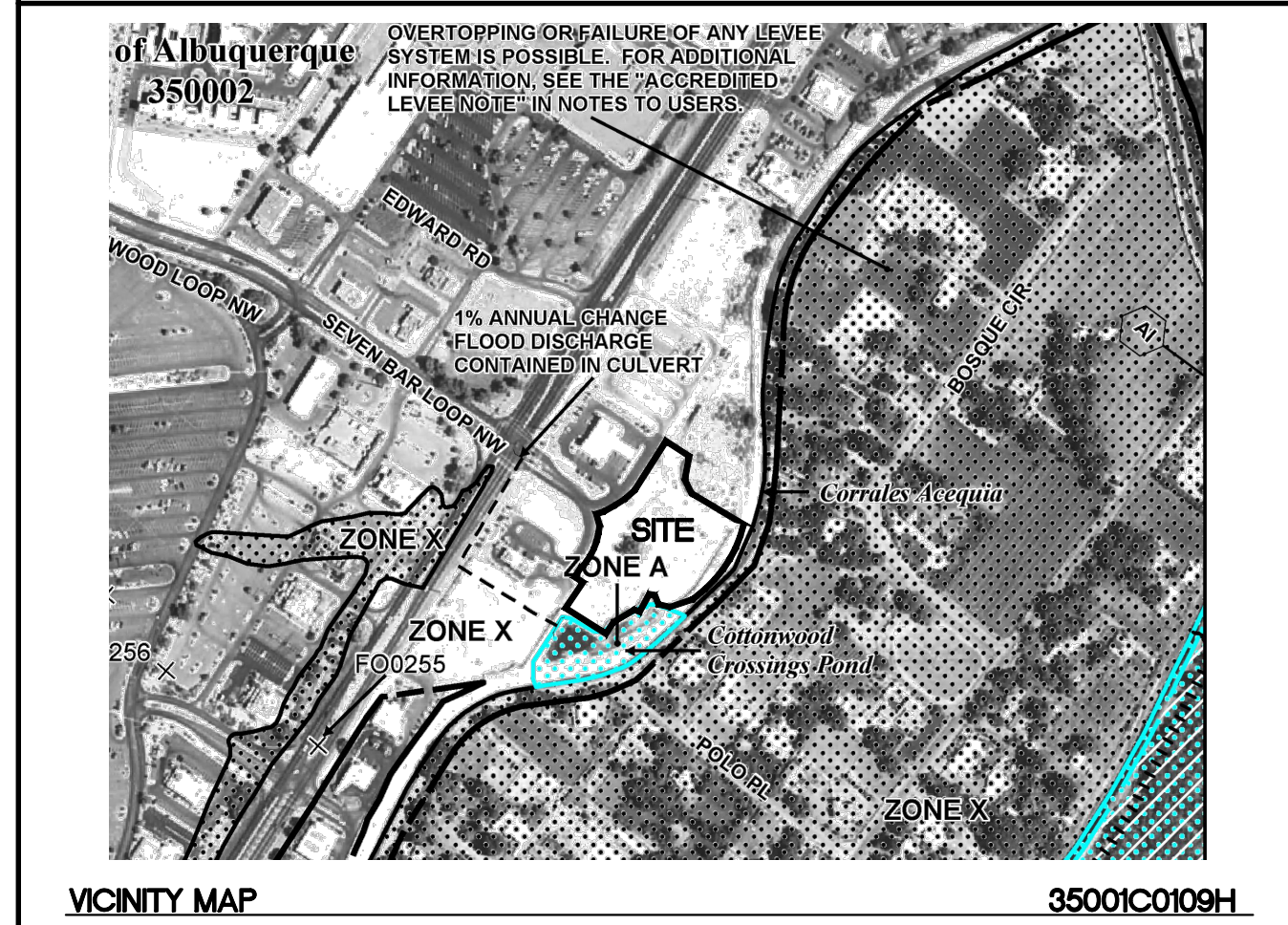
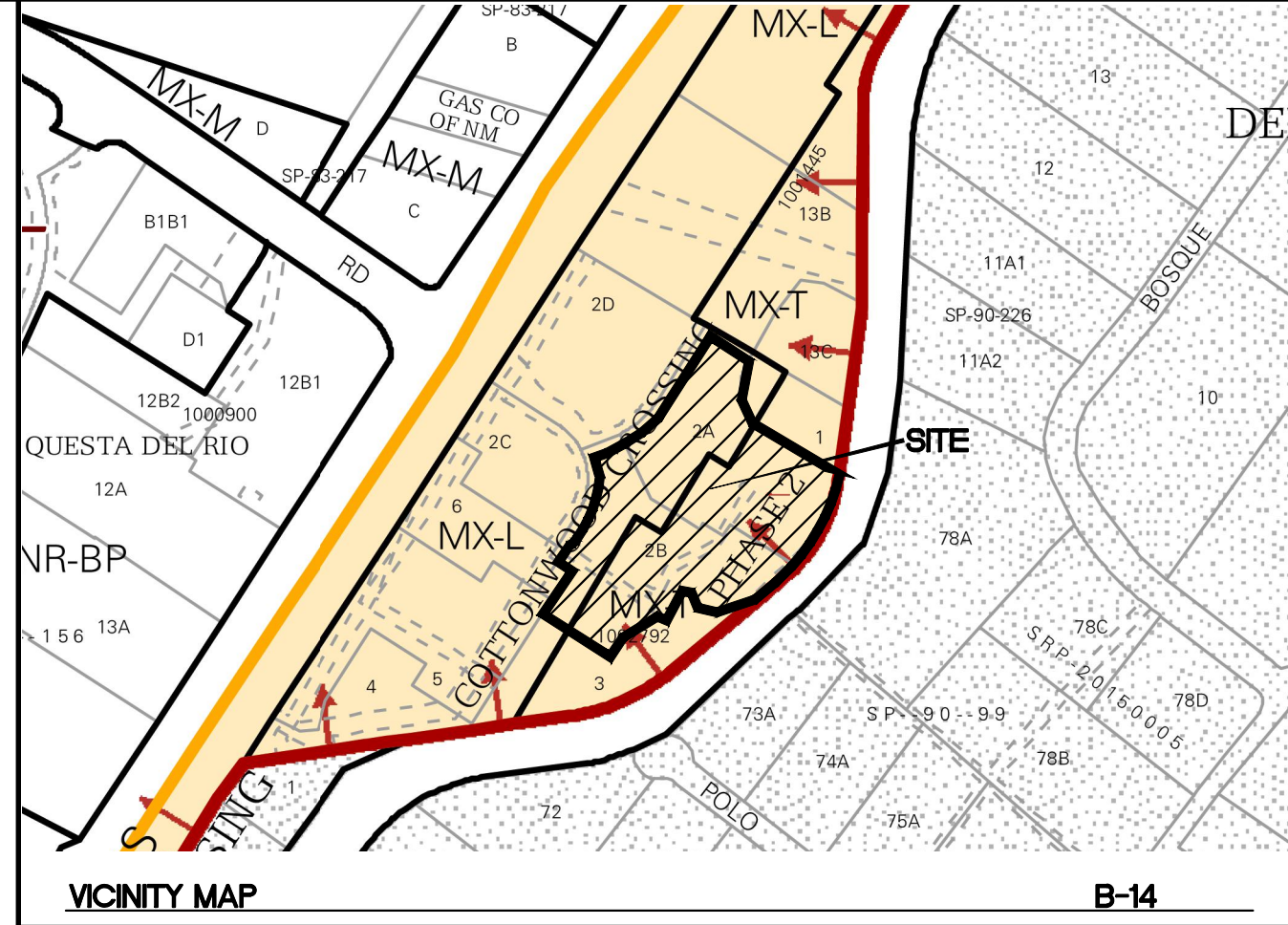
LEGEND	
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING RETAINING WALL

- NOTICE TO CONTRACTORS**
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
  - ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
  - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
  - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
  - BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
  - MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
  - WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

- EROSION CONTROL NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
  - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
  - CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
  - REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
  - ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
  - ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR ¾" GRAVEL.

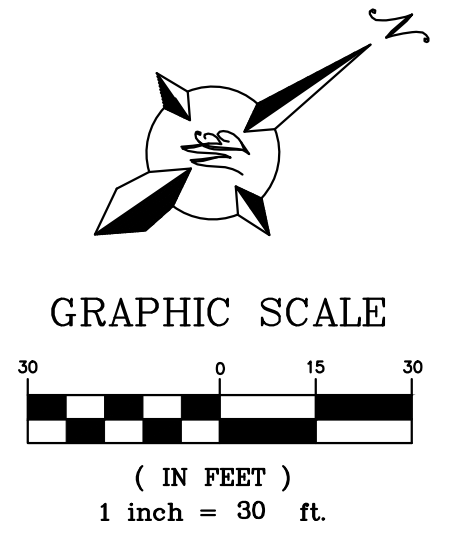
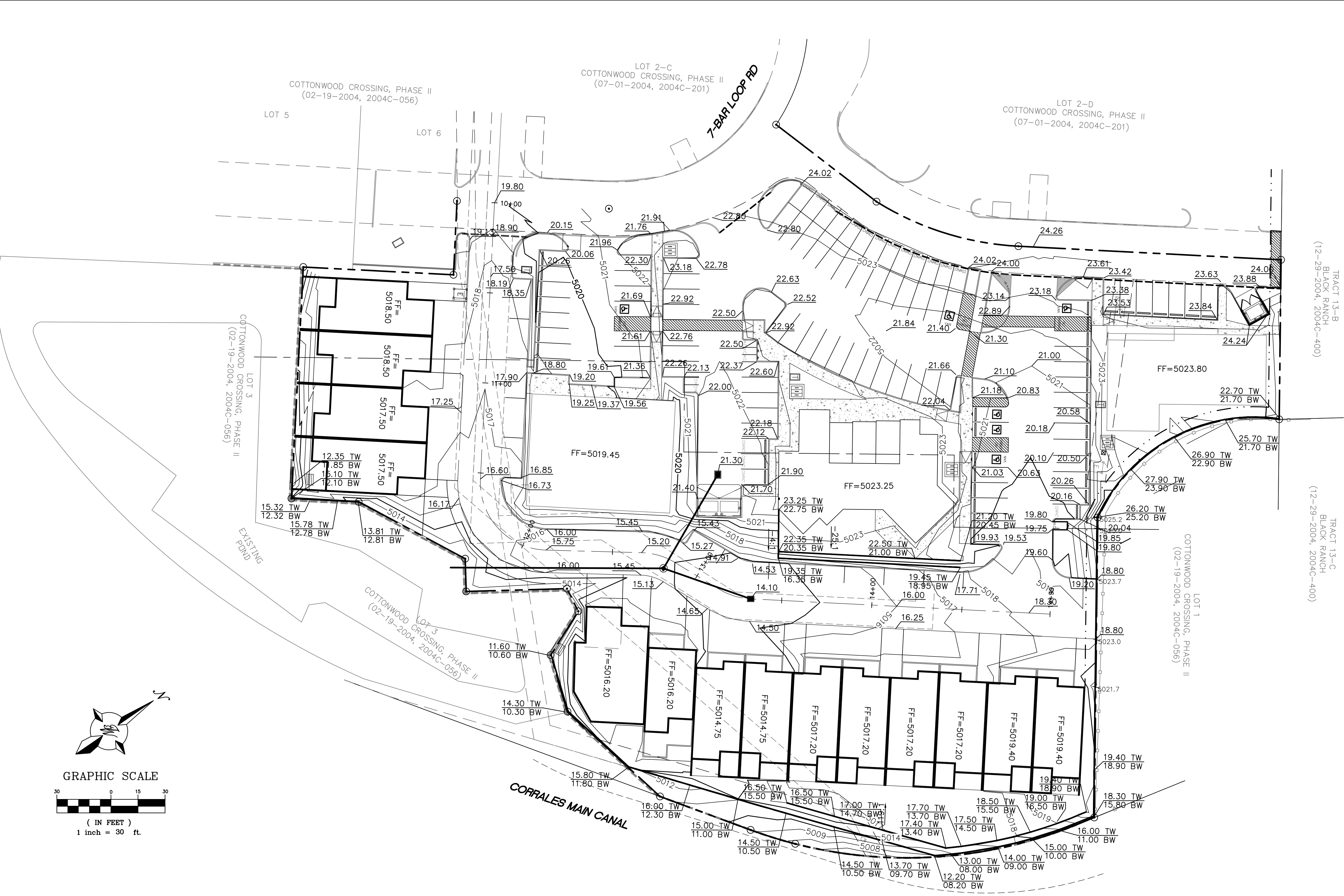
**CAUTION**

