



*City of Albuquerque*  
*Environmental Planning Commission*



*Staff Report*

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|                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| <b>HEARING DATE:</b>         | Thursday, July 16, 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>PROJECT#:</b>             | PR-2019-002284                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>PLAN #:</b>               | ZMA-2026-00042                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>AGENT:</b>                | Tierra West, LLC.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>APPLICANT:</b>            | Revel LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>APPLICATION:</b>          | Major Amendment to a Site Plan – EPC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>LEGAL DESCRIPTION:</b>    | All or a portion of Parcels C-1-A, C-1-B, and B-1-A (correction plat of parcels C-1-A, C-1-B and B-1-A) Renaissance Center III                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>ADDRESS/LOCATION:</b>     | 1500 Desert Surf Circle NE, between Alexander Blvd. NE, and Montañño Rd. NE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>PROPERTY AREA:</b>        | Approximately 24 acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>EXISTING ZONING:</b>      | NR-C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>STAFF PLANNER:</b>        | William Steele                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>CASE SUMMARY:</b>         | <p>This request is for a Major Amendment to a Site Plan – EPC for an outdoor amphitheater at 1500 Desert Surf Circle NE. Outdoor Amphitheater is an allowable use with a Conditional Use (CU) approval in NR-C. The CU was approved by the Zoning Hearing Examiner (ZHE) (CU-2026-00015).</p> <p>The controlling site plan includes an Indoor Entertainment Facility on the subject stie, which was approved by the PC in 2022. The EPC is reviewing this request because Major Amendments return to the original approving body pursuant to IDO §6-4(X)(3) Major Amendments.</p> <p>There were no Neighborhood Associations within 660 feet of the subject site to notify and property owners within 100 feet of the subject site were notified as required.</p> <p>The applicant has adequately justified the request pursuant to IDO § 14-16-6-6(I)(3).</p> <p>This is a quasi-judicial matter.</p> |
| <b>STAFF RECOMMENDATION:</b> | APPROVAL of Plan #: SP-2026-00042 based on Findings 1-14 and subject to Conditions of Approval 1-10 in this report.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

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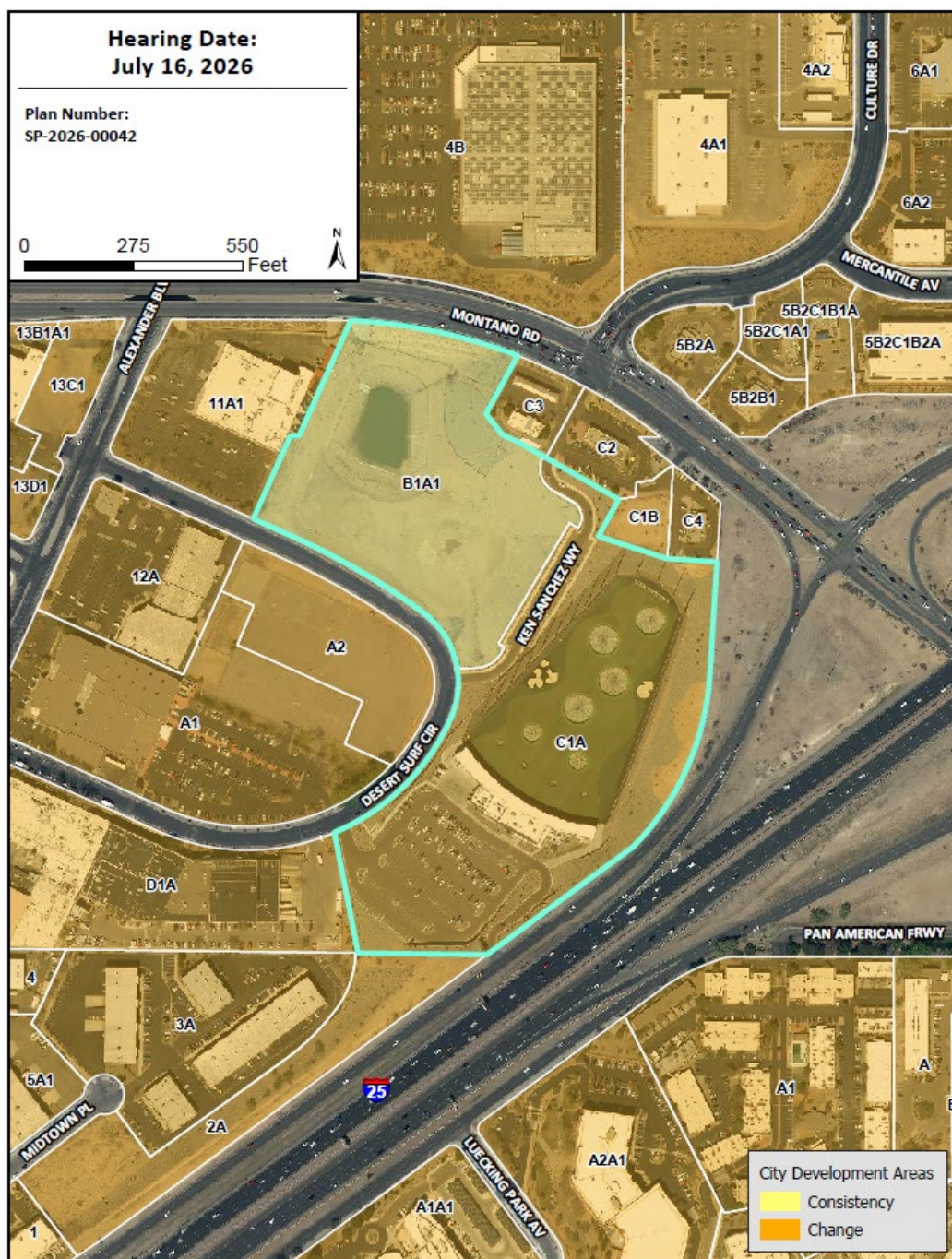
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## ATTACHMENTS

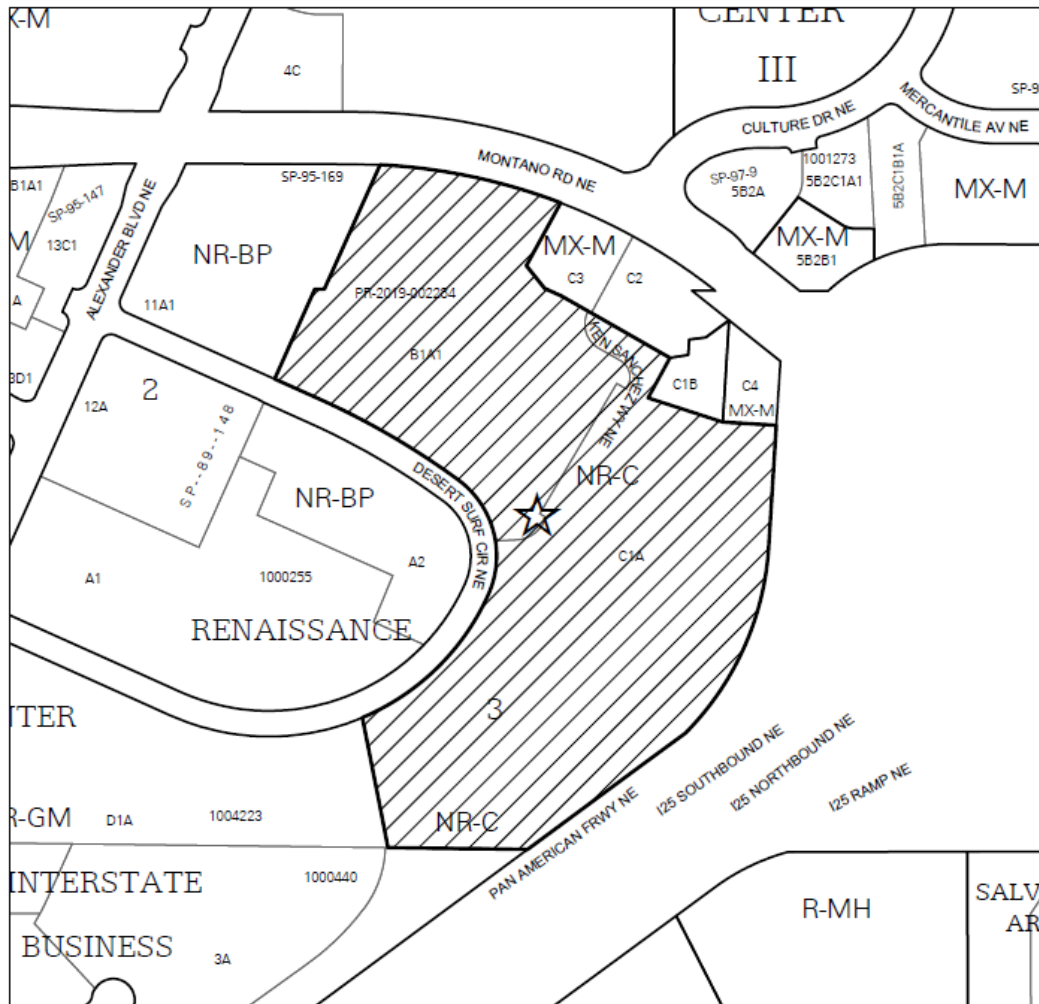
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## I. Maps

