

PLANNING DEPARTMENT  
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

October 19, 2023

A Management Corporation  
4461 Irving Blvd. NW  
Albuquerque, NM 87114

**Project # PR-2023-009105**  
RZ-2023-00028 - Zoning Map Amendment (Zone Change)  
SI-2023-01402 - Site Plan – EPC, Major Amendment  
SI-2023-01377 - Site Plan- EPC

### LEGAL DESCRIPTION:

Tierra West LLC, agent for A Management Corporation, requests a zoning map amendment from MX-T to MX-L for a portion of Lots 2-A and 2-B; a Site Plan-EPC Major Amendment and a Site Plan-EPC for 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, zoned MX-T, MX-L, and NR-PO-B, containing approximately 10 acres.  
(B-14-Z) Staff Planner: Megan Jones

On October 19, 2023 the Environmental Planning Commission (EPC) voted to DEFER Project # PR-2023-009105, RZ-2023-00028 - Zoning Map Amendment, SI-2023-01402 - Site Plan – EPC Major Amendment, and SI-2023-01377 - Site Plan- EPC, for two months to the December 21, 2023 regular EPC hearing.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **November 3, 2023**. 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(V) 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).

OFFICIAL NOTICE OF DECISION

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Sincerely,

*Catalina Lehner*

for Alan M. Varela,  
Planning Director

AV/CL/MJ

cc: A management Corporation, [pierre@amestoy.net](mailto:pierre@amestoy.net)  
Tierra West LLC, [dbohannan@tierrawestllc.com](mailto:dbohannan@tierrawestllc.com)  
Legal, [dking@cabq.gov](mailto:dking@cabq.gov)  
EPC File