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



ENGINEER'S SEAL  VINCENT P. CARRICA P.E. #16212	RETAIL AT 7 BAR ALBUQUERQUE, NM  CONCEPTUAL GRADING AND DRAINAGE PLAN	DRAWN BY pm
		DATE 11-2-23
11-2-23	 TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2023004-GR
		SHEET # <b>C2.0</b>  JOB # 2023004





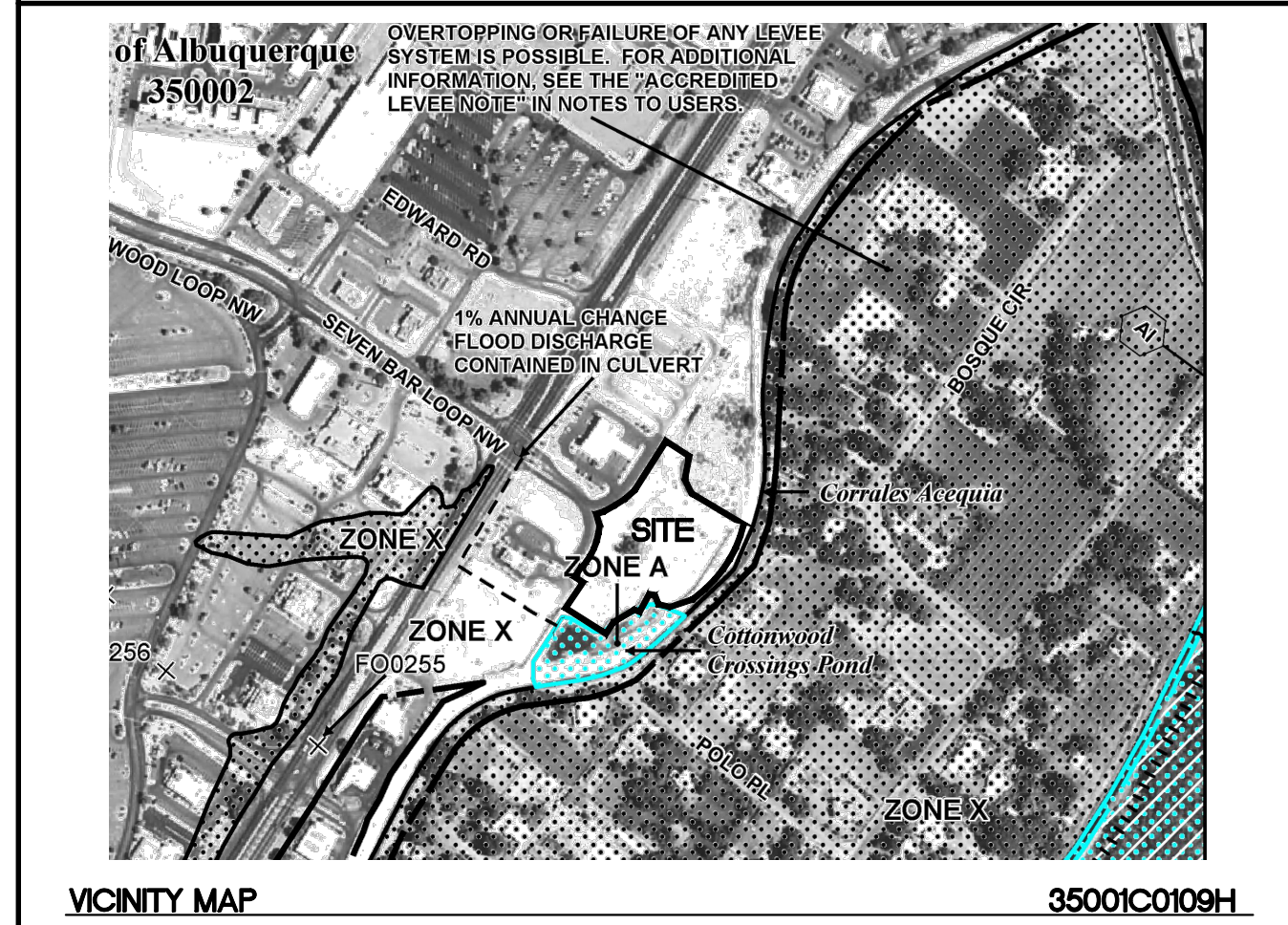
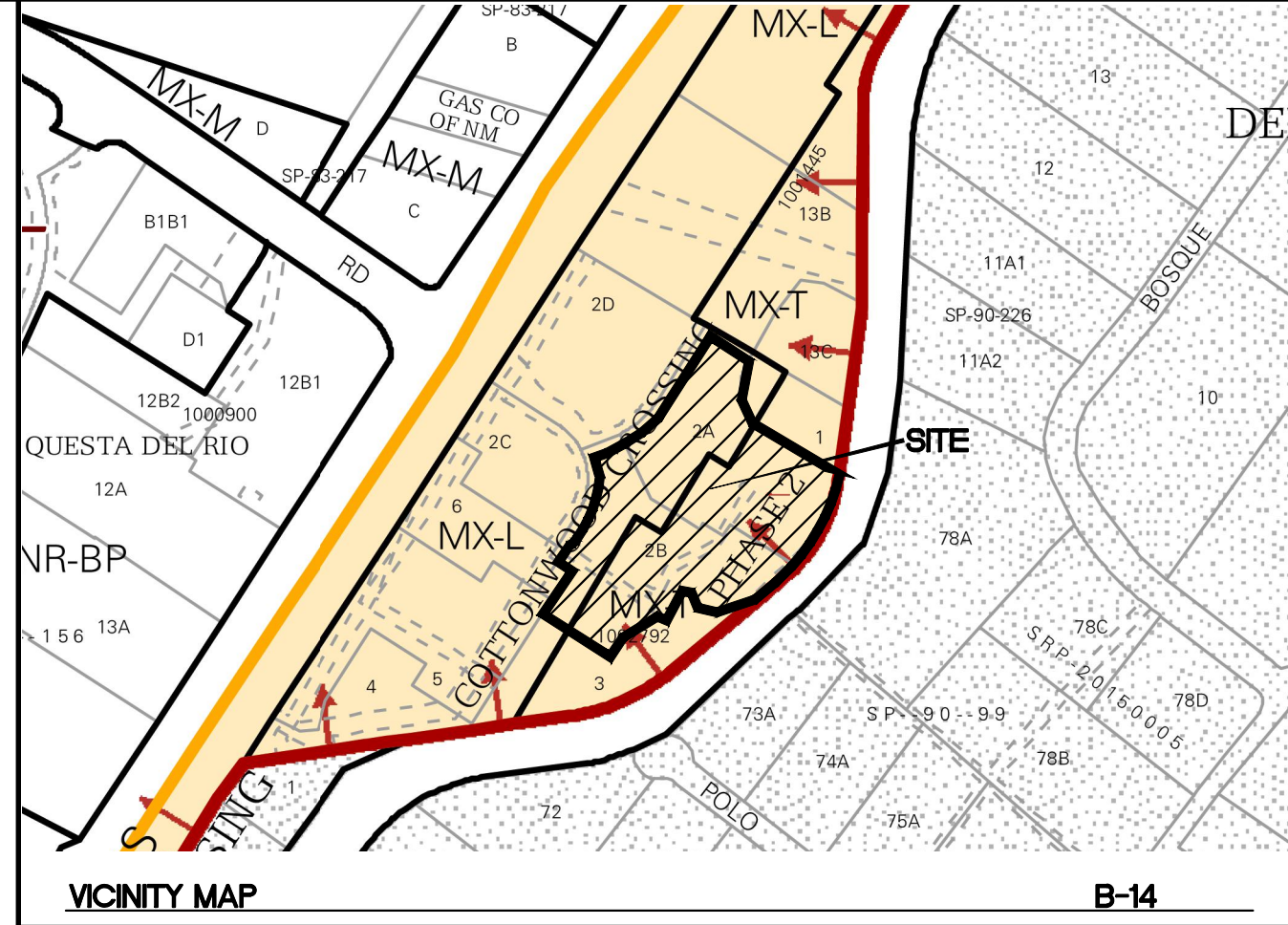
LEGEND	
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING RETAINING WALL

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	ENGINEER'S SEAL	RETAIL AT 7 BAR ALBUQUERQUE, NM	DRAWN BY pm
		CONCEPTUAL GRADING AND DRAINAGE PLAN	DATE 11-2-23
			DRAWING 2023004-GR
		5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # <b>C2.0</b>
			JOB # 2023004

Y:\2023\2023004 Retail @ 7 Bar\New Construction\2023004-GR.dwg, Nov 01, 2023 - 11:45am







KEYED NOTES

1. STUCCO COLOR: WHITE

2. STUCCO PAINTED COLOR: INKWELL SW 6992

3. STUCCO PAINTED COLOR: NOMADIC DESERT 6107

4. METAL RIBBED PANEL COLOR: INKWELL SW 6992

5. STOREFRONT WINDOW

6. ENTRANCE DOOR

7. LIGHT FIXTURE

Created with

COLORSNAP | VISUALIZER

SW 6101 Satin Beige	SW 6207 Revere
SW 7554 Steamed Milk	SW 6236 Greys Harbor
SW 9084 Cocoa Whip	SW 6992 Inkwell
SW 6107 Nomadic Desert	SW 6179 Artichoke

SHERWIN-WILLIAMS

Actual color may vary from on-screen representation. To verify, view color chart prior to purchase, photo color physical color chart, or painted sample. Sherwin-Williams is not responsible for the content and photos shared by users off-brand color representation.

South West Elevation drawing showing building facade with dimensions and callouts. The elevation is 21'-0" high and 10'-0" wide. It features a large window (5) and a door (6). Callouts 1, 3, and 4 are present.

**4 SOUTH WEST ELEVATION**  
3/16"=1'-0"

SOUTH EAST ELEVATION AREA = 771 SF.  
ALLOWABLE SIGN AREA 15%= 115 SF.  
ALLOWABLE TRIM AREA 20%= 154 SF.

South East Elevation drawing showing building facade with dimensions and callouts. The elevation is 21'-0" high and 10'-0" wide. It features a large window (5) and a door (6). Callouts 1, 3, 4, and 7 are present.

**3 SOUTH EAST ELEVATION**  
3/16"=1'-0"

SOUTH EAST ELEVATION AREA = 987 SF.  
ALLOWABLE SIGN AREA 15%= 148 SF.  
ALLOWABLE TRIM AREA 20%= 197 SF.

North East Elevation drawing showing building facade with dimensions and callouts. The elevation is 21'-0" high and 10'-0" wide. It features a large window (5) and a door (6). Callouts 1, 3, 4, and 7 are present.

**1 NORTH EAST ELEVATION**  
3/16"=1'-0"

NORTH EAST ELEVATION AREA = 893 SF.  
ALLOWABLE SIGN AREA 15%= 133 SF.  
ALLOWABLE TRIM AREA 20%= 179 SF.

North West Elevation drawing showing building facade with dimensions and callouts. The elevation is 21'-0" high and 10'-0" wide. It features a large window (5) and a door (6). Callouts 1, 3, 4, and 7 are present.

**1 NORTH WEST ELEVATION**  
3/16"=1'-0"

NORTH WEST ELEVATION AREA = 1,191 SF.  
ALLOWABLE SIGN AREA 15%= 179 SF.  
ALLOWABLE TRIM AREA 20%= 238 SF.

