



Environmental Planning Commission

Agenda Number:01
Plan #: WTF-2025-00003
Hearing Date: June 26, 2025

Staff Report

Agent	Juanita Garcia, JAG Planning and Zoning
Applicant	Gravity Pad Towers, LLC
Request	Waiver to Landscaping Standards for a future proposed Freestanding Wireless Telecommunications Facility (WTF)
Legal Description	Lot 2, Block 11, Volcano Cliffs Subdivision, Unit 16
Location	99999 Hielo Rd NW
Size	Approximately 0.27 acres
Existing Zoning	MX-L

Staff Recommendation

DEFERRAL of Plan # WTF-2025-00003
For two months, to the August 21, 2025 EPC Hearing.

Staff Planner
Daniel Soriano

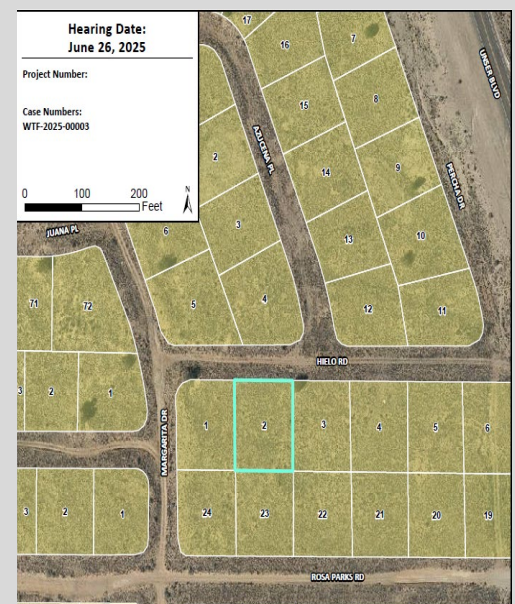
Summary of Analysis

The applicant is requesting a two-month deferral for this request for a Waiver – Wireless Telecommunications Facility [IDO §14-16-6-6(Q)] to allow an exception to Landscaping requirements of a future proposed Freestanding WTF. The requested waiver applies to the Landscaping and Screening requirements found in WTF Use-specific Standards in IDO §14-16-4-3(E)(f) and the Landscaping, Buffering, and Screening Development Standards in IDO §14-16-5-6.

The deferral period would allow the applicant time to submit a second waiver request, to allow a Freestanding WTF within 660-feet of the Unser Blvd. View Corridor [IDO §14-16-4-3(E)(13)(k)].

The subject site is in an Area of Consistency and the applicant notified property owners within 100-feet of the subject site. There were no affected Neighborhood Associations.

Map



From: [JAG JAG](#)
To: [Jones, Megan D.](#)
Cc: [Soriano, Daniel R.](#)
Subject: Re: Hielo Waiver request
Date: Monday, June 16, 2025 5:31:32 PM

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Hello Megan and Daniel,

We spoke to the applicant and said he would be fine with us deferring the application and applying for the second waiver. We are wondering if you anticipate the need for any other waiver? Just want to make sure that we have taken care of all of them.

Thank you.

Juanita and Andrew Garcia
Principals
JAG Planning & Zoning, LLC
P.O. Box 7857, Albuquerque, NM 87194
(505) 362-8903 and (505) 363-5613



On Fri, Jun 13, 2025 at 5:10 PM JAG JAG <jag@jagpandz.com> wrote:
Ok, we will make it work for 10 am.

Have a great weekend.

Juanita and Andrew Garcia
Principals
JAG Planning & Zoning, LLC
P.O. Box 7857, Albuquerque, NM 87194
(505) 362-8903 and (505) 363-5613



From: [Jones, Megan D.](#)
To: [JAG JAG](#)
Cc: [Soriano, Daniel R.](#)
Subject: Re: Hielo Waiver request
Date: Tuesday, June 17, 2025 12:56:11 PM
Importance: High

Good afternoon, Juanita,

Thank you for your email clarifying the need to defer the application for the landscaping waiver (WTF-2025-00003) in order to apply for a second waiver from IDO §14-16-4-3(E)(13)(k) Location near View Corridors, because the site on Hielo Rd. NW is within 660-feet of Unser Blvd.

These will be reviewed and analyzed as two separate waiver requests (one for landscaping and one for the view corridor). You will need to submit your second request via ABQ-Plan by the July 10th deadline for the August 21, 2025 EPC hearing (the deadline for July passed on June 5th). Once the second application is deemed complete, staff can link the two applications in ABQ-Plan and they can be reviewed as a two-part request.

Note: The second waiver is its own application, public notice needs to go out for this specific request and all required items for the request, including a response to review and decision criteria will be required. Let us know if you have any questions about this.

Regarding the current waiver request, we will post a one-page deferral report by Thursday this week, requesting a two-month deferral to the August EPC hearing.

In regard to your question about the need for any other waivers for the future proposed Freestanding WTF, I suggest that you CAREFULLY read all of the regulations (use specific standards) for wireless in IDO 14-16-4-3(E)(13). If you have any questions about specific regulations, please let me know. It is the burden of the applicant to do their own siting for wireless facilities and to justify any requests to the Planning Department.

Please keep in mind that an application for a waiver does not guarantee that the EPC will approve the request.

Please let us know if you have any questions,

Thank you

Megan Jones, MCRP | MPA
Principal Planner
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