### Aerial Map

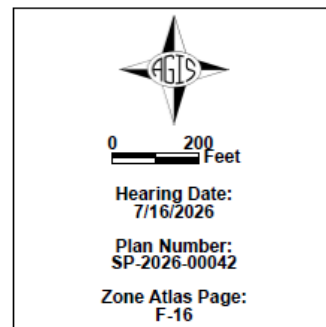


**IDO Zoning Map**

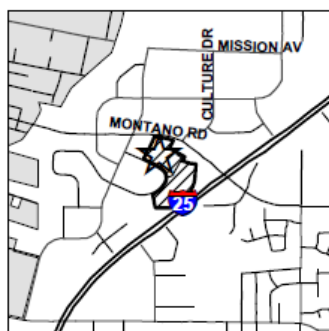
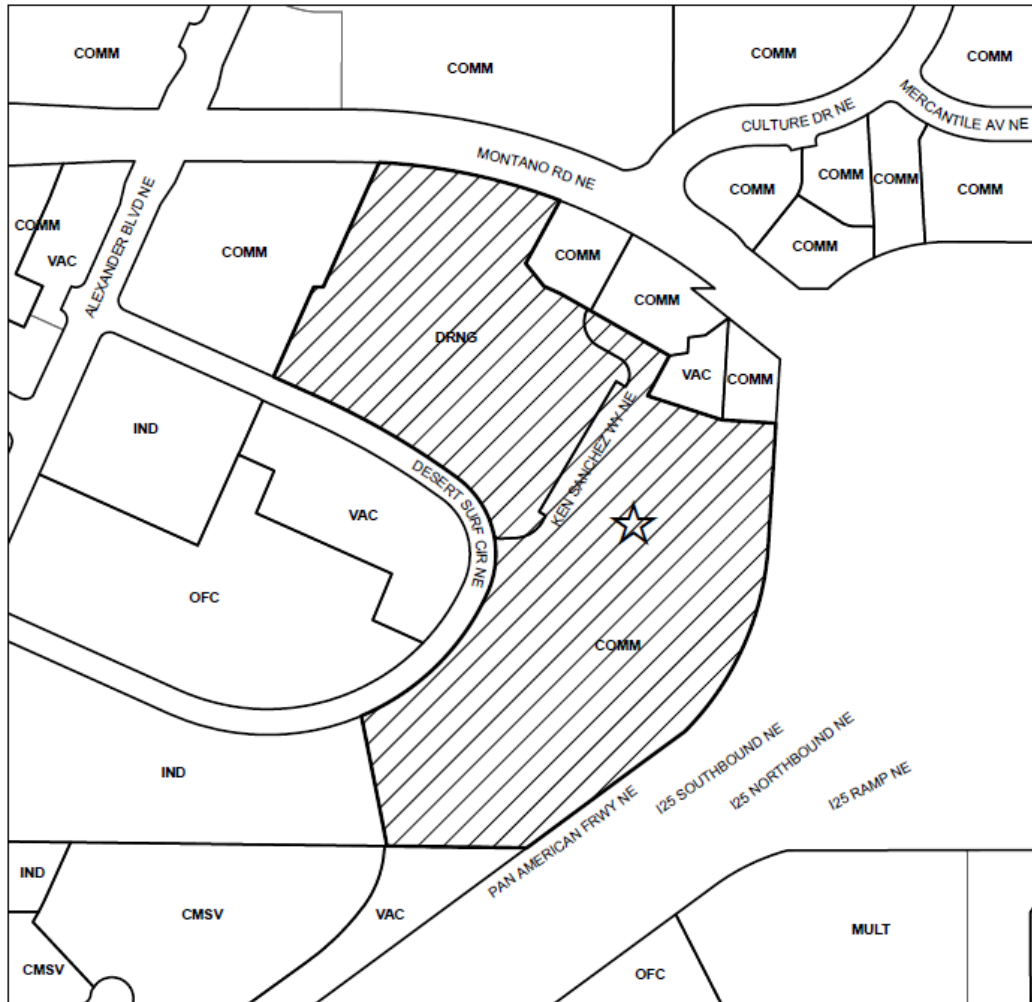


**IDO ZONING MAP**

Note: Gray shading  
Indicates County.



**Land Use Map**



**LAND USE MAP**

Note: Gray shading  
Indicates County.

**Key to Land Use Abbreviations**

MULT | Multi-family  
COMM | Commercial Retail  
CMSV | Commercial Services  
OFC | Office  
IND | Industrial  
DRNG | Drainage  
VAC | Vacant