7 BAR BUILDING A  
BUILDING ELEVATIONS  
10088 COORS RD, NW  
ALBUQUERQUE NM 87114  
PROJECT #2310

REVISION	DATE

RBA  
ARCHITECTURE PC

PLANNING  
DESIGN

10000 Ave. NW  
Albuquerque NM 87112  
505.263.1100  
www.rbaa.com

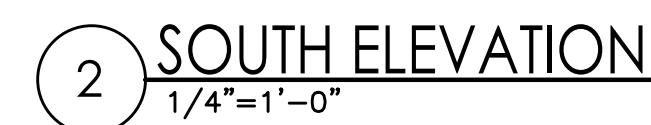
DATE
10-13-2023

SHEET NUMBER
A-6.00



**KEYED NOTES**

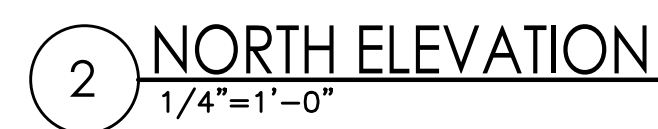
1. STUCCO COLOR: WHITE
2. STUCCO PAINTED COLOR: CHARCOAL
3. METAL RIBBED PANEL COLOR:  
CHARCOAL
4. STOREFRONT WINDOW
5. WINDOW TYPE: DOUBLE INSULATED  
GLAZING WITH LOW E IN BLACK VINYL  
CLAD FRAME, TYP.
6. SLIDING DOOR TYPE: DOUBLE INSULATED  
GLAZING WITH LOW E IN BLACK VINYL  
CLAD FRAME, TYP.
7. GUARDRAILS: BLACK WROUGHT IRON.



WEST ELEVATION AREA = 1,475 SF.  
ALLOWABLE SIGN AREA 15% = 221 SF.



EAST ELEVATION AREA = 2,006 SF.  
ALLOWABLE SIGN AREA 15% = 301 SF.




NORTH ELEVATION AREA = 1,491 SF.  
ALLOWABLE SIGN AREA 15% = 223 SF.

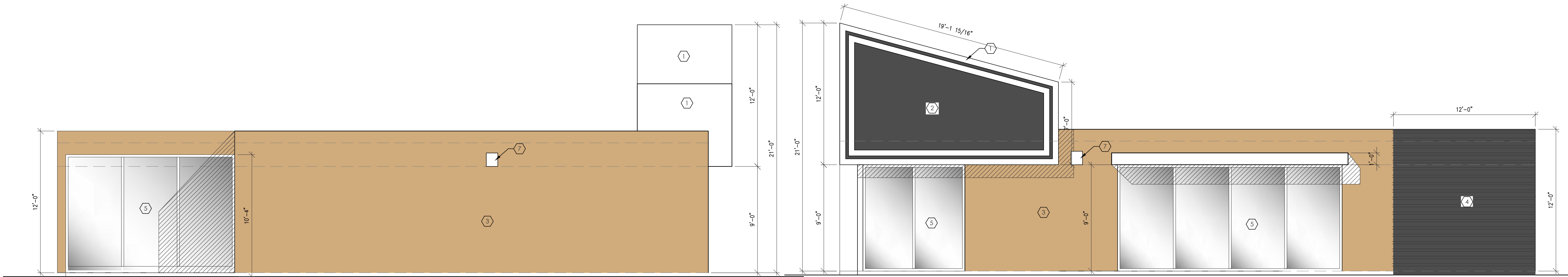
- KEYED NOTES**

  1. STUCCO COLOR: WHITE
  2. STUCCO PAINTED COLOR: CHARCOAL
  3. METAL RIBBED PANEL COLOR: CHARCOAL
  4. STOREFRONT WINDOW
  5. WINDOW TYPE: DOUBLE INSULATED GLAZING WITH LOW E IN BLACK VINYL CLAD FRAME, TYPE.
  6. GLASS DOOR TYPE: DOUBLE INSULATED GLAZING WITH LOW E IN BLACK VINYL CLAD FRAME, TYPE.
  7. GUARDRAILS: BLACK WROUGHT IRON.

7 BAR CANNABIS  
BUILDING ELEVATIONS  
10088 COORS RD, NW  
ALBUQUERQUE NM 87114  
PROJECT #2309

REVISION		DATE
 <p><b>RBA</b> ARCHITECTURE, PC PLANNING DESIGN</p> <p>1001 Perry Ave., SW Albuquerque, NM 87102 505-263-8800 www.rbaa1.com</p>		
DATE		
10-13-2023		
SHEET NUMBER		
A-6.10		





1 NORTH EAST ELEVATION

NORTH EAST ELEVATION AREA = 679 SF.  
ALLOWABLE SIGN AREA 15% = 102 SF.  
ALLOWABLE TRIM AREA 20% = 136 SF.

4 SOUTH WEST ELEVATION

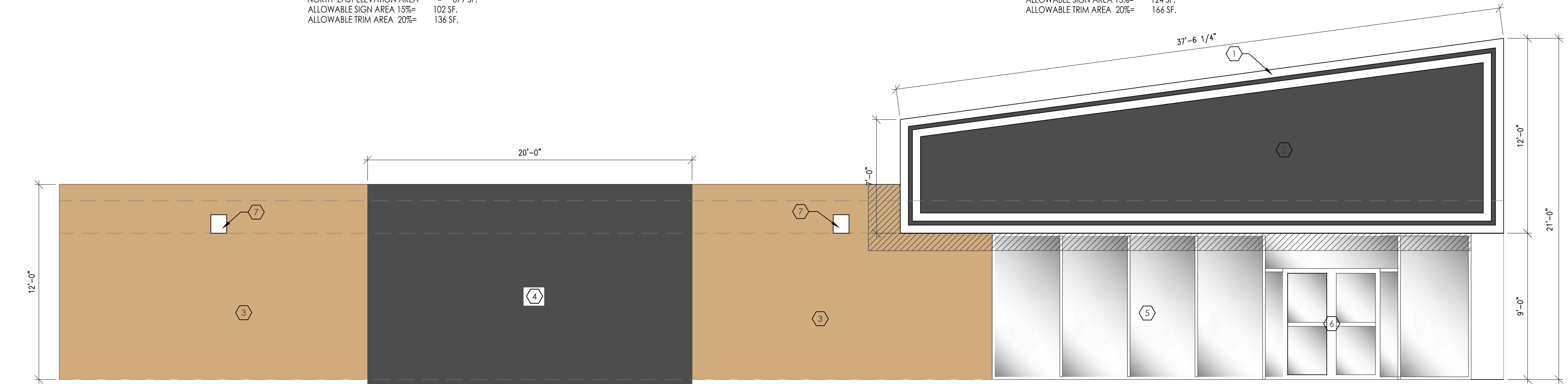
SOUTH WEST ELEVATION AREA = 831 SF.  
ALLOWABLE SIGN AREA 15% = 124 SF.  
ALLOWABLE TRIM AREA 20% = 166 SF.

KEYED NOTES	
1	STUCCO COLOR: WHITE
2	STUCCO PAINTED COLOR: INKWELL SW 6992
3	STUCCO PAINTED COLOR: NOMADIC DESERT 6107
4	METAL RIBBED PANEL COLOR: INKWELL SW 6992
5	STOREFRONT WINDOW
6	ENTRANCE DOOR
7	LIGHT FIXTURE

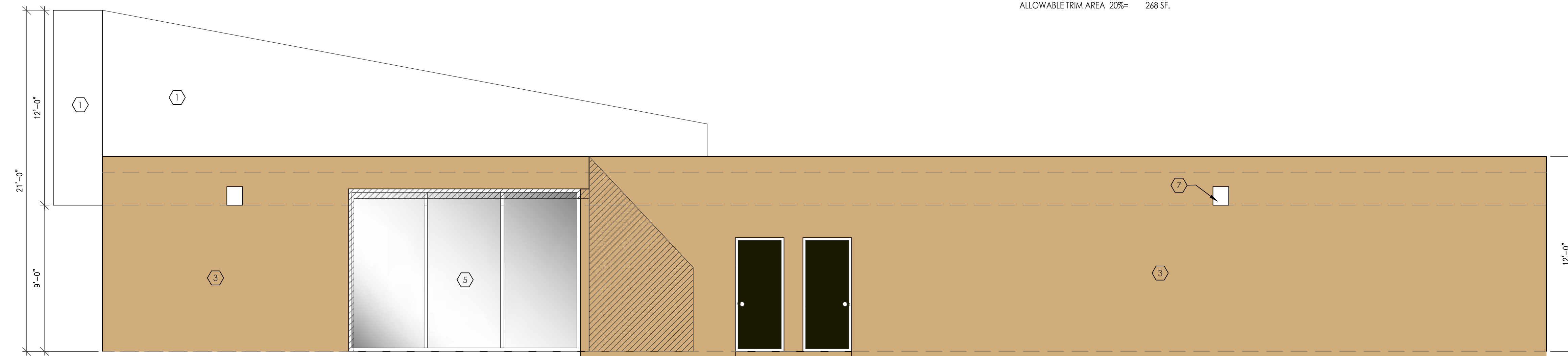
Created with COLORSNAP   VISUALIZER	
SW 6105 Kilim Benge	SW 6207 Redrock
SW 7554 Steamed Milk	SW 6236 Grays Harbor
SW 9584 Cocoa Whip	SW 6992 Inkwell
SW 6107 Nomadic Desert	SW 6179 Artichoke

Actual color may vary from on-screen representation. To confirm your color choices, please refer to the color chart or color swatch, or contact your Sherwin-Williams representative. Sherwin-Williams is not responsible for the content and photos shared by users of this color selection tool.



1 NORTH WEST ELEVATION

NORTH WEST ELEVATION AREA = 1,339 SF.  
ALLOWABLE SIGN AREA 15% = 201 SF.  
ALLOWABLE TRIM AREA 20% = 268 SF.



3 SOUTH EAST ELEVATION

SOUTH EAST ELEVATION AREA = 1,097 SF.  
ALLOWABLE SIGN AREA 15% = 165 SF.  
ALLOWABLE TRIM AREA 20% = 219 SF.

7 BAR BUILDING C  
BUILDING ELEVATIONS  
10088 COOPS RD, NW  
ALBUQUERQUE NM 87114  
PROJECT #2310

REVISION	DATE
RBA ARCHITECTURE PC ARCHITECTURE PLANNING DESIGN 10088 Coops Rd, NW Albuquerque, NM 87112 Phone: (505) 243-1000 www.rbaa.com	
DATE	10-13-2023
SHEET NUMBER	A-7.00

