



City of Albuquerque
Environmental Planning Commission



Staff Report

HEARING DATE:	Thursday, July 16, 2026
PROJECT #:	PR-2021-005222
CASE #:	SP-2026-00054
AGENT:	Tierra West
APPLICANT:	Western Hills Investments
APPLICATION:	Site Plan – EPC, Major Amendment
LEGAL DESCRIPTION:	Tracts 1 and 2 Plats for Tracts 1 and 2-G Alameda Shoppes (being comprised of Tract C-4-A Seven Bar Ranch) and legal right-of-way (ROW)
ADDRESS/LOCATION:	3615 NM 528 NW, 3617 NM 528 NW, and the unplatted ROW west of and adjacent to 3615 NM 528 NM, between Ellison Dr. and Cottonwood Dr. NW [UPC: 101406613623220114 and 101406614021820124]
PROPERTY AREA:	Approximately 2.2 acres
EXISTING ZONING:	MX-BP
STAFF PLANNER:	Catherine Heyne

CASE SUMMARY: The applicant requests a two-month deferral from July 16, 2026 to the September 17, 2026 EPC hearing for the request of a Major Amendment to a Site Plan – EPC for a new Light Vehicle Repair and restaurant with drive through with updated landscaping, and parking.

The deferral period will allow the applicant more time to adequately address platting issues, provide a complete Site Plan drawing set, and allow time to properly notify all property owners within 100 feet of the subject site, as required.

STAFF RECOMMENDATION: DEFERRAL of PR-2021-005222, SP-2026-00054 to September 17, 2026.

July 1st, 2026
Environmental Planning Commission
600 Second NW
Albuquerque, NM 87102

**RE: SITE PLAN – EPC – MAJOR AMENDMENT
PARCEL TR 2 PLAT FOR TRACTS 1 AND 2 G ALAMEDA SHOPPES
(BEING COMPRISED OF TRACT C-4-A SEVEN BAR RANCH) CONT 1.2278 AC AND
TR 1 PLAT FOR TRACTS 1 AND 2 G ALAMEDA SHOPPES (BEING COMPRISED OF
TRACT C-4-A SEVEN BAR RANCH) CONT .7616 AC
IDO ZONE ATLAS PAGE A-14-Z**

Dear Chair Halstead,

Tierra West LLC, on behalf of Western Hills Investments LLC respectfully requests a 60 day deferral from EPC hearing in July 16th to September 17th for major amendment to the controlling Site Plan for a subject site located at 3615 NM 528 NW, ABQ, NM 87114 and NM 528 NW, ABQ, NM 87114.

The 60 day deferral gives Tierra West LLC the opportunity to work on the following approvals:

- Conceptual TCL approval
- Fire One
- Conceptual Grading and Drainage plan
- DHO - Subdivision

Tierra West, on behalf of Western Hills Investments, respectfully requests that this 60 day deferral is considered and approved by the Environmental Planning Commission. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Lozoya".

Sergio Lozoya
Planning Director
JN: 2014069
SL/BM/KN