0 200 Feet

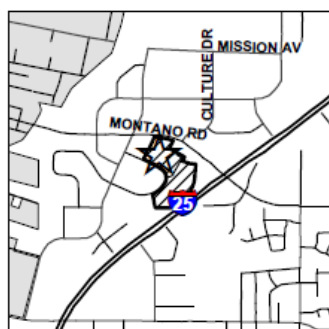
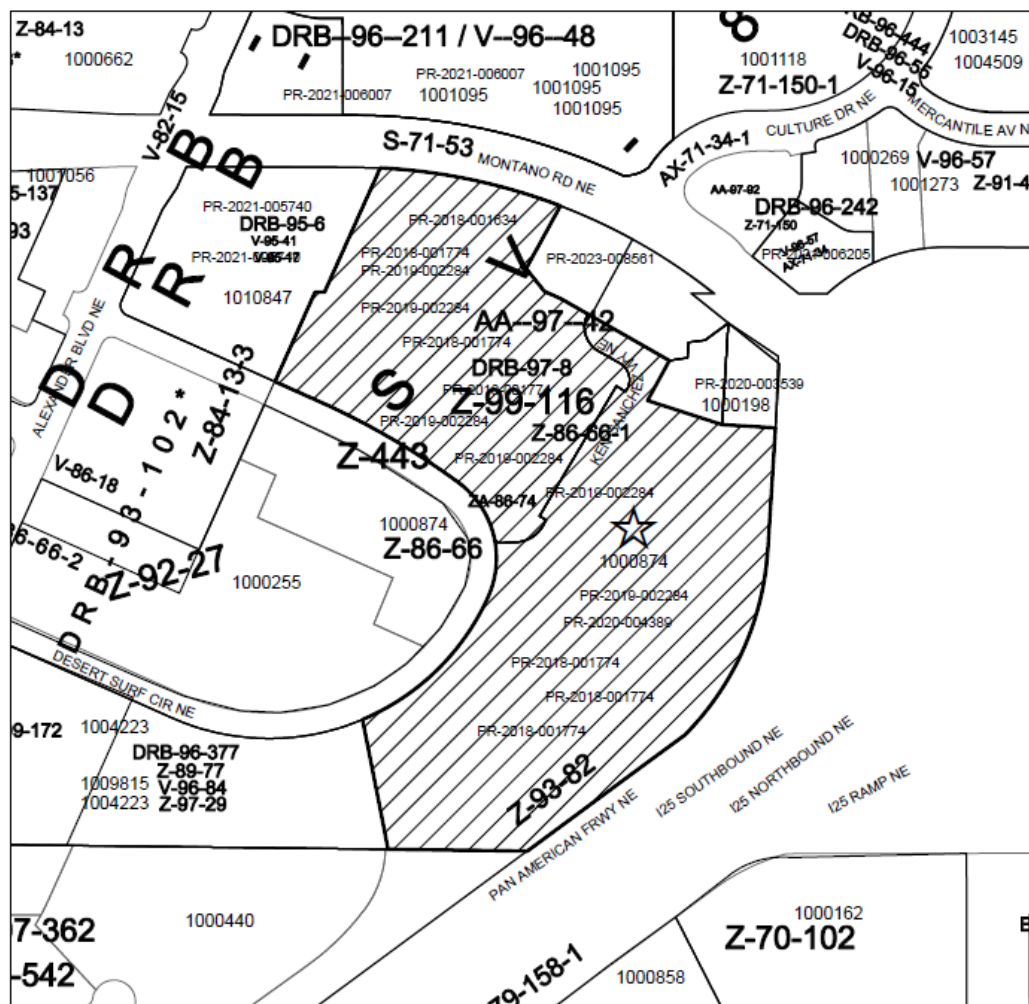
Hearing Date:  
7/16/2026

Plan Number:  
SP-2026-00042

Zone Atlas Page:  
F-16



### History Map



## HISTORY MAP

Note: Gray shading  
Indicates County.



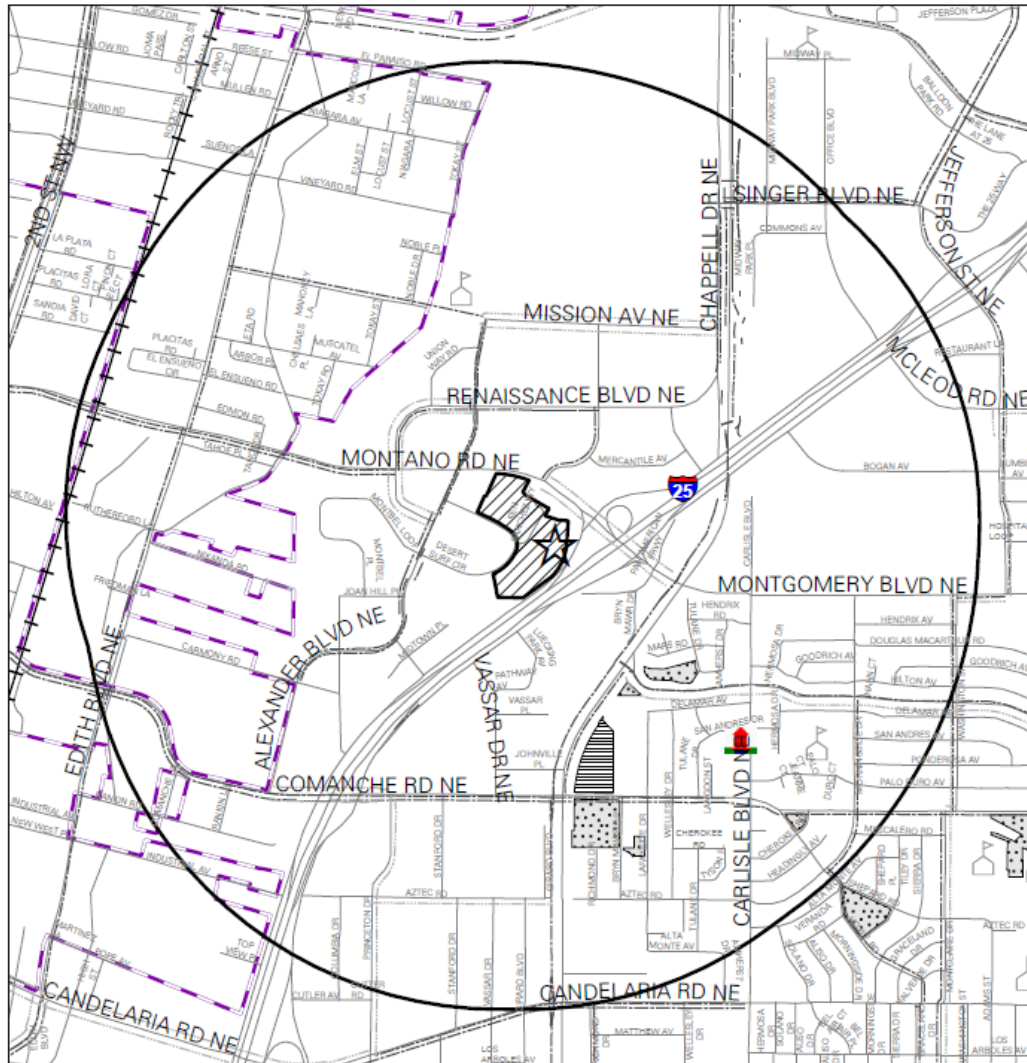
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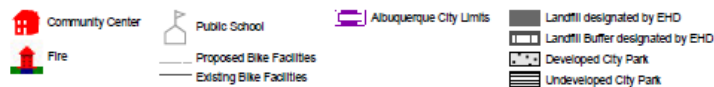
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SP-2026-00042

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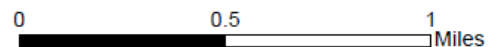
**Public Facilities / Community Services Map**



**Public Facilities Map with One-Mile Buffer**



Plan Number: SP-2026-00042



## ***II. Introduction***

### ***Request***

This request is for a Major Amendment to a Site Plan – EPC for an outdoor amphitheater on an approximately 9.3-acre portion of the overall site (“the subject site”), legally described as all or a portion of Parcels C-1-A, C-1-B, and B-1-A (correction plat of parcels C-1-A, C-1-B and B-1-A) Renaissance Center III, located on Desert Surf Circle NE, between Alexander Blvd. NE, and Montañño Rd. NE, approximately 24 acres. (“the subject area”).

This major amendment would replace the prior approved site plan for a 97,000 SF indoor entertainment facility on the subject site.

Staff has reviewed the site plan and has proposed Conditions of Approval for clarity and compliance with IDO requirements.

### ***EPC Role***

The EPC is the decision-making body for this request because EPC approved the Site Plan in 2022, and Major Amendments return to the original approving body [IDO § 14-16-6-4(X)(3)]. EPC may impose conditions necessary to ensure compliance with the development standards of the IDO [IDO § 14-16-6-6(I)]. This case is a quasi-judicial matter.