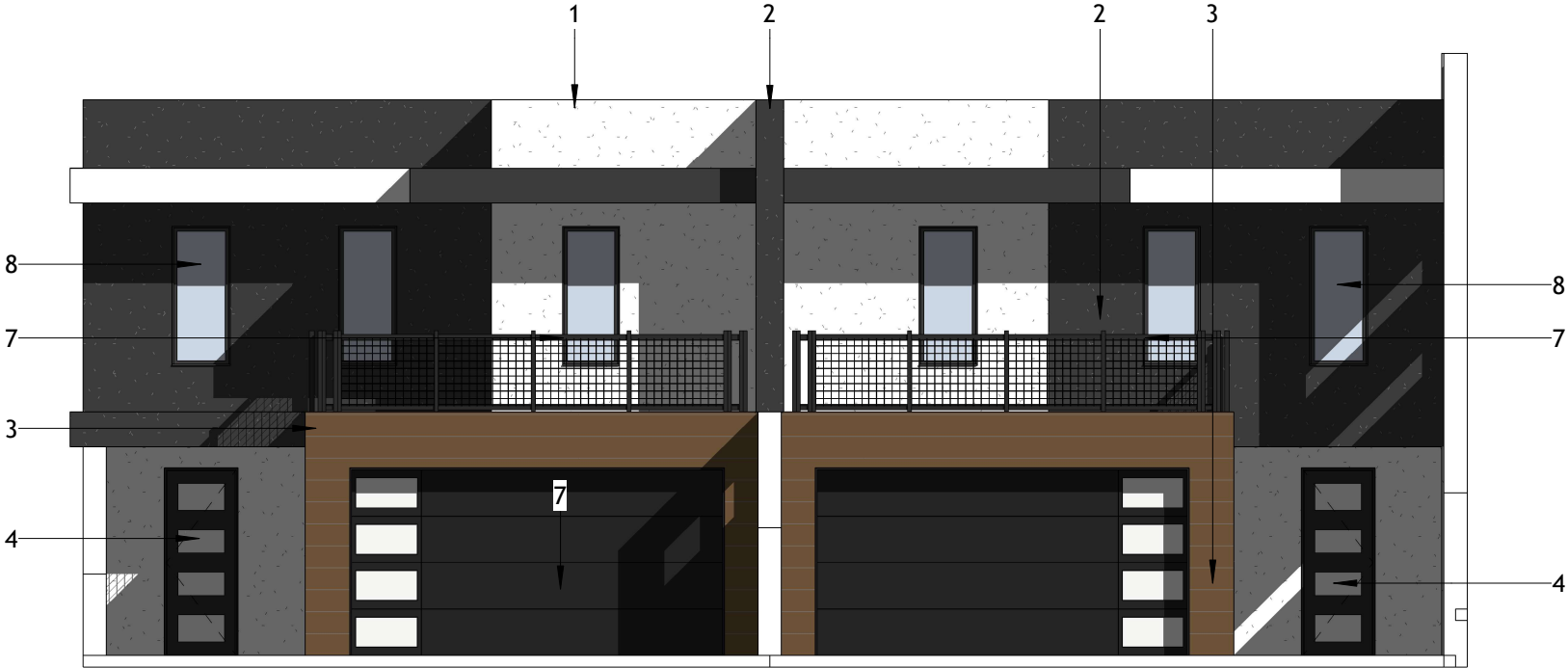


# 7 BAR TOWNHOUSES

29'-6"

## KEYED NOTES

1	STUCCO: WHITE
2	STUCCO PAINTED: CHARCOAL
3	EXTERIOR WOOD CLADDING
4	EXTERIOR DOOR WITH 4 GLASS PANELS
5	PATIO SLIDING DOOR TYPE: DOUBLE INSULATED GLAZING WITH LOW E IN BLACK VINYL CLAD FRAME TYP.
6	GAURDRAILS: BLACK STEEL MESH PANELS, PANELS 4'x3', MESH 4"x4"
7	GARAGE DOOR 16'x8' CHARCOAL PAINTED
8	WINDOW TYPE: DOUBLE INSULATED GLAZING WITH LOW E IN BLACK VINYL CLAD FRAME, TYP.



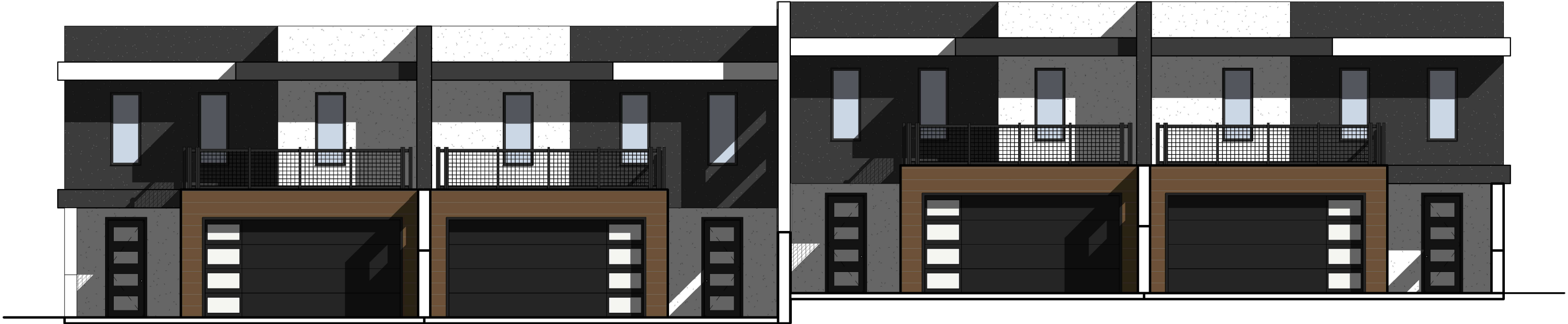
1 North - Architectural - Callout 1  
1/8" = 1'-0"



2 South - Architectural - Callout 1  
1/8" = 1'-0"

# 7 BAR TOWNHOUSES

29'-6"



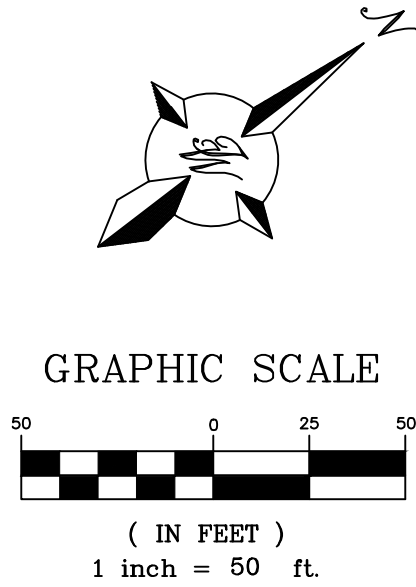
① North Architectural Building Elevation  
1/8" = 1'-0"





② South Architectural Building Elevation  
1/8" = 1'-0"

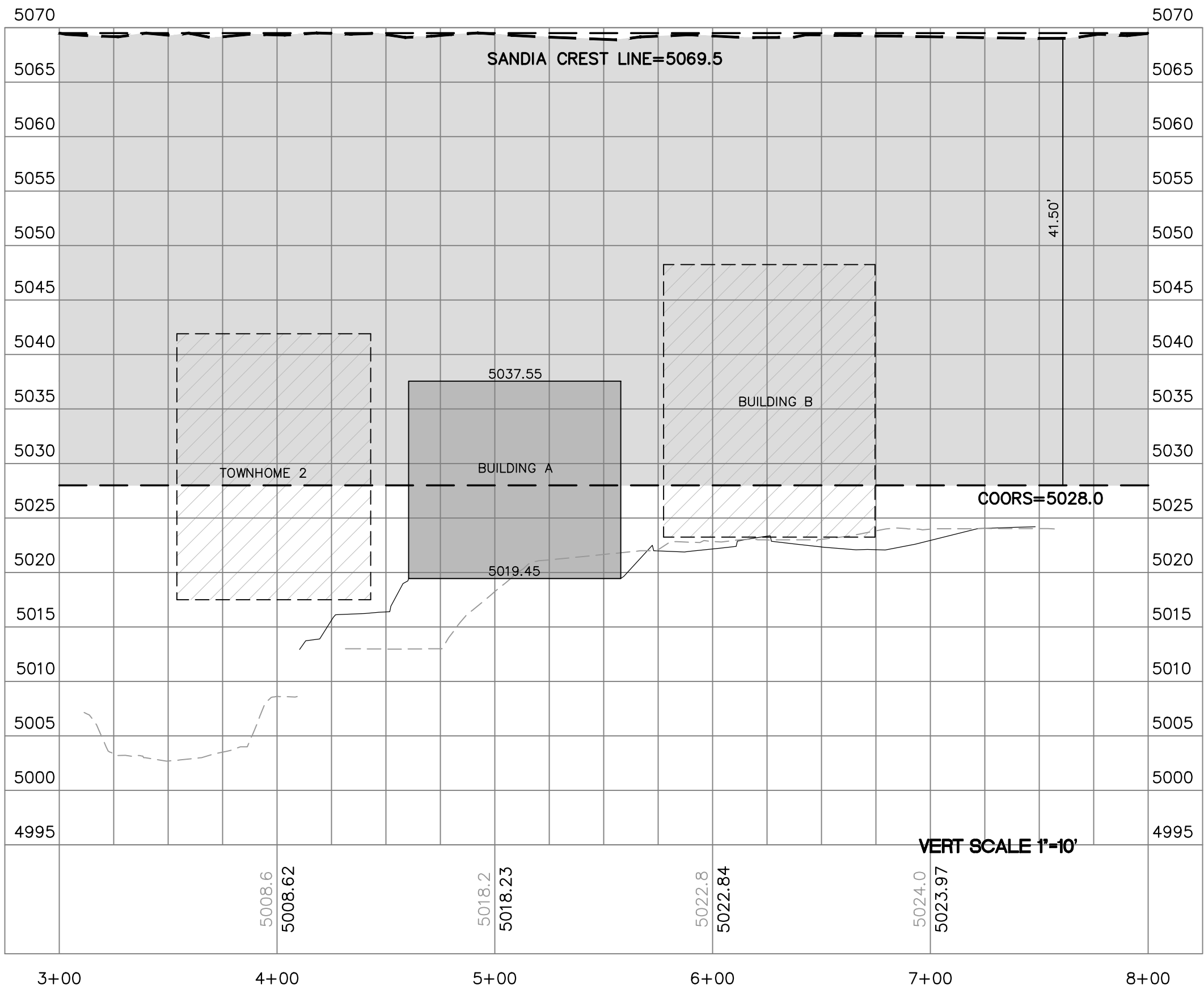
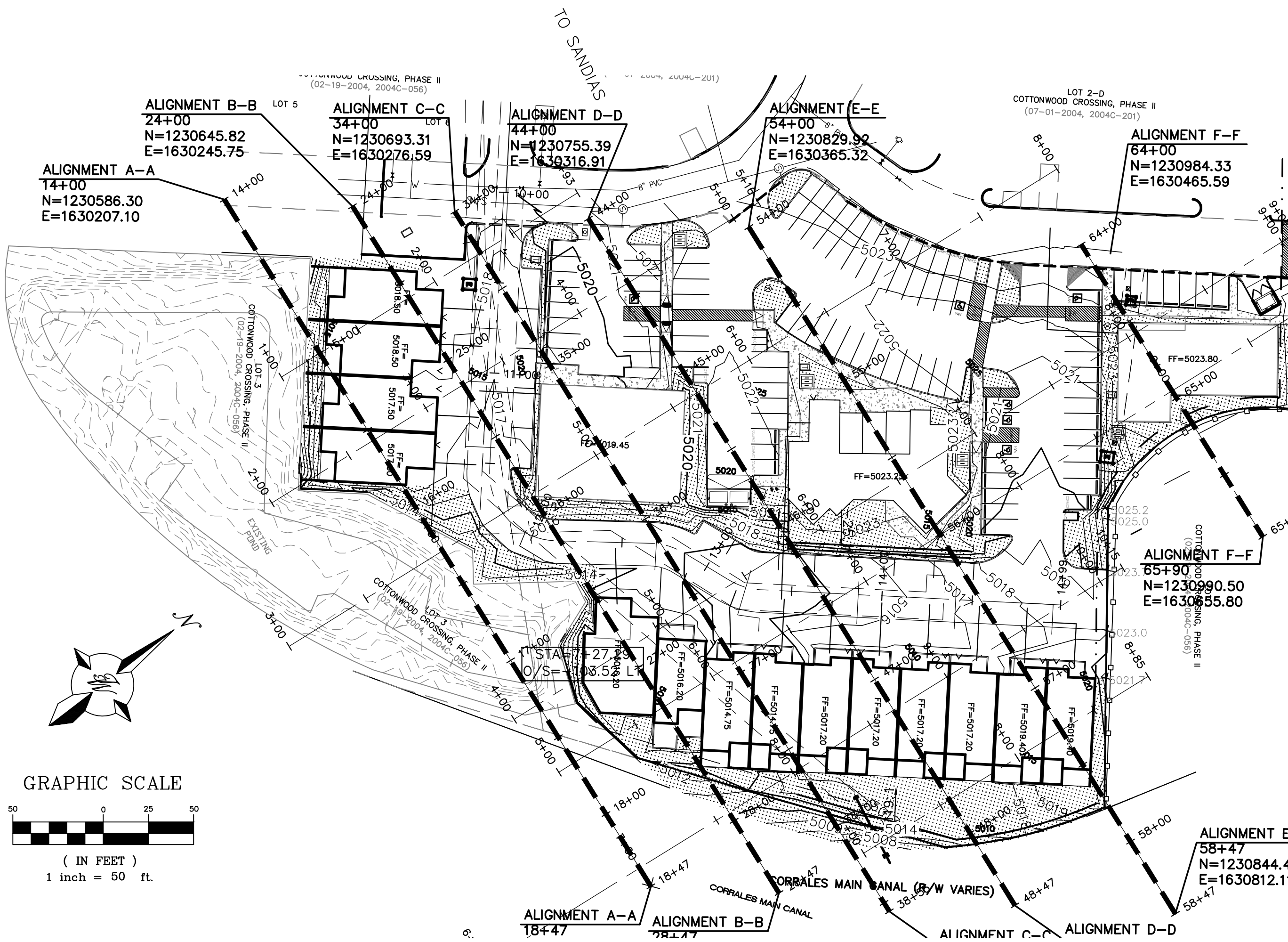
## COORS BLVD. VPO-2 VIEW PLANE ANALYSIS





