



**Environmental
 Planning
 Commission**

Agenda Number: 02
Project #: PR- 2019-002284
Plan #: SP-2026-00042
Hearing Date: May 21, 2026

Staff Report

Agent	Tierra West, LLC
Applicant	Revel Amphitheater, LLC
Request	Major Amendment to a Site Plan – EPC Parcels C-1-A, C-1-B, and B-1-A
Legal Description	A (correction plat of parcels C-1-A, C-1-B and B-1-A) Renaissance Center III
Location	1500 Desert Surf Circle NE
Size	Approx. 24 acres
Zone District	NR-C (Non-Residential – Commercial)

Summary of Analysis

A two-month deferral from the May 21, 2026 to the July 16, 2026 EPC hearing is required for the request of a Major Amendment to a Site Plan – EPC for an outdoor amphitheater at 1500 Desert Surf Circle NE.

The Outdoor Amphitheater land use is a Conditional Primary use in the NR-C zone district. A Site Plan – EPC may not be approved until after any necessary Conditional Use Approvals are obtained [IDO § 14-16-6-6(1)(2)(e) & 14-16-6-6(A)]. The deferral period would allow the applicant time to request a Conditional Use approval from the Zoning Hearing Examiner for the Amphitheater use.

The EPC is reviewing this request because Major Amendments return to the original approving body pursuant to IDO §6-4(X)(3) Major Amendments. The subject site was approved by the EPC in 2022 for an Indoor Entertainment Facility.

Neighborhood Associations within 660 feet of the subject site and property owners within 100 feet of the subject site were notified as required.

Staff Recommendation

DEFERRAL of Project # 2019-002284, Plan # SP-2026-00042.

STAFF PLANNERS:

Megan Jones, MCRP, Principal Planner
 William Steele, Senior Planner

Map



RE: [#2026001] Project Memo 01_SP-2026-00042_04-28-26_1500 Desert Surf Cir

From Sergio Lozoya <SLozoya@tierrawestllc.com>

Date Thu 5/7/2026 2:24 PM

To Jones, Megan D. <mdjones@cabq.gov>; Ron Bohannon <rrb@tierrawestllc.com>

Cc Jon Niski <JNiski@tierrawestllc.com>; Clark, Kate <kclark@cabq.gov>; Rodenbeck, Jay B. <jrodenbeck@cabq.gov>; Steele, William J. <wsteele@cabq.gov>

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Hey Megan,

Thank you for staff's continued review and coordination on this application. We appreciate the time and attention given to the project thus far.

Based on your prior email, we agree with the deferral to the July EPC hearing, provided staff continues its review and comments during the deferral period. Our intent is to work with you and William to address any remaining items, make necessary refinements to the Site Plan, and minimize potential conditions of approval before the July hearing.

We are working revising the site plan per the initial comments received and are aiming to re-submit by end of day today. I will drop off the revised drawings as soon as possible.

Please let us know what times next week would work to meet and discuss the deferral, the continued review process, and other site plan related items.

Thanks,

Sergio Lozoya
Planning Director



5571 Midway Park Pl., NE

Albuquerque, NM 87109

Office: (505)858-3100

email: slozoya@tierrawestllc.com

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

Sent: Wednesday, May 6, 2026 10:43 AM

To: Ron Bohannon <rrb@tierrawestllc.com>; Sergio Lozoya <SLozoya@tierrawestllc.com>

Cc: Jon Niski <JNiski@tierrawestllc.com>; Clark, Kate <kclark@cabq.gov>; Rodenbeck, Jay B. <jrodenbeck@cabq.gov>; Steele, William J. <wsteele@cabq.gov>

Subject: RE: [#2026001] Project Memo 01_SP-2026-00042_04-28-26_1500 Desert Surf Cir

Good morning, Ron,

Thank you for understanding. We are awaiting the revised site plan drawings and hope to review those and have a follow up meeting with you and Sergio late next week to discuss any further items needed and the deferral.

We will prepare a one-page deferral report explaining that the request needs to be deferred to July to give the applicant time to seek a CU approval per the IDO standard and clean up the drawing set. Does this sound okay to you?

We will send you possible meeting times soon.

Megan Jones, MCRP | MPA

Principal Planner

Current Planning / EPC

Urban Design & Development

o 505.924.3352

e mdjones@cabq.gov

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From: Ron Bohannon <rrb@tierrawestllc.com>

Sent: Tuesday, May 5, 2026 6:33 AM

To: Jones, Megan D. <mdjones@cabq.gov>; Sergio Lozoya <SLozoya@tierrawestllc.com>

Cc: Jon Niski <JNiski@tierrawestllc.com>; Clark, Kate <kclark@cabq.gov>; Rodenbeck, Jay B. <jrodenbeck@cabq.gov>; Steele, William J. <wsteele@cabq.gov>

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We will comply with your request but this is the first time in 40 years of taking projects through the City that we have to go through the ZEO prior to getting an EPC hearing. It would still be beneficial to go the process with staff and work out all the details and getting a deferral recommendation.

Ronald R. Bohannon, PE
(AZ, CO, NM, NV, OK, TN, TX, WA)



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

Sent: Monday, May 4, 2026 3:09 PM

To: Sergio Lozoya <SLozoya@tierrawestllc.com>; Ron Bohannon <rrb@tierrawestllc.com>

Cc: Jon Niski <JNiski@tierrawestllc.com>; Clark, Kate <kclark@cabq.gov>; Rodenbeck, Jay B. <jrodenbeck@cabq.gov>; Steele, William J. <wsteele@cabq.gov>

Subject: RE: [#2026001] Project Memo 01_SP-2026-00042_04-28-26_1500 Desert Surf Cir

Importance: High

Good afternoon,

We met internally with our ZEO, Kate Clark, UD&D Division Manager, Mikaela Renz-Whitmore, Planning Manager, Jay Rodenbeck, with the DRS, and our City Attorney, Andrew Coon to discuss the Outdoor Amphitheater as a Conditional Use in the NR-C zone district.

According to IDO sections 6-5(G)(2)(i) and 6-6(I)(2)(e), A Site Plan – ADMIN or EPC may not be approved until after any necessary Conditional Use Approvals are obtained pursuant to § 14-16-6- 6(A). We can confirm that DRS does not accept applications of Site Plans to review prior to the issuance of a Conditional Use Approval, where one is required. The ZEO and EPC staff are in agreement that any land use that requires a Conditional Use approval from the ZHE, needs to be approved prior to the review of the Site Plan before the EPC.

We are willing to continue reviewing the Revel 2.0 site plan for compliance with IDO standards for the next 2 months, to eliminate any conditions of approval, but will be recommending deferral to the July 16, 2026 EPC hearing which gives the applicant ample time to be heard by the ZHE on June 16th and await the 15 day appeal period for a final ZHE decision. We will work with you to get the site plan ready to be submitted for final sign off immediately, if the EPC approves it on July 16th.

Let us know if you have any questions.

Megan Jones, MCRP | MPA

Principal Planner

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