### ***History/Background***

In 1986, the EPC approved a water park through a zoning map amendment for SU-1 for SU-1 IP for Water Park and related facilities of a permanent character (Z-88-66) and a Site Development Plan for 42 acres. In 1996, the EPC approved a Major Amendment to the Site Development Plan for 19 acres of the water park (Z-96-128). The water park closed in 2005.

With the effective date of the IDO in May 2018, zoning on the subject site converted to NR-C (Non-Residential – Commercial). Later in 2018, 24 acres of the Site Development Plan was replatted and amended for an outdoor recreational facility (PR-2018-001634, SI-2018-00178) on the 14-acre Tract C-1-A. An administrative amendment was approved in 2019 for Tract B-1-A for a public drainage area to serve the adjacent site and a future youth field.

In August 2022 the EPC approved a Major Amendment to the Site Plan (PR-2019-002284, SI-2022-01301) for an indoor entertainment facility. The indoor entertainment facility was never constructed.

### ***Site Context***

| <i>Location</i>     | <i>IDO Zoning</i>  | <i>Comprehensive Plan Development Area</i> | <i>Existing Land Use</i>                                                                                          |
|---------------------|--------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>Subject Site</b> | <b>NR-C</b>        | <b>Area of Consistency</b>                 | <b>Vacant (undeveloped) Drainage</b>                                                                              |
| <i>North</i>        | MX-M, NR-BP        | Area of Change                             | Commercial Retail, Office, General retail (large), Restaurant (with drive-through), Light vehicle fueling station |
| <i>South</i>        | NR-C, NR-BP, NR-GM | Area of Change                             | Commercial Retail, Commercial Services, Office, Vacant (undeveloped), Manufacturing Industrial                    |
| <i>East</i>         | NR-C, MX-M         | Area of Change                             | Commercial Retail, Other Outdoor Entertainment                                                                    |
| <i>West</i>         | NR-BP, NR-GM       | Area of Change                             | Commercial Retail, Restaurant, Vacant (undeveloped)                                                               |

The subject site is located in a developed commercial area within the Renaissance Employment Center, as designated by the Comprehensive Plan, and is bounded by I-25 to the east, Alexander Blvd. to the west, Montañó Rd. to the north, and Desert Surf Circle to the south.

The surrounding area has a variety of land uses, predominantly commercial retail and services, with some office and industrial uses. Abutting Tract B-1-A to the east is an outdoor entertainment facility and commercial retail. Directly to the west is a restaurant/entertainment, and adjacent to the north is a restaurant with drive through and light vehicle fueling station. Across and south of Desert Surf Circle are office and industrial uses. Across Montañó Rd. to the north are general retail stores of various sizes and restaurants.

### ***Roadway System***

The Long Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role.

Alexander Blvd. NE is an Existing Major Collector. Major Collectors are longer in length than Minor Collectors, connects larger traffic generators to the Arterial network; also have lower connecting driveway densities, higher speed limits, higher VMT, more travel lanes, and are spaced at greater intervals (than Minor Collectors); Major Collector mileage is less than Minor Collector mileage.

Montañó Rd. NE is a designated Existing Regional Principal Arterial. Regional Principal Arterials serves major centers of Metropolitan Areas and provides a high degree of mobility; abutting land uses may be directly served by them.



Desert Surf Circle NE is designated as a local street.

### ***Bikeways / Trails***

The Long Range Bikeway System (LRBS) map, produced by MRCOG, identifies existing and proposed bikeways and trails

Alexander Blvd. NE has an Existing Buffered Bike Lane.

### ***Transit***

The ABQ Ride Route 157 (Cottonwood/Montañó /UTC) has bus stops north and adjacent to the subject site on both sides of Montañó Rd. Route 157 travels west to the Coors and Ellison/NW Transit Center and east toward Gibson and San Pedro.

## ***III. Analysis of City Plans and Ordinances***

### ***Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)***

#### ***City Development Areas***

The subject site is located in an Area of Consistency as designated by the Comprehensive Plan. An Area of Consistency has policies to protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space. Development in Areas of Consistency is expected to reinforce the scale, intensity, and built pattern of the immediately surrounding context. Revitalization and development that do occur should be at a scale and density (or intensity) similar to immediately surrounding development in order to reinforce the existing character of established neighborhoods.

#### ***Community Planning Area (CPA)***

The Subject Site is located within the Near North Valley CPA. The CPA assessment process is currently underway and will be going to EPC and City Council in mid to late 2026.

#### ***Center & Corridor Designations***

The subject site is located adjacent to the Montañó Rd Major Transit Corridor along its northern border and the subject area is within 660 feet of the Montgomery Blvd. Major Transit Corridors prioritize high-frequency and local transit service to support a convenient and efficient transportation network. While walkability is emphasized in the vicinity of transit stops along these corridors, development patterns outside of those areas generally remain auto-oriented.

The subject site is located within the Renaissance Employment Center. Employment Centers are intended to remain predominately industrial, business, and retail centers. Employment Centers tend to be auto-oriented and need to provide excellent access for trucks and connections for freight. For this reason, Employment Centers should be located near major intersections or along highways or major arterials. Additionally,

because land uses are typically separated by parking lots or arterial roads, street design should emphasize efficient movement of vehicles and pedestrian accommodation within business parks. Once Employment Centers are largely developed, it may be appropriate and beneficial to introduce mixed-use and/or higher-density residential development.

*Applicable Goals & Policies*

Applicable Goals and policies that were selected by the applicant are listed below. Staff analysis follows indented below the stated goal or policy.

**CHAPTER 5: LAND USE**

**GOAL 5.1 – CENTERS & CORRIDORS:** Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The subject site is adjacent to and within 660-feet of the Montañño Rd., Major Transit Corridor, as designated by the Comp Plan. The subject site is also within the Renaissance Employment Center. The outdoor amphitheater use will strengthen an existing regional employment and entertainment center by introducing an additional destination that compliments the surrounding commercial and entertainment uses, including the neighboring Restaurant/Entertainment facility and outdoor entertainment facility. Because the site is served by an established multimodal transportation network, including nearby freeway access, transit service, and an existing street network, the proposal utilizes infrastructure intended to support regional destinations. The request reinforces the Comprehensive Plan's vision of concentrating commercial and entertainment activities within designated Centers and Corridors rather than encouraging dispersed development. **This request is consistent with Goal 5.1 Centers and Corridors.**

**POLICY 5.1.1 – DESIRED GROWTH:** Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The proposed Site Plan accommodates additional regional commercial and entertainment activity within an Employment Center and Major Transit Corridor rather than extending development into undeveloped areas. The proposed amphitheater redevelops an underutilized site within an established commercial area and transforms it into an active regional entertainment venue that complements nearby businesses rather than extending development into undeveloped areas. The project redevelops an underutilized parcel with a drainage pond into an active regional destination that will support surrounding businesses and existing entertainment uses. Because the property is already served by public infrastructure, roadway access, and transit opportunities, the proposal promotes efficient growth patterns envisioned by the Comprehensive Plan. The amphitheater will attract visitors to an area specifically planned for commercial and employment

uses, reinforcing the desired development pattern for this portion of the City. **This request is consistent with Policy 5.1.1 Desired Growth.**

**GOAL 5.3 – EFFICIENT DEVELOPMENT PATTERNS:** Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The proposed Site Plan redevelops an existing underutilized site within an urbanized area that is already served by transportation infrastructure and public facilities. The project makes efficient use of existing streets, utilities, and nearby transit services without requiring significant expansion of public infrastructure. Because the property is surrounded by established commercial and industrial development, the amphitheater represents an efficient use of land within an existing developed area. The proposal replaces an underutilized parcel with an active regional entertainment use that contributes to the local economy and public enjoyment. **This request is consistent with Goal 5.3 Efficient Development Patterns.**

**POLICY 5.3.1 INFILL DEVELOPMENT:** Support additional growth in areas with existing infrastructure and public facilities.