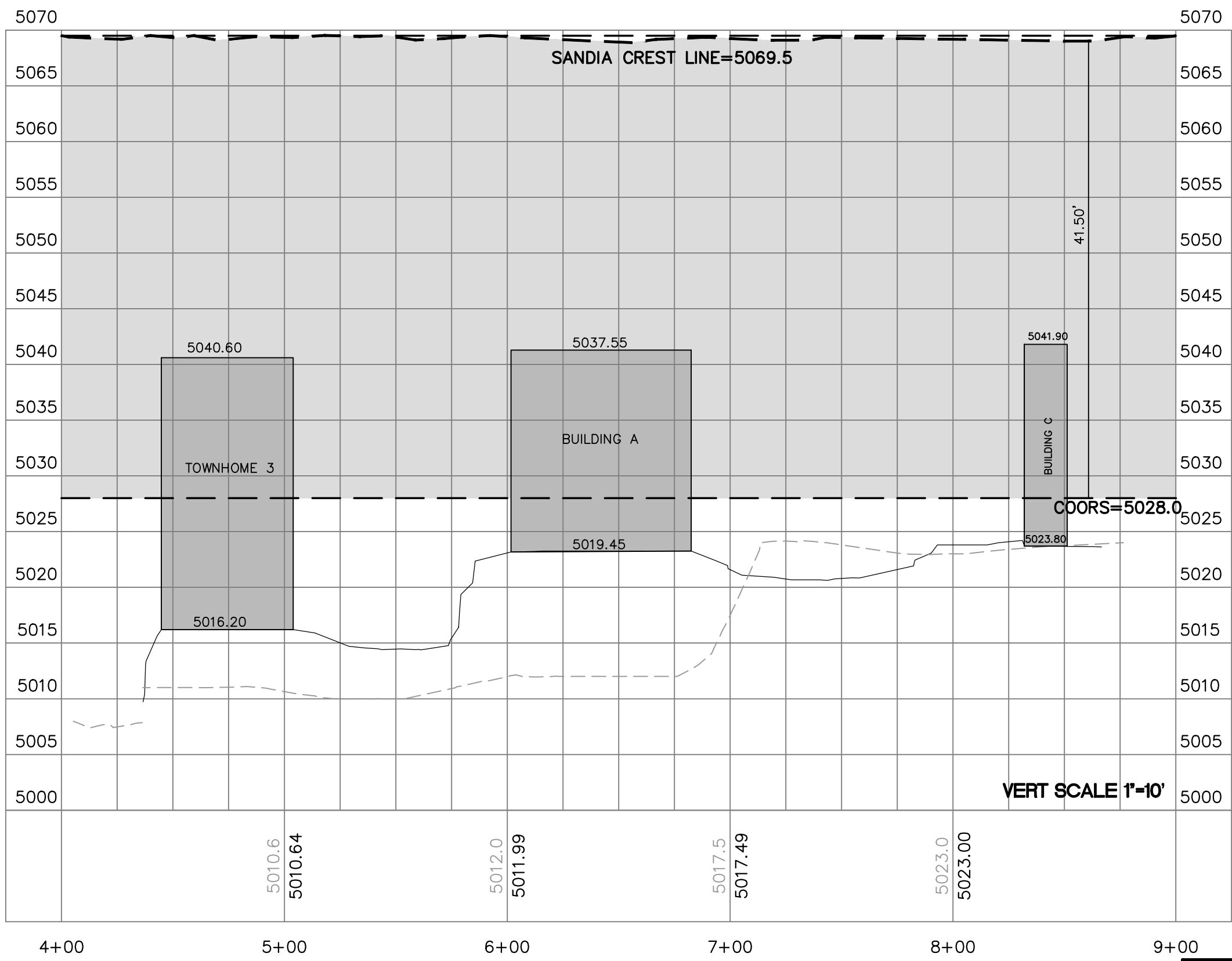
VIEW FRAME= 12000 SF  
BLDG SF ABOVE COORS= 1270 SF  
% MASSING= 10.6%

<p>ENGINEER'S SEAL</p>	<p><b>RETAIL AT 7 BAR ALBUQUERQUE, NM</b></p>	<p><i>DRAWN BY</i> pm</p>
	<p><b>SITE PLAN- VIEW PLANE ANALYSIS</b></p>	<p><i>DATE</i> 11-2-23</p> <p><i>DRAWING</i></p>
<p>11-2-23</p> <p>VINCENT P. CARRICA P.E. #16212</p>	<div style="text-align: center;">  <p><i><b>TIERRA WEST, LLC</b></i></p> <p>5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com</p> </div>	<p><i>SHEET #</i> <b>1</b></p> <p><i>JOB #</i> 2023004</p>



VIEW FRAME= 19000 SF  
BLDG SF ABOVE COORS= 2999 SF  
% MASSING= 15.8%

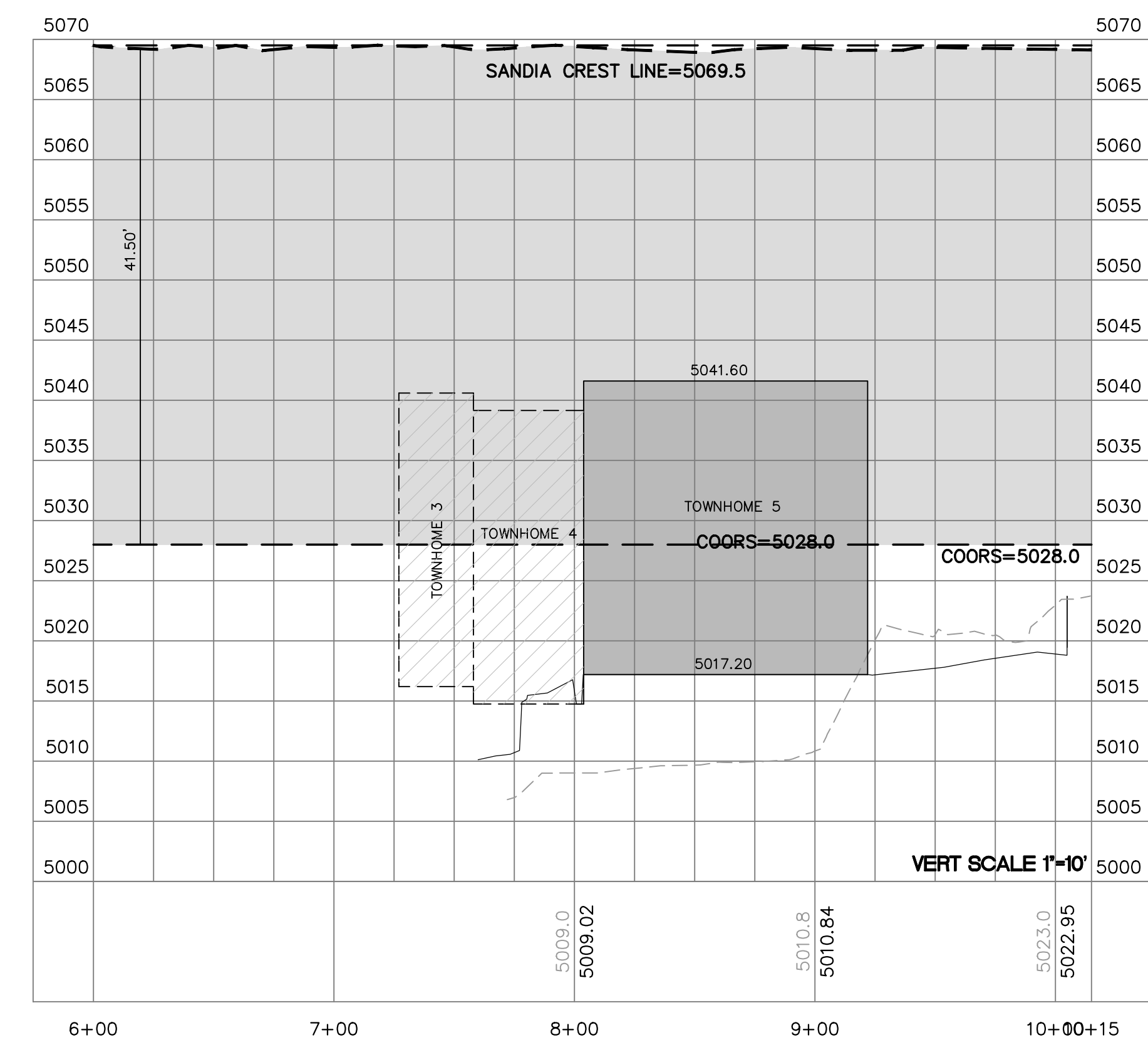
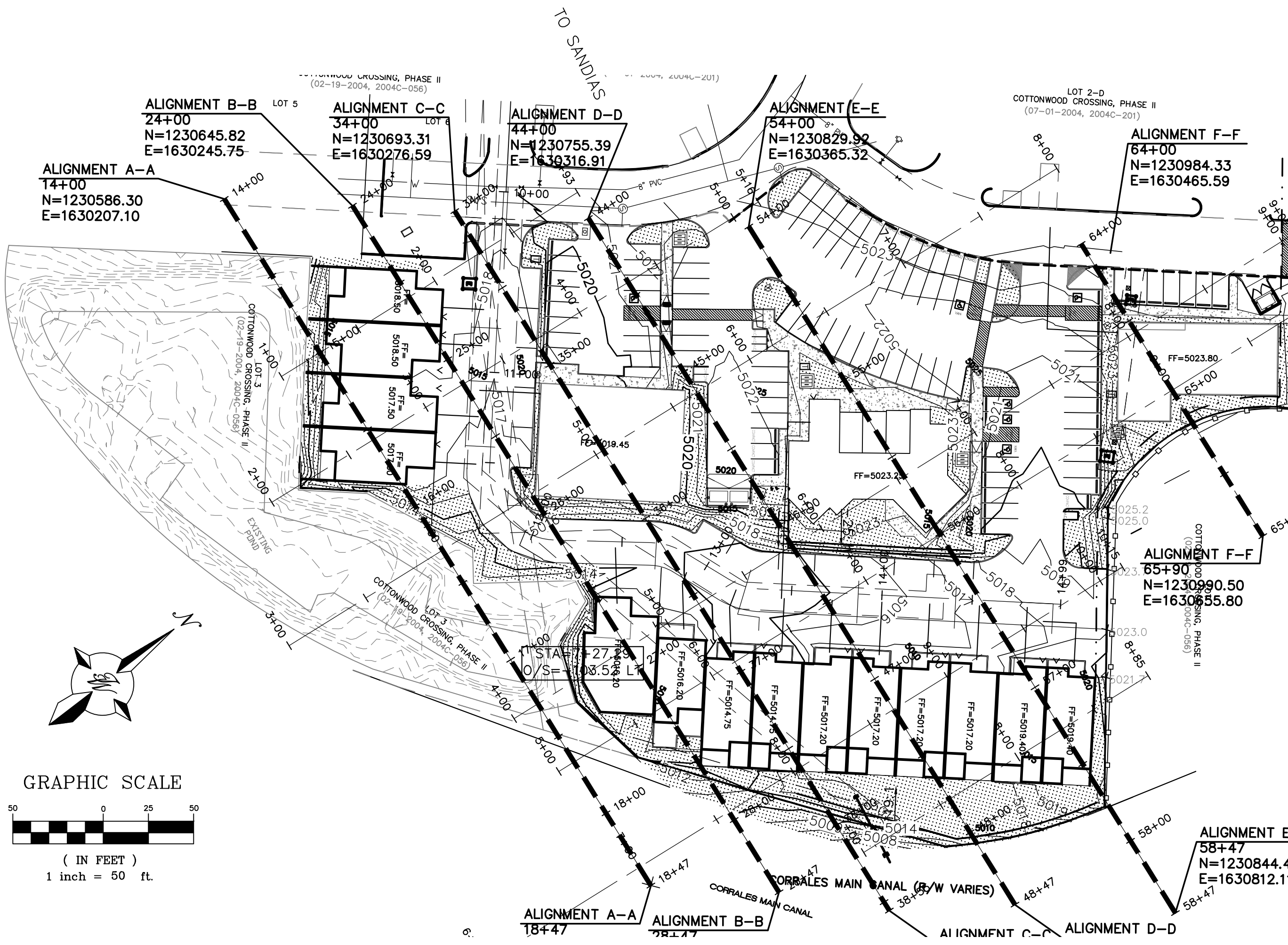
BUILDING A



