



Environmental Planning Commission

Agenda Number: 1
Project #: SP-2025-00087
SI-2024-01468

Hearing Date: December 18, 2025

Agent	Tierra West LLC
Applicant	Pitre Holdings LLC
Request	Site Plan – EPC, Major Amendment
Legal Description	Tract B-1 Plat of Tract B-1, and B-2 and C-1 Adobe Wells Subdivision Cont.
Location	9640 Eagle Ranch Rd. NW
Size	Approximately 6.3 acres
Existing Zoning	NR-C

Summary of Analysis

The applicant is requesting a one-month deferral for the request of a Major Amendment to a Site Plan – EPC to include the required site lighting analysis.

The deferral period would allow the applicant time to revise their Site Lighting Plan, the Outdoor and Site Lighting Performance Analysis pursuant to 6-4(H)(3), and provide additional information regarding IDO 14-16-5-8(E) General Design and Illumination Standards. The request will also be advertised in the ABQ journal as required pursuant to IDO 14-16-6-4(J)(5) Published notice requirements.

The subject site is in an Area of Consistency and is within the Coors Blvd. Character Protection Overlay (CPO-2).

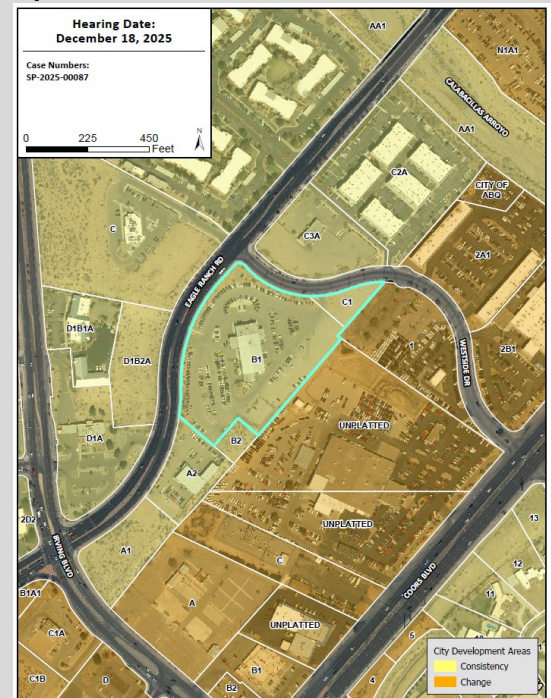
Required notification was sent to all property owners within 100 feet of the subject site and neighborhood associations within 660 feet. A letter of opposition against the request was received by Staff from the WSCONA Neighborhood Association.

Staff Recommendation

DEFERRAL of Project # SP-2025-00087/SI-2024-01468 for one month, to the January 15, 2026 EPC hearing.

Staff Planner
William Steele, Senior Planner

Map





Mr. Daniel Aragon, Chair
Environmental Planning Commission
City of Albuquerque

RE: **Major Amendment, Site Plan - EPC**
9640 EAGLE RANCH RD NW, ABQ, NM, 87114
TRACT B-1 PLAT OF TRACT B-1 AND B-2 OF ADOBE WELLSUBDIVISION CONT
5.8965
TR C-1 SUBD PLAT MAP FOR ADOBE WELLS SUBD CONT 0.43
ZONE ATLAS PAGE B-13-Z

Dear Mr. Aragon,

Tierra West LLC requests a 30-day deferral for SI-2024-01468 - SP-2025-00087 to the January 15th, 2026, hearing. The deferral is needed to allow time to appropriately revise the Site Lighting Analysis, and the Site Lighting Plan, and to provide information regarding the General Design and Illumination Standards found in the IDO.

Please contact me with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Lozoya", with a stylized flourish at the end.

Sergio Lozoya
Sr. Planner
JN: 2024019
sl