The Site Plan proposes infill development on an underutilized property surrounded by existing commercial development and public infrastructure. The site has direct access to Desert Surf Circle, proximity to I-25 and Montañño Rd, and is located within an established employment district. Because utilities, roadways, and supporting public facilities already exist, the proposal efficiently accommodates additional development without encouraging outward expansion. Redeveloping the site also strengthens the surrounding commercial area and increases activity within an existing developed district. **This request is consistent with Goal 5.3.1 Infill Development.**

**POLICY 5.3.7 - LOCALLY UNWANTED LAND USES:** Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area.

The outdoor amphitheater is located within a commercial area where entertainment uses are anticipated and are compatible with surrounding land uses. The site is surrounded primarily by commercial, office, industrial, and entertainment uses, and no residential zoning is immediately adjacent to the property. Because the proposal includes setbacks, landscaping, buffering, and site design measures intended to minimize potential off-site impacts, it appropriately addresses compatibility with neighboring properties. The location also provides convenient regional access while limiting conflicts with residential neighborhoods. **This request is consistent with Goal 5.3.7 Locally Unwanted Land Uses.**

**POLICY 5.3.8 - SOLAR PROTECTIONS:** Protect solar access to encourage solar energy collection and healthy living conditions.

The proposed Site Plan protects solar access while incorporating renewable energy features into the development. The amphitheater is primarily an open-air facility with limited vertical structures, and the site layout maintains adequate separation between buildings to avoid creating substantial shadow impacts on adjacent properties. In addition, the Site Plan incorporates solar panels on the proposed parking shade structures, and the surrounding development does not impede solar access necessary for their effective operation. The integration of solar carports supports renewable energy generation while providing shaded parking for visitors, consistent with the objective of encouraging solar energy collection. **This request is consistent with Goal 5.3.8 Solar Protections.**

#### **CHAPTER 7: URBAN DESIGN**

**GOAL 7.3 – SENSE OF PLACE:** Reinforce a sense of place through context-sensitive design of development and streetscapes.

The proposed Site Plan introduces a unique entertainment destination that complements the established commercial and entertainment character of the Renaissance Employment Center. The amphitheater expands the area's identity as a regional destination by providing an additional venue for community events, performances, and cultural activities. Because the project builds upon the existing entertainment uses surrounding the site, it reinforces the area's evolving character rather than introducing an incompatible development pattern. The proposal also activates an underutilized property, improving the overall appearance and functionality of the site. **This request is consistent with Goal 7.3 Sense of Place.**

**POLICY 7.3.3 - PLACEMAKING:** Encourage efforts to establish and strengthen district identity within Centers, business districts, and neighborhoods.

The proposed Site Plan establishes an entertainment venue that strengthens the identity of the Renaissance Employment Center as a regional destination for recreation, dining, and entertainment. The amphitheater complements existing attractions while creating opportunities for concerts, festivals, and community events that increase activity within the district. Because the project enhances the overall visitor experience and encourages longer visits to surrounding businesses, it contributes to placemaking and district identity. Redevelopment of the site also improves the visual quality and functionality of the area. **This request is consistent Policy 7.3.3 Placemaking.**

#### **CHAPTER 8 – ECONOMIC DEVELOPMENT**

**GOAL 8.1 PLACEMAKING -** Create places where business and talent will stay and thrive.

The proposed Site Plan introduces a regional entertainment destination that supports business growth and attracts visitors to an existing entertainment area. The amphitheater will complement existing commercial and entertainment businesses by increasing activity and generating additional economic opportunities. Because the project promotes a vibrant destination environment, it encourages continued investment in the surrounding area. The proposal transforms an underutilized property into an active community asset that contributes to Albuquerque's entertainment economy. **This request is consistent with Goal 8.1 Placemaking.**

GOAL 8.2 ENTREPRENEURSHIP - Foster a culture of creativity and entrepreneurship and encourage private businesses to grow.

The proposed Site Plan introduces a privately developed entertainment venue that expands opportunities for local performers, event organizers, vendors, and supporting businesses. The amphitheater will provide a venue capable of hosting a variety of performances and community events that encourage creative activity and economic participation. Because the proposal supports both existing businesses and future entrepreneurial opportunities, it contributes to a more diverse local economy. The development also reinforces private investment within an established employment center. **This request is consistent with Goal 8.2 Entrepreneurship.**

POLICY 8.2.6 JOB TRAINING - Support existing entrepreneurship, education, training, and programs.

The proposed Site Plan supports entrepreneurship and employment opportunities associated with Albuquerque's entertainment industry. The proposed outdoor amphitheater will complement the existing Entertainment Center and strengthen an established entertainment district by creating opportunities for local businesses, vendors, performers, and service providers. The project will support creative talent and expand professional opportunities for marketing professionals, performers, and stage experts while reinforcing the Renaissance Employment Center as a regional entertainment destination. Although the Site Plan does not include a formal education or job training program, the development supports the types of businesses and employment opportunities that foster entrepreneurship and workforce development. **This request is consistent with Policy 8.2.6 Job Training.**

### ***Integrated Development Ordinance (IDO)***

The application for this request was submitted on April 9, 2026 and is subject to the regulations and processes of the IDO effective as of April 20, 2025.

*IDO Zoning*

The subject site is zoned NR-C (Non-Residential Commercial). The purpose of the NR-C zone district is to accommodate medium-scale retail, office, commercial, and institutional uses, particularly where additional residential development is not appropriate or not desired because of a deficit of jobs or services in relation to housing units in the area. Primary land uses include a wide spectrum of retail and commercial uses intended to serve both neighborhood and area-wide needs, as well as some light industrial uses. Allowable uses are shown in Table 4-2-1.

*Definitions*

|                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adjacent:             | Those properties that are abutting or separated only by a street, alley, trail, or utility easement, whether public or private. Properties that are on opposite of an intersection diagonally (e.g., “kitty corner” or “catty corner” or “caddy corner”) are not considered. (Please see the Introduction section of this report for the History of the subject site and for more information as to why the subject site is considered adjacent to the MPOS to the SW). |
| Amphitheater:         | A covered or uncovered open-air area or structure suitable for musical or theatrical performances, performing arts, or sporting events with tiers of seats, benches, or berms with seating capacity for less than 1,000 people.                                                                                                                                                                                                                                         |
| Areas of Consistency: | An area designated as an Area of Consistency in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where development must reinforce the character and intensity of existing development.                                                                                                                                                                                                                                                 |
| Corridor:             | A street and adjoining land designated in the ABC Comp Plan, as amended, as one of 5 Corridor types designated based on travel modes and development intensity, excluding Commuter Corridors                                                                                                                                                                                                                                                                            |
| Site Plan:            | An accurate plan that includes all information required for that type of application, structure, or development.                                                                                                                                                                                                                                                                                                                                                        |

***Major Amendment to Site Plan***

*IDO §14-16-6-6(I)(3)- Site Plan-EPC Review and Decision Criteria*

IDO §14-16-6-6(I)(3) states that any application for a Site Plan-EPC will be approved if it meets all of the following criteria:

- A. 6-6(I)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy analysis of the Site Plan – EPC the request is consistent with applicable Comprehensive Plan Goals and policies from Chapter 4 Community Identity, Chapter 5 Land Use, Chapter 7 Urban Design and Chapter 8



Economic Development. The proposed amphitheater redevelops an underutilized property within the Renaissance Employment Center and within both Montañó Major Transit Corridor and reinforces the identity of the existing entertainment district by expanding opportunities for community events, cultural activities, and regional entertainment while encouraging complementary investment in surrounding commercial development.