VIEW FRAME= 18450 SF  
BLDG SF ABOVE COORS= 1448 SF  
% MASSING= 7.8%

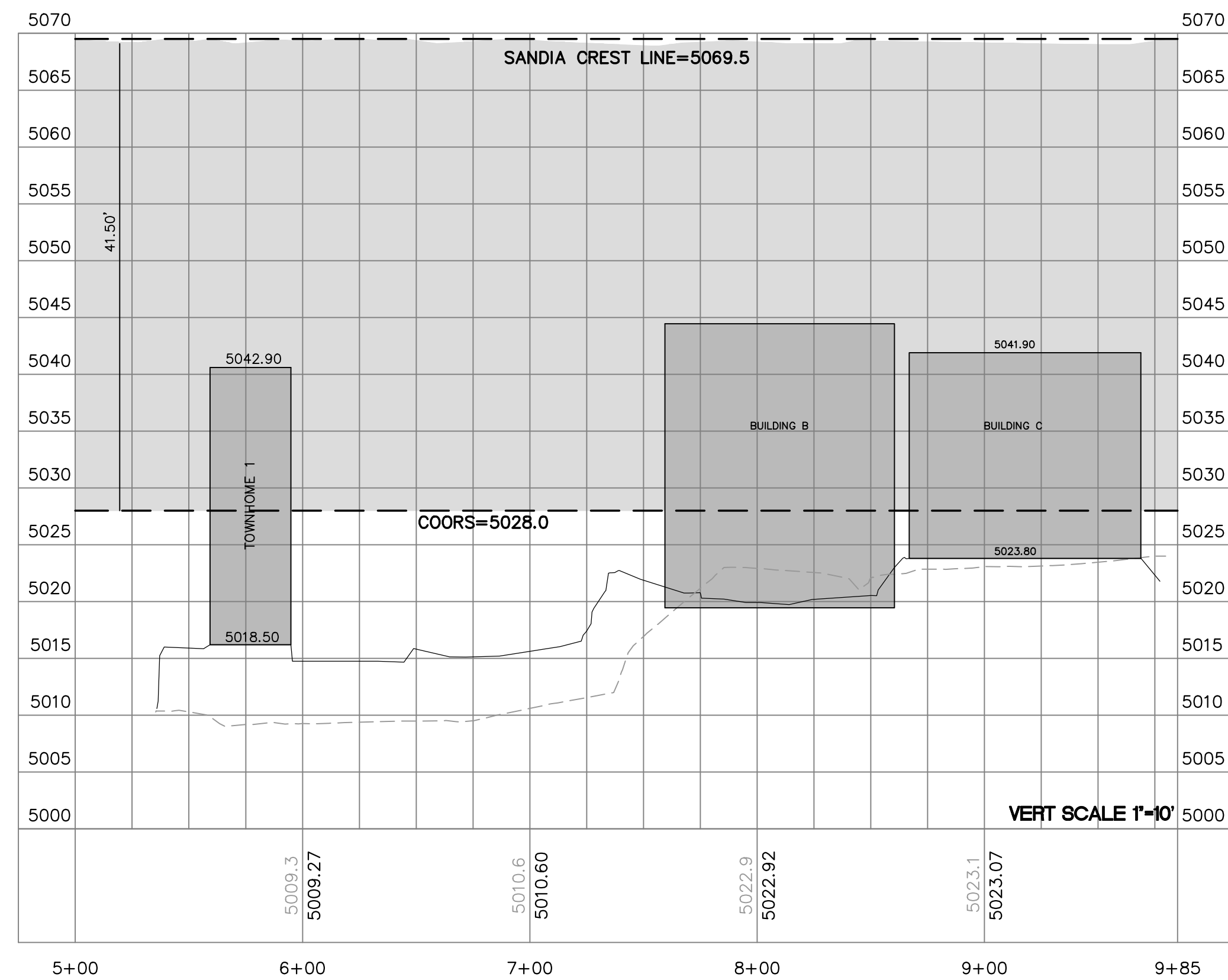
TOWNHOME 2, BUILDING A AND C

<div>ENGINEER'S SEAL</div> <div></div> <div>VINCENT P. CARRICA P.E. #16212</div>	RETAIL AT 7 BAR ALBUQUERQUE, NM	DRAWN BY pm
	SITE PLAN- VIEW PLANE ANALYSIS	DATE 11-2-23
	<div></div> <div>TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com</div>	DRAWING
		SHEET # 2
		JOB # 2023004



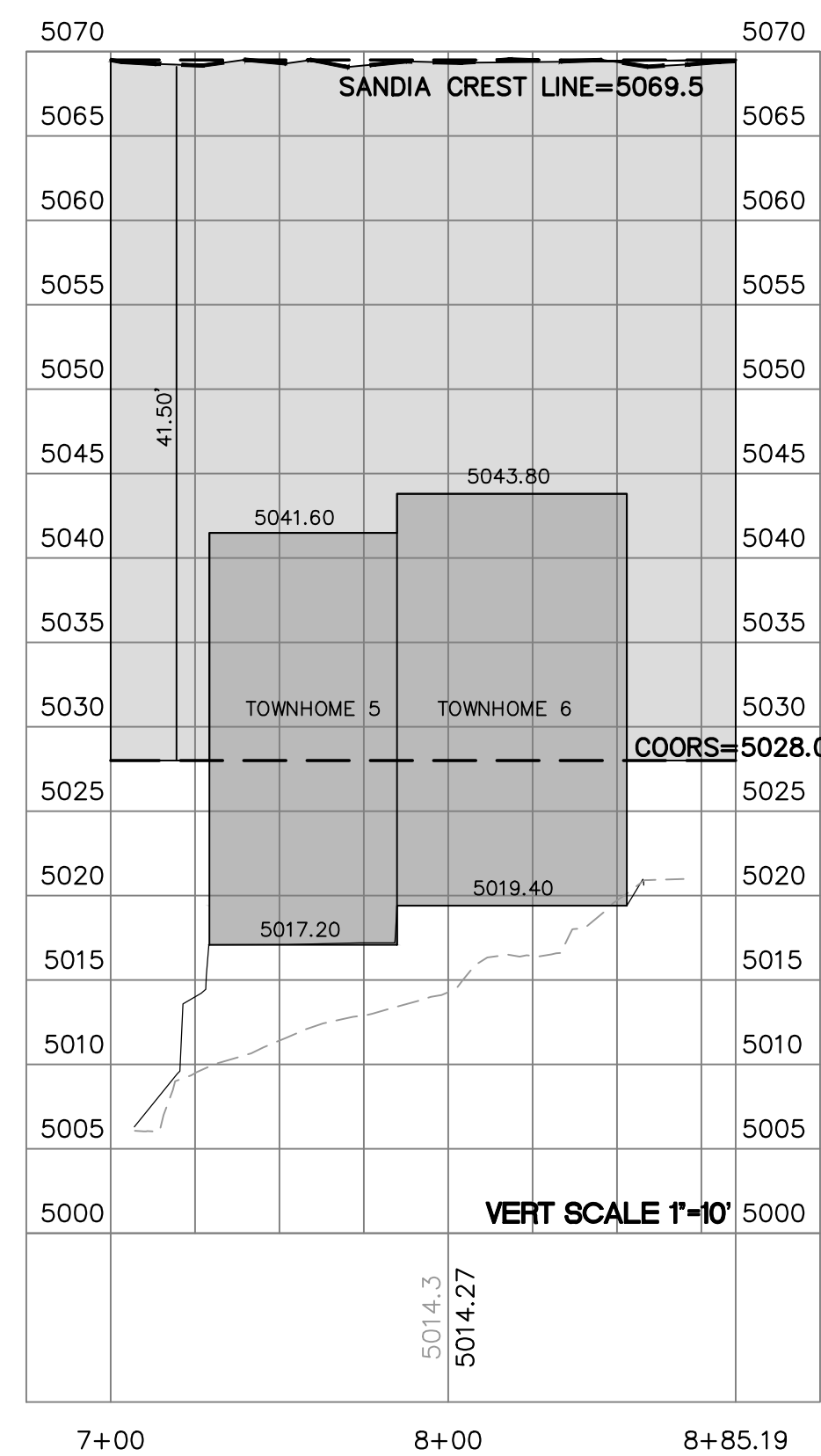
TOWNHOME 5

VIEW FRAME= 15562 SF  
BLDG SF ABOVE COORS= 1728 SF  
% MASSING= 11.1%



TOWNHOME 1, BUILDING C

VIEW FRAME= 18187 SF  
BLDG SF ABOVE COORS= 5623 SF  
% MASSING= 30.9%

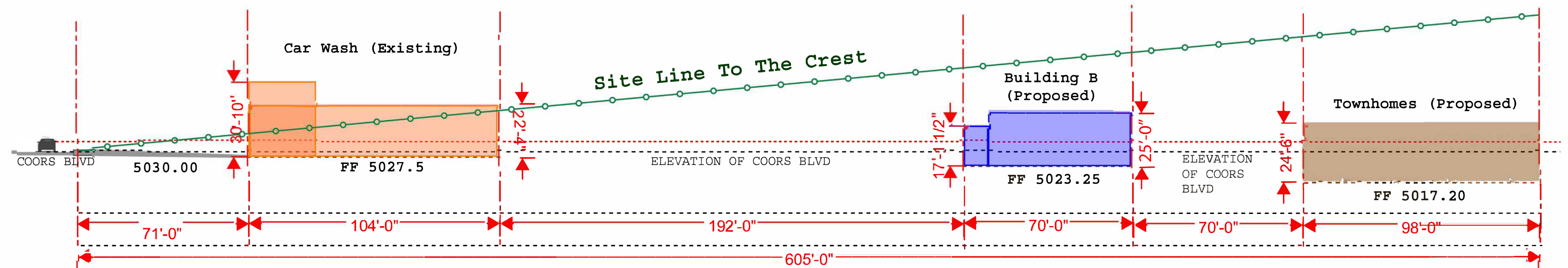



TOWNHOME 5 AND 6

VIEW FRAME= 6945 SF  
BLDG SF ABOVE COORS= 1331 SF  
% MASSING= 19.2%

<div>ENGINEER'S SEAL</div> <div></div> <div>VINCENT P. CARRICA P.E. #16212</div>	RETAIL AT 7 BAR ALBUQUERQUE, NM	DRAWN BY pm
	SITE PLAN- VIEW PLANE ANALYSIS	DATE 11-2-23
		DRAWING
	<div></div> <div>TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com</div>	SHEET # 3
11-2-23		JOB # 2023004





<b>ENGINEER'S SEAL</b>   9-7-23 <b>VINCENT P. CARRICA</b> P.E. #16212	<b>RETAIL AT 7 BAR</b> <b>ALBUQUERQUE, NM</b>	<b>DRAWN BY</b> pm / sb
	<b>VIEW PLANE ANALYSIS</b>	<b>DATE</b> 9-7-23
		<b>DRAWING</b>
	<b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	<b>SHEET #</b> <b>VP- 4</b>  <b>JOB #</b> 2023004