- B. 6-6(I)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations.

There are no prior approved NR-SU or PD zoning covering the property or prior development agreements or regulations.

- C. 6-6(I)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

Staff reviewed the proposed Site Plan for compliance with the Integrated Development Ordinance (IDO), the Development Process Manual (DPM), and other adopted City regulations applicable to this request. The previously approved Site Plan for the Indoor Entertainment Facility does not impose continuing obligations on this request. The prior applicant requested administrative expiration of the previously approved Site Plan in order to terminate the associated Infrastructure Improvement Agreement (IIA) and be released from any remaining obligations under that agreement. Upon approval of the expiration request, the previously approved Site Plan and associated IIA no longer govern development of the subject property. Accordingly, the proposed Outdoor Amphitheater Site Plan is being reviewed as a new Site Plan–EPC application under the current provisions of the IDO and applicable City regulations.

- D. 6-6(I)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.

The City's existing infrastructure and public improvements have adequate capacity to serve the proposed development and that any burdens on those systems have been mitigated to the maximum extent practicable. The subject site is served by existing public streets, sidewalks, utilities, and drainage infrastructure, and the proposed Site Plan includes internal circulation, pedestrian facilities, utility connections, and grading and drainage improvements that integrate with the existing public infrastructure network.

The Hydrology Section issued a preliminary approval of the Conceptual Grading and Drainage Plan for Development Facilitation Team (DFT) review, subject to the submission and approval of a detailed Grading and Drainage Plan prior to building permit issuance. Transportation Development Services also determined that a Traffic Impact Study is not required because the highest concentration of traffic generated by the proposed amphitheater is anticipated to occur after the weekday PM peak hour.

The previously approved Infrastructure Improvements Agreement (IIA) associated with the former development will be terminated with the expiration of that Site Plan. The proposed amphitheater will be subject to a new IIA that will identify and secure all required public infrastructure improvements in accordance with City standards prior to development.

- E. 6-6(I)(3)(e) The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

The proposed Site Plan mitigates potential impacts to the maximum extent practicable. The project has been designed to comply with applicable development standards related to access, circulation, parking, landscaping, buffering, lighting, drainage, building design, and screening, all of which are intended to minimize potential impacts on surrounding properties. The proposed amphitheater is located within an established commercial and entertainment district where the surrounding land uses are generally compatible with the proposed regional entertainment venue. Landscaping, pedestrian circulation, buffering, lighting controls, and other site improvements contribute to compatibility with adjacent development while enhancing the overall site design. Continued review by City departments during DFT final sign-off will ensure that any remaining technical issues are addressed before construction.

- F. 6-6(I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject property is not within an approved Master Development Plan; therefore, the above criterion does not apply.

- G. 6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject property is not within a Railroad and Spur Area. Therefore, a cumulative impacts analysis is not required. Thus, the above criterion does not apply.

- H. 6-6(l)(3)(h) If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of Section 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

The Site Plan includes a comprehensive outdoor lighting plan demonstrating compliance with the applicable lighting standards of the Integrated Development Ordinance. The lighting design incorporates full cutoff fixtures, shielding, appropriate mounting heights, and photometric information intended to minimize light trespass and glare while providing adequate illumination for pedestrian safety, vehicular circulation, and site security. The lighting plan is designed to be compatible with the surrounding commercial development while limiting impacts on adjacent properties and maintaining consistency with the City's dark-sky objectives. Final review of the lighting design will occur during DFT review to ensure continued compliance with all applicable technical standards prior to final sign-off.

### ***Site Plan Layout/Configuration***

The proposed Site Plan consists of an approximately 9.3-acre development within the 24-acre subject area centered around a new 888-seat outdoor amphitheater designed to complement the existing adjacent entertainment center and reinforce the Renaissance Employment Center as a regional entertainment destination. The development includes a performance stage, audience seating, backstage support facilities, pedestrian gathering areas, parking, and associated site improvements.

Vehicular and pedestrian circulation has been designed to provide safe and efficient access throughout the site. Parking is provided through surface parking areas and covered parking with solar canopies and electric vehicle charging infrastructure. An interconnected network of sidewalks, plazas, and accessible routes links parking areas, entrances, and the amphitheater.

Landscaping, open space, utility infrastructure, and grading and drainage improvements are integrated throughout the site to enhance the pedestrian environment, support site functionality, and minimize impacts on surrounding properties.

### ***IDO DEVELOPMENT STANDARDS***

#### ***Dimensional Standards (IDO §14-16-5-1)***

The subject property is located within a zone district that permits the proposed entertainment use subject to Site Plan – EPC approval and compliance with the applicable dimensional standards of the Integrated Development Ordinance. Staff reviewed the

proposed Site Plan for consistency with the dimensional requirements applicable to the property, including setbacks, building placement, maximum building height, lot coverage, and other development standards established by the IDO. Based on the submitted Site Plan, the proposed development generally complies with the applicable dimensional standards governing the property. Any minor technical revisions identified during Development Facilitation Team review shall be addressed prior to final sign-off in accordance with the applicable provisions of the IDO.

Building heights requirements in the NR-C zoning district:

Maximum Building Height – 38'-0"

Proposed - 35'-4"

Setback requirements in the NR-C zoning district:

Front Setback - 5 ft min.

Side Setback - 0 ft min.

Rear Setback - 0 ft min.

The proposed layout provides appropriate separation between buildings, structures, circulation areas, parking facilities, landscaping, and adjacent development while accommodating the operational needs of the outdoor amphitheater. Building placement establishes an organized development pattern that supports efficient circulation, emergency access, and pedestrian movement throughout the site. The proposed setbacks and building locations also provide opportunities for landscaping, buffering, and visual screening along the perimeter of the property. Staff finds that the proposed Site Plan satisfies the intent of the dimensional standards by promoting an orderly site layout that is compatible with surrounding development and consistent with the applicable zoning regulations.

### ***Access and Connectivity 5-3***

The proposed Site Plan provides a coordinated circulation system designed to safely accommodate vehicular, pedestrian, bicycle, service, and emergency access throughout the development.

- Primary access is provided by two full-access ingress and egress driveways from Desert Surf Circle NE, which serves the surrounding employment and entertainment area.
- Internal drive aisles provide efficient access to parking areas, passenger drop-off areas, and service facilities.
- A separate gated service entrance and loading dock are provided to accommodate deliveries and semi-truck access.

- Pedestrian connectivity is provided through an interconnected network of sidewalks, plazas, and accessible routes linking parking areas, entrances, the amphitheater, the adjacent entertainment center, and nearby public sidewalks along Desert Surf Circle NE. The site also provides pedestrian connections to Montañño Rd and the I-25 frontage area, enhancing access to the surrounding transportation network.

### ***Parking 5-5***

The proposed Site Plan has been reviewed for compliance with the off-street parking requirements of IDO §14-16-5-5.

Parking for the proposed outdoor amphitheater has been designed to accommodate patrons, employees, performers, and service vehicles while supporting the operational needs of the development.

The Site Plan provides:

- Surface parking areas and covered parking with solar canopies and electric vehicle charging infrastructure distributed throughout the development and includes accessible parking spaces in accordance with the Americans with Disabilities Act (ADA) and the Development Process Manual.
- Bicycle parking is also provided in convenient locations to encourage multimodal transportation and support the Comprehensive Plan's emphasis on connected Centers and Corridors.
- Parking areas are integrated with landscaped islands, pedestrian walkways, and accessible routes that improve the overall functionality of the site while reducing the visual impacts typically associated with large parking fields.
- The Site Plan also provides designated service access and loading areas that minimize conflicts between event operations and public circulation.

The applicant's parking analysis demonstrates compliance with the applicable parking requirements for the proposed entertainment use. Staff reviewed the parking layout and finds that the proposed circulation provides safe ingress and egress, efficient internal traffic movement, and convenient pedestrian access between parking areas and the amphitheater entrances.

Staff finds that the proposed parking design satisfies the intent of IDO §14-16-5-5 by providing adequate off-street parking while supporting safe circulation and multimodal access.

According to IDO Table 5-5-1: Minimum Off-street Parking Requirements, required parking for the Amphitheater:

- 1 space / 5 seats in main assembly area [1]

[1] 30 in. pew or bench space = 1 seat. If the minimum off-street parking requirement is for seats in a main assembly area, but the proposed main assembly area will not have seats, then the measurement shall be 1 space / 3 persons design capacity.

The development is required to provide 296 off street parking spaces:

- $888 / 3 = 296$  REQUIRED OFF STREET PARKING SPACES

**ELECTRIC VEHICLE PARKING CALCULATION:**

462 TOTAL PARKING SPACES

EVSE PARKING REQUIRED:  $5\% \times 462 = 23$  SPACES

EVSE PARKING PROVIDED: 24 SPACES

EV CAPABLE REQUIRED:  $10\% \times 462 = 46$  SPACES

EV CAPABLE PROVIDED: 48 SPACES

The site plan is providing 462 total parking spaces:

- Covered Parking = 252 SPACES

In addition to required off street spaces, the Site Plan is providing:

- Motorcycle parking spaces required = 6
- Motorcycle parking spaces provided = 8
- Bicycle parking spaces are shown on the site plan and detail sheet; however, the total number of required and proposed bicycle parking spaces is not identified. Pursuant to Table 5-5-6 of the Integrated Development Ordinance (Minimum Bicycle Parking Requirements), a minimum bicycle parking spaces required is based on 10% of the required off-street vehicle parking (29.6 spaces).
- ADA parking required = 12
- ADA parking provided = 13

Any remaining technical revisions identified through Development Facilitation Team review, including verification of parking calculations, striping details, signage, and ADA compliance, shall be completed prior to final sign-off.

***Landscaping, Buffering, and Screening 5-6***

IDO §14-16-5-6 requires landscaping to create a visually attractive development, enhance the public realm, reduce heat island effects, and provide buffering between land uses.

The proposed Site Plan incorporates a comprehensive landscape plan consisting of:

- Drought-tolerant and native plant materials, shade trees, shrubs, groundcover, and decorative landscape treatments that complement the surrounding desert environment and reinforce the identity of the Renaissance Employment Center
- Landscaped islands within parking areas, perimeter landscaping, and pedestrian-oriented planting areas that improve the appearance of the development visitors.

The proposed landscape plan is missing:

- Required parking lot trees (IDO§14-16-5-6(F)(2)(c)) where canopy structures prevent compliance. A proposed alternative is necessary to satisfy the intent of the Integrated Development Ordinance (IDO).

The landscape plan demonstrates compliance with most of the minimum landscape area requirements of the IDO and provides buffering between parking areas, pedestrian circulation, and adjacent properties.

- Street frontage landscaping is incorporated along public rights-of-way consistent with City standards, including street trees and landscape improvements intended to enhance the streetscape and improve the pedestrian experience.
- Mechanical equipment, refuse areas, and other service functions are screened in accordance with IDO requirements to minimize visual impacts from adjacent public streets and neighboring properties.
- The landscape plan utilizes native and adaptive vegetation consistent with the City's water conservation objectives and the Comprehensive Plan's emphasis on sustainable development.

Staff finds that the proposed landscaping, buffering, and screening satisfy the intent of IDO §14-16-5-6 by improving site aesthetics, enhancing compatibility with surrounding development, and contributing to a high-quality public realm.

Pursuant to §14-16-5-6(C)(2)(a) a minimum of 15 percent of the net lot area of each development contains landscaping:

- Required landscape area: 15% of 401,549.47 (net lot) sq ft = 60,232.42 sf.
- Provided landscape area: 77,827sf

Required Ground Level Coverage and Vegetative Coverage calculations on the landscape plan are pursuant to IDO §14-16-5-6(C)(2)(c). Tree canopies and ground-level plants cover a minimum of 75 percent of the total landscape area as measured by canopy width. Of the required vegetative coverage, a minimum of 25 percent of the total landscape area are provided as ground-level plants.

Pursuant to IDO §14-16-5-6(D), street trees are generally required every 25 feet on center along street frontages. The proposed street trees along Montañño Blvd NW are arranged in random clusters rather than uniform spacing, consistent with the City of Albuquerque



Parks and Recreation Department/Urban Forestry standards pursuant to Albuquerque Code of Ordinances § 6-6-2-5(A)(3), Street Tree Policies.

Tree canopies and ground level plants required: 75% of 60,232.42 sf = 45,174 sf

Tree canopies and ground level plants provided: 96,569 sf

Ground – Level Plants required: 25% of 45,174.31 = 11,293 sf

Ground – Level Plants provided: 27,104 sf

- Desert Surf Cir. Required Street Trees = 25.52
  - Street Trees Provided = 26
- Montañño Rd NE Required Street Trees = 17.32
  - Street Trees Provided = 17

The proposed Site Plan includes screening of mechanical equipment and support areas in accordance with IDO §14-16-5-6(G). Final screening details for mechanical equipment will be reviewed through the Development Facilitation Team (DFT) process to ensure compliance with the IDO prior to final sign off.

### ***Walls and Fences 5-7***

The proposed Site Plan includes perimeter walls and fencing designed to provide security, define the site, and support safe operation of the outdoor amphitheater while maintaining compatibility with surrounding commercial development.

- Decorative fencing, gates, and screening elements are incorporated where appropriate to balance visibility, security, and aesthetics. Wall and fence materials are consistent with the architectural character of the proposed development and contribute to a cohesive site design.
- Where screening is necessary for service areas, utilities, mechanical equipment, or operational facilities, the Site Plan provides appropriate screening consistent with the requirements of IDO §14-16-5-7. Decorative fencing and wall treatments also help define pedestrian spaces while preserving visibility into public gathering areas where appropriate to promote safety through natural surveillance.
- A proposed new 8' tall CMU Screen wall on the north edge of the site borders Montañño Rd NE. The existing fence adjacent to the light vehicle fueling station will remain. An existing chain link fence will remain on the north edge of the large detention pond and the west side property line that borders the restaurant/entertainment venue.
- An 8' tall V-Shaped 3D security fence with a proposed 15' gate to allow access to the backstage and loading area is proposed. The fence is see-through and will separate the main parking lot area from the behind the stage. The 8' tall security

fence will wrap around the front entrance and then goes north around the east side of the venue and stops at the existing fence.

Staff finds that the proposed wall and fence design satisfies the purpose of the IDO by providing security and screening while contributing positively to the overall character of the development.

### ***Outdoor Lighting 5-8***

A comprehensive outdoor lighting and photometric plan has been submitted with the application that demonstrates compliance with the applicable lighting standards of IDO §14-16-5-8.

The lighting design includes site lighting intended to provide safe illumination for vehicular circulation, pedestrian movement throughout the amphitheater, parking areas, entrances, and operational areas while minimizing light trespass onto adjacent properties.

Parking lot light poles are along the front edge of the parking lot near Desert Surf Cir. Parking lot poles are on the east side parking lot poles. All light poles will be a minimum of 25' with full cut off light fixtures. Light fixtures will be a minimum of 20' with full cut off shields on fixtures so no future light will escape beyond the property line. All light fixtures will be fully shielded with horizontal lamps.