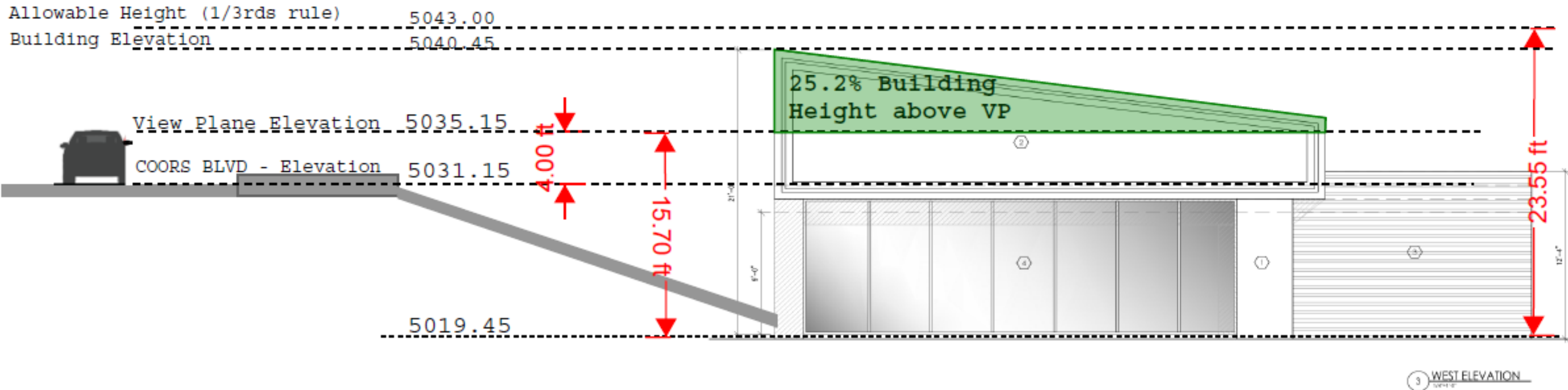




Building A - Office  
Finish Floor 5019.45  
Coors Elevation 5031.15  
Coors View Plane Elevation 5035.15  
Feet Below View Plane 15.70 ft  
Max Building Height 23.55 ft  
(based on 1/3 building height rule)

Building Height = 21ft. (15.70/21.00) = .748  
74.8% of building height below View Plane  
25.2% of building height above View Plane  
Allowable height above view plane is 33.33%

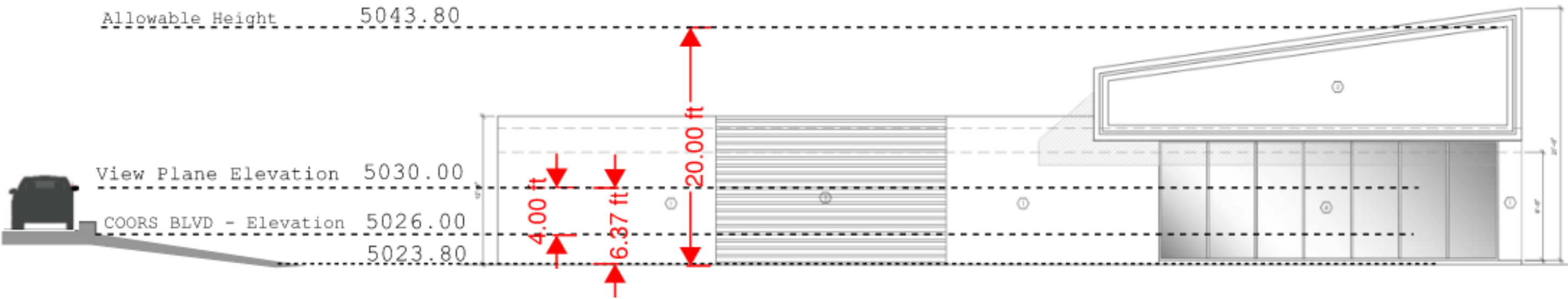
(No Variance Needed)



Building A - Office

Building C - Restaurant  
Finish Floor 5023.80  
Coors Elevation 5026.00  
Coors View Plane Elevation 5030.00  
Feet Below View Plane 6.20 ft  
Max Building Height 20.0 ft

Building Height = 21.0 ft > 20.0 ft  
1' Variance - Variance Required

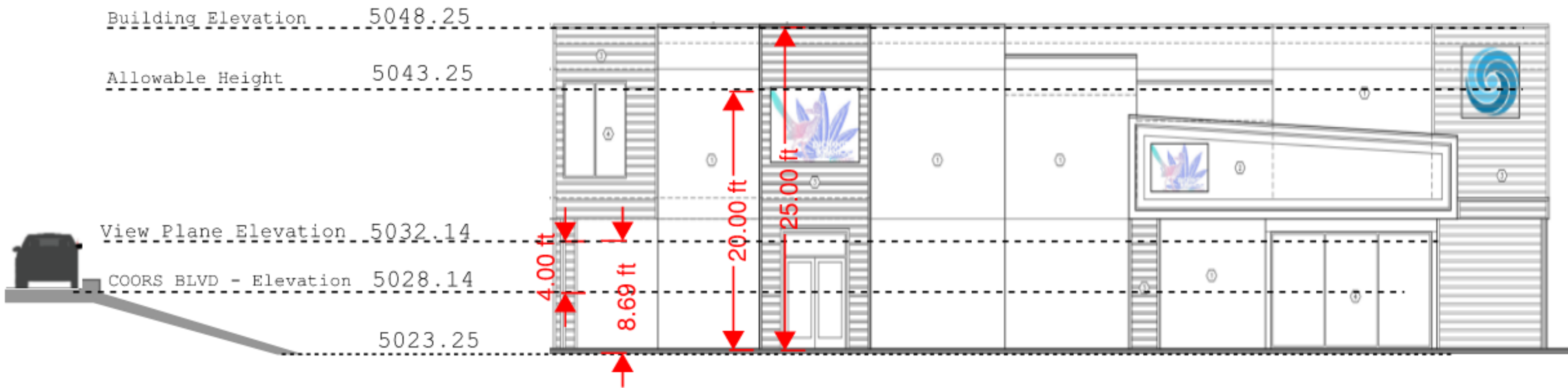


Building C - Restaurant

Variance - EPC (Variance to VPO-1 height standards) VA-2023-00314

Building B - Cannabis Retail  
Finish Floor 5023.25  
Coors Elevation 5028.14  
Coors View Plane Elevation 5032.14  
Feet Below View Plane 8.89 ft  
Max Building Height 20.0 ft

Building Height = 20.0 < 25.0 ft  
5.0 ft building height Variance required

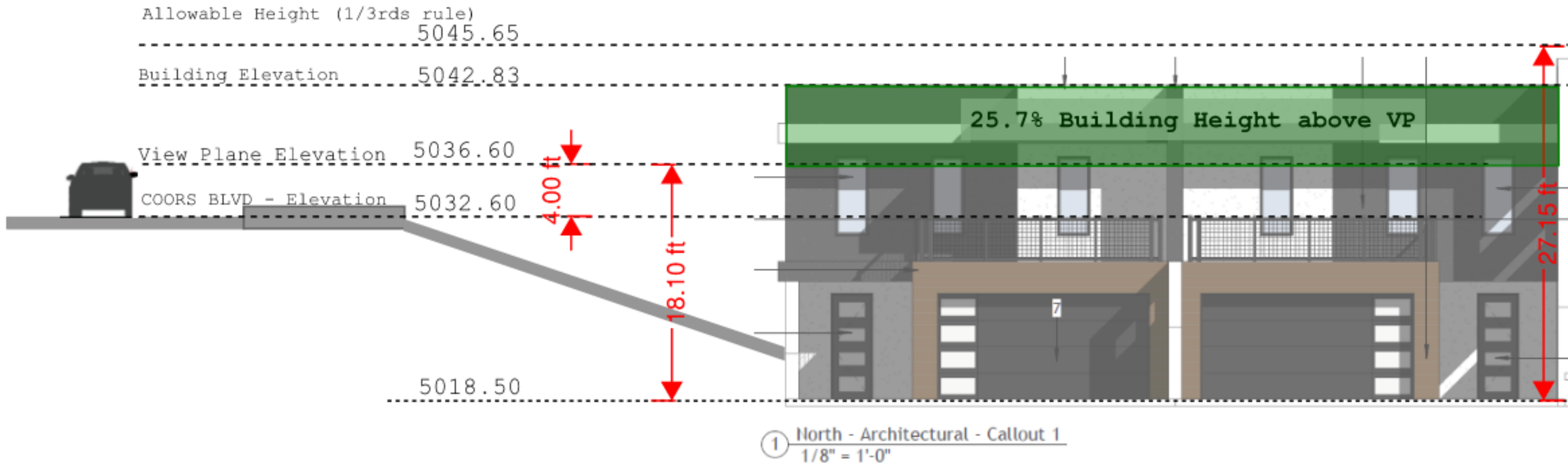


Building B - Cannabis Retail

Variance - EPC (Variance to VPO-1 height standards) VA-2023-00314

Townhome Group #1  
Finish Floor 5018.50  
Coors Elevation 5032.60  
Coors View Plane Elevation 5036.60  
Feet Below View Plane 18.1 ft  
Max Building Height 27.15 ft  
(based on 1/3 building height rule)

Building Height = 24.33  
(18.1/24.33) = .743  
74.3% of building height below View Plane  
25.7% of building height above View Plane  
Allowable height above view plane is 33.33%  
(No Variance Needed)



Townhome Group #1

<div>ENGINEER'S SEAL</div> <div></div> <div>VINCENT P. CARRICA P.E. #16212</div>	RETAIL AT 7 BAR ALBUQUERQUE, NM	DRAWN BY pm
	VIEW PLANE EXHIBITS	DATE 11-2-23
	<div></div> <div>TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com</div>	DRAWING 2023004-VP
		SHEET # VP-1
		JOB # 2023004

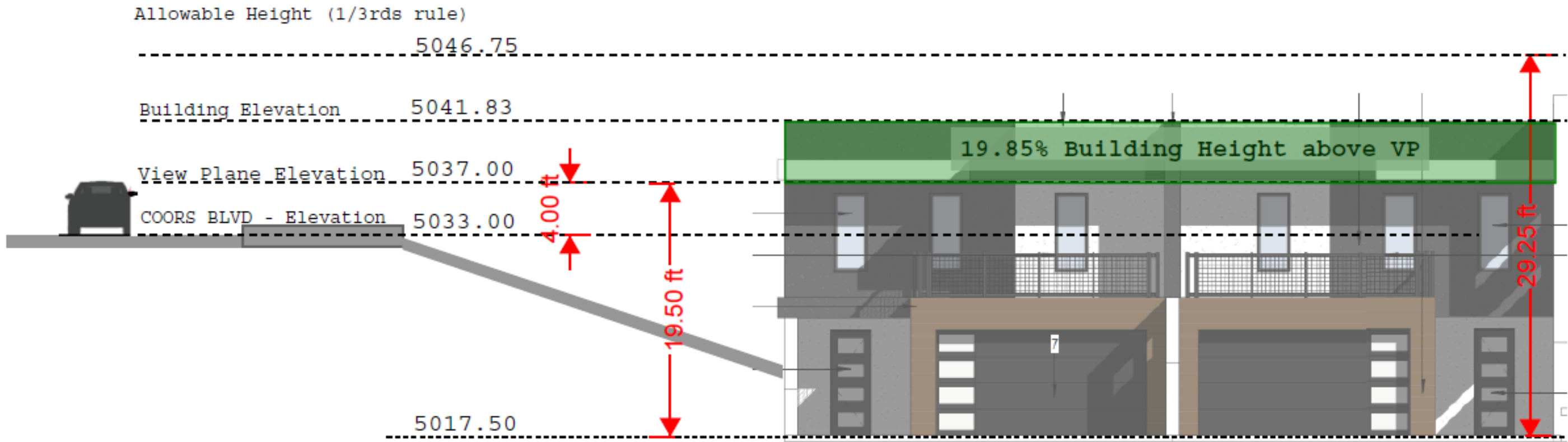


Townhome Group #2

Finish Floor	5017.50
Coors Elevation	5033.00
Coors View Plane Elevation	5037.00
Feet Below View Plane	19.50 ft
Max Building Height	29.25 ft

(based on 1/3 building height rule)

Building Height = 24.33  
(19.50/24.33) = .801  
80.1% of building height below View Plane  
19.85% of building height above View Plane  
Allowable height above view plane is 33.33%  
(No Variance Needed)



1 North - Architectural - Callout 1  
1/8" = 1'-0"

Townhome Group #2

Townhome Group #4

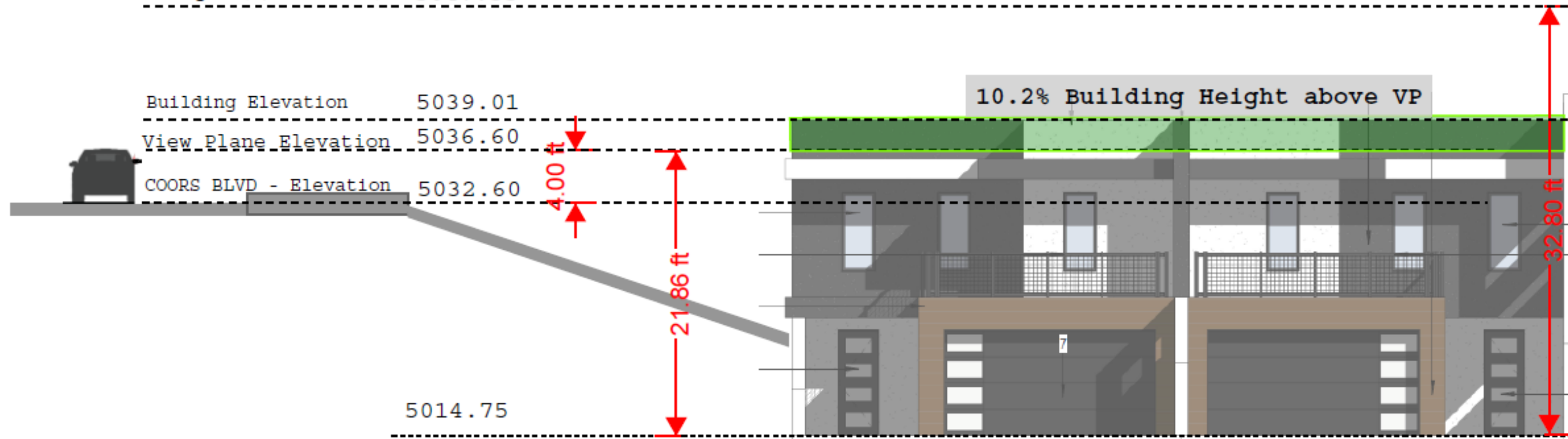
Finish Floor	5014.75
Coors Elevation	5032.60
Coors View Plane Elevation	5036.60
Feet Below View Plane	21.86 ft
Max Building Height	32.80 ft

(based on 1/3 building height rule)

Building Height = 24.33  
(21.86/24.33) = .898  
89.8% of building height below View Plane  
10.2% of building height above View Plane  
Allowable height above view plane

(No Variance Needed)

Allowable Height (1/3rds rule) 5047.55



1 North - Architectural - Callout 1  
1/8" = 1'-0"

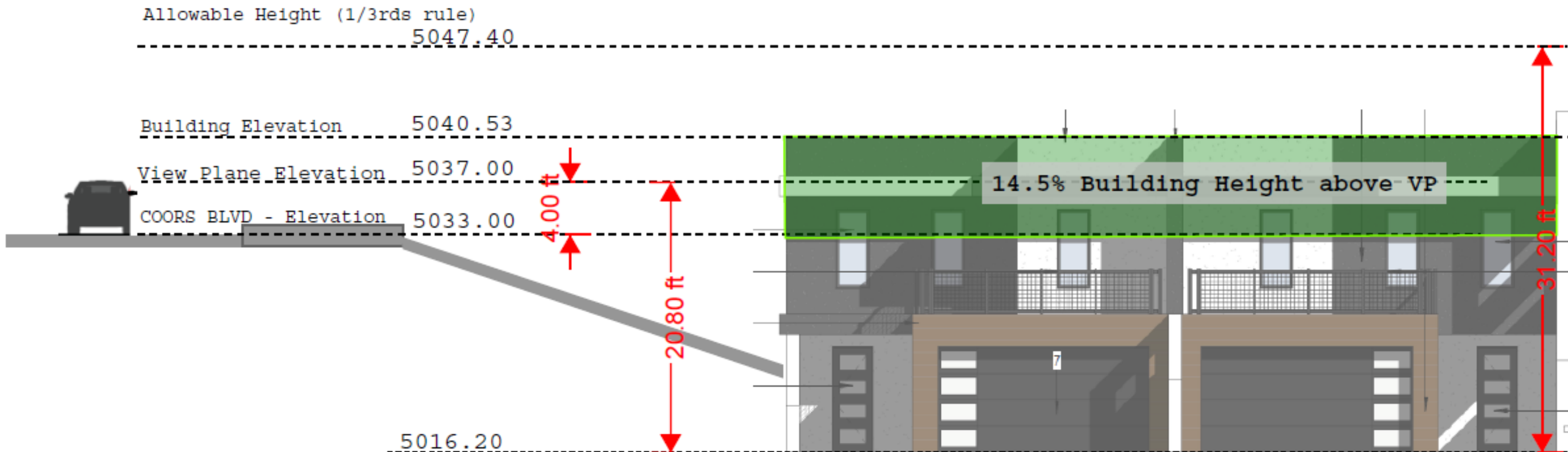
Townhome Group #4

Townhome Group #3

Finish Floor	5016.20
Coors Elevation	5033.00
Coors View Plane Elevation	5037.00
Feet Below View Plane	20.80 ft
Max Building Height	31.20 ft

(based on 1/3 building height rule)

Building Height = 24.33  
(20.80/24.33) = .855  
85.5% of building height below View Plane  
14.5% of building height above View Plane  
Allowable height above view plane is 33.33%  
(No Variance Needed)



1 North - Architectural - Callout 1  
1/8" = 1'-0"

Townhome Group #3

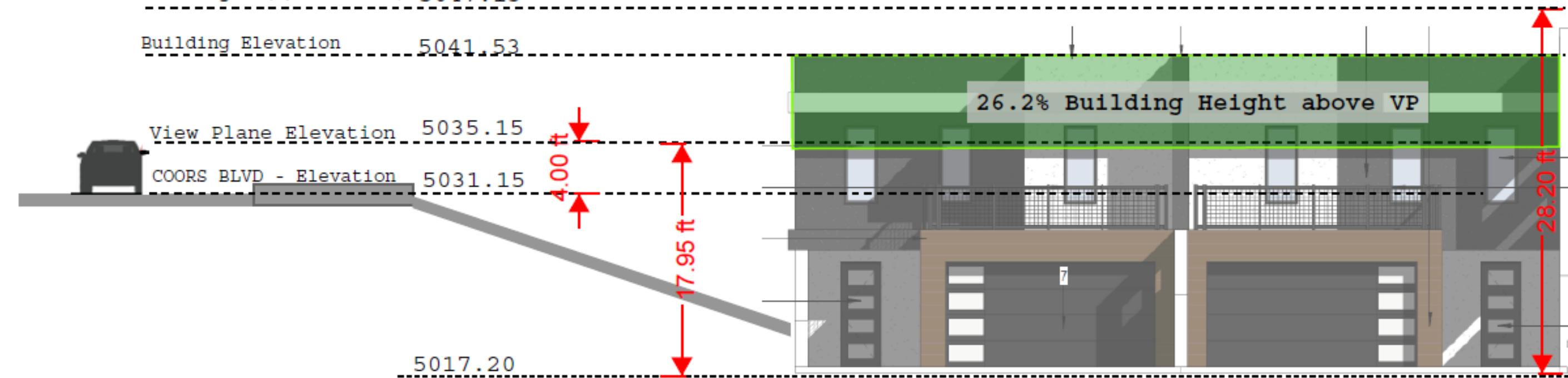
Townhome Group #5

Finish Floor	5017.20
Coors Elevation	5031.15
Coors View Plane Elevation	5035.15
Feet Below View Plane	17.95ft
Max Building Height	26.93ft

(based on 1/3 building height rule)

Building Height = 24.33  
(17.95/24.33) = .738  
73.8% of building height below View Plane  
26.2% of building height above View Plane  
Allowable height above View Plane is 33.33%  
(No Variance Needed)

Allowable Height (1/3rds rule) 5047.13



1 North - Architectural - Callout 1  
1/8" = 1'-0"

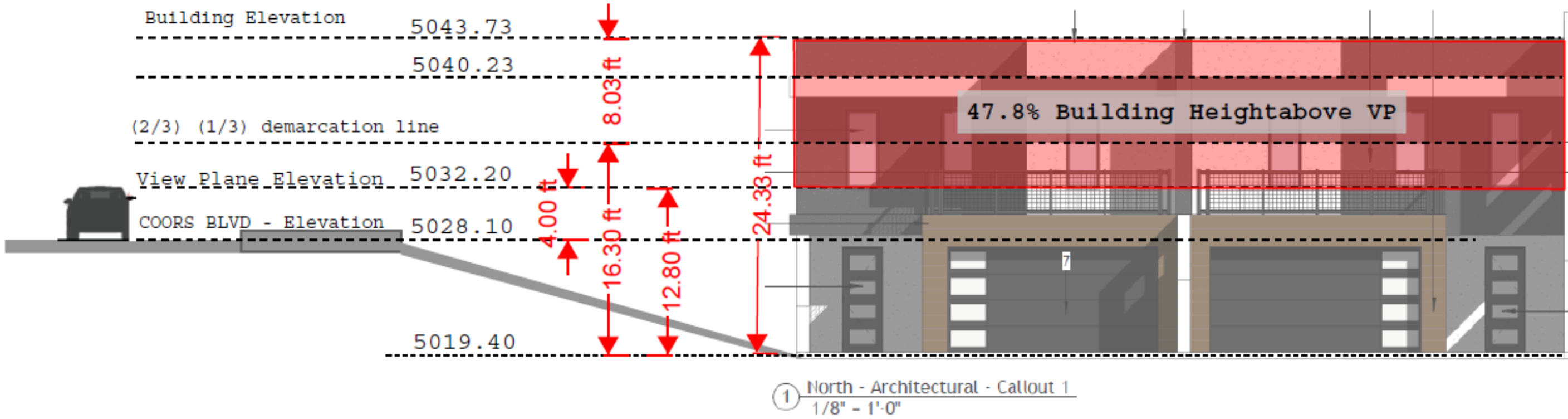
Townhome Group #5

<div>ENGINEER'S SEAL</div> <div></div> <div>VINCENT P. CARRICA P.E. #16212</div>	RETAIL AT 7 BAR ALBUQUERQUE, NM	DRAWN BY pm
		DATE 11-2-23
	VIEW PLANE EXHIBITS	DRAWING 2023004-VP
	<div><b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com</div>	SHEET # <b>VP-2</b>



Townhome Group #6  
Finish Floor 5019.40  
Coors Elevation 5028.10  
Coors View Plane Elevation 5032.10  
Feet Below View Plane 12.7 ft  
Max Building Height 20.0 ft



Building Height = 24.33  
(4.5 ft Variance Required)



**Townhome Group #6**

Variance – EPC (Variance to VPO-1 height standards) VA-2023-00314

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<div>ENGINEER'S SEAL</div> <div></div> <div>VINCENT P. CARRICA P.E. #16212</div>	RETAIL AT 7 BAR ALBUQUERQUE, NM	DRAWN BY pm
	VIEW PLANE EXHIBITS	DATE 11-2-23
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	<div><div>TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com</div></div>	SHEET # VP-3
		JOB # 2023004