The submitted photometric plan indicates that the parking areas are illuminated using full-cutoff fixtures mounted on poles of varying heights consistent with the lighting design, with average illumination levels appropriate for safe parking lot operation. The lighting schedule identifies LED fixtures designed to provide efficient illumination while limiting glare and improving energy performance.

The proposed lighting design is intended to comply with the IDO's dark-sky provisions by utilizing shielded fixtures, directing light downward, and limiting illumination beyond the property boundaries.

### ***Neighborhood Edges 5-9***

Staff reviewed the proposed Site Plan for compliance with the Neighborhood Edge standards of IDO §14-16-5-9.

The purpose of these standards is to provide appropriate transitions between development of differing intensities in order to minimize potential adverse impacts related to building scale, site design, lighting, noise, and visual character. The standards are intended to protect the character of nearby residential neighborhoods while allowing compatible development to occur within mixed-use and non-residential areas.

The subject property is within the Renaissance Employment Center and is surrounded predominantly by commercial, office, entertainment, industrial, and other non-residential land uses. Based on the surrounding zoning pattern and existing development,

Staff finds that the Neighborhood Edge standards are either not applicable or are satisfied by the proposed site design because the project does not directly interface with established low-density residential development requiring additional transition measures pursuant to IDO §14-16-5-9. Nevertheless, the Site Plan incorporates landscape buffering, setbacks, pedestrian circulation, lighting controls, and architectural treatments that contribute to compatibility with adjacent development and reinforce the character of the surrounding employment center. Neighborhood edges standards are not required for this development because this is a mixed-use use zone district (See IDO §14-15-5-9 Neighborhood Edges).

### ***Solar Access 5-10***

The proposal for the solar access provisions of IDO §14-16-5-10 is consistent with the intent of the development standards. The amphitheater is primarily an open-air facility with limited vertical structures, and the site layout maintains adequate separation between buildings to avoid creating substantial shadow impacts on adjacent properties or unreasonably interfere with existing solar access. The development also incorporates open seating areas, landscaped open space, and pedestrian gathering areas that maintain access to natural light throughout much of the site. In addition, the Site Plan includes solar panels integrated into the proposed parking shade structures, supporting renewable energy generation while providing shaded parking for visitors.

### ***Building Design 5-11***

The proposed building design complies with IDO §14-16-5-11 by incorporating articulated building forms, coordinated colors and finishes, and pedestrian-oriented gathering spaces that contribute to an entertainment venue that will be compatible with the surrounding commercial development.

The proposed amphitheater incorporates an architectural design inspired by shipping-container construction that establishes a distinctive identity for the development that compliments the surrounding entertainment complexes.

The project includes the amphitheater stage, spectator seating integrated into the berm, spectator boxes, restaurants, retail spaces, restrooms, and other accessory structures that are coordinated through consistent architectural materials, colors, and design elements.

The development is organized as a series of one- to three-story buildings and structures that are tiered throughout the site to follow the natural topography of the berm. This design creates visual interest, reduces the apparent mass of the buildings, and provides a variety of viewing perspectives throughout the venue. The maximum building height permitted the NR-C zone district at this site is 38ft. As shown on the architectural elevations, the tallest structure within the proposed development is the amphitheater at approximately 35'-4", which complies with the maximum height allowed by the IDO.

Shipping containers are proposed as a prominent architectural feature and will be finished in turquoise-blue painted metal, while metal roofing is proposed in white to provide visual contrast. The performance stage incorporates natural exposed concrete, and pedestrian stairs ascending the berm are constructed of brown composite wood. The berm and courtyard areas utilize green synthetic turf, with raw concrete walkways connecting gathering spaces throughout the site. A decorative light-brown concrete accent area is provided in front of the stage to function as a dance floor and gathering space during events.

### ***Signs 5-12***

The proposed Site Plan includes on-premises signage intended to identify the development, provide directional information, and support safe vehicular and pedestrian circulation throughout the site. The proposed sign locations are integrated into the overall site design to provide visibility while minimizing conflicts with pedestrian circulation, landscaping, and vehicular sight distance.

Permanent signage shall comply with the applicable standards of IDO §14-16-5-12 (Sign Regulations), including requirements related to sign area, height, location, illumination, and design. Any illuminated signage shall also comply with the applicable outdoor lighting standards of the IDO to minimize glare and light trespass while maintaining adequate visibility for patrons and visitors.

The site plan includes a free standing sign in the form of a tower located near the rear of the subject site along Montaña Rd. The sign tower (monument sign) consists of an electronic LED display that faces Montaña Rd. Based on the submitted signage calculations, the proposed freestanding sign area complies with the maximum sign area permitted for a site in the NR-C Zone District with frontage along an arterial street, as established in IDO Table 5-12-3, On-Premises Signs in Mixed-use and Non-residential Zone Districts. The proposed monument (freestanding) sign is also shown at approximately 26 feet in height, which is the maximum height permitted for freestanding signs in the NR-C Zone District.

A canopy sign totaling approximately 100 square feet is proposed at the main entrance to the amphitheater. The proposed sign is classified as a canopy sign and is subject to the applicable dimensional and design standards of IDO §14-16-5-12.

Pursuant to IDO Table 5-12-3, the maximum permitted width of a canopy sign is 50 percent of the building frontage. The proposed entrance sign is approximately 25 feet in width, while the canopy frontage measures 41 feet 9 inches. Based on these dimensions, the maximum permitted sign width is approximately 20 feet 10½ inches. As proposed, the canopy sign exceeds the maximum permitted width and shall be revised to comply with the applicable IDO standards prior the issuance of any required sign permits.

Any future signage shall be reviewed and approved by Code Enforcement and Building Safety and shall obtain all required permits prior to installation.

### ***Utilities***

The proposed Site Plan includes conceptual utility plans identifying connections to existing public water, sanitary sewer, storm drainage, electrical, and other utility infrastructure necessary to support the proposed amphitheater and associated site improvements. Proposed storm drains on the site will terminate in the detention pond behind the amphitheater stage. A new fire hydrant is located near the entrance of the 15' gate that allows access to backstage and loading. A new lift station located across from the new fire hydrant on the other side of the 15' gate on the subject site will connect to a proposed sanitary sewer line that will connect to the existing sanitary sewer lines on Desert Surf Circle. There is a proposed 10' PNM Utility Easement across the northwest corner of the subject site.

Utility improvements have been coordinated with the proposed grading, circulation, and landscaping plans to minimize conflicts and provide efficient long-term maintenance.

Any required utility easements, infrastructure improvements, or system upgrades shall be completed prior to issuance of building permits.

### ***Grading and Drainage***

The applicant has submitted a Conceptual Grading and Drainage Plan demonstrating how stormwater runoff generated by the proposed amphitheater development will be managed on the site. The proposed grading accommodates the amphitheater, parking areas, pedestrian circulation, landscaping, and supporting facilities while directing stormwater to appropriately designed drainage and detention facilities integrated throughout the development.

The City's Hydrology Section reviewed the Conceptual Grading and Drainage Plan and issued a preliminary approval for Development Facilitation Team (DFT) and Development Hearing Officer (DHO) action on the Site Plan, based on the information submitted by the applicant. The applicant shall submit a detailed Grading and Drainage Plan to the Hydrology Section for review and approval prior to issuance of building permits. In addition, if the total area of disturbance, including staging areas and work within the public right-of-way, equals or exceeds one acre, the applicant shall submit an Erosion and Sediment Control (ESC) Plan and a certified Notice of Intent (NOI) to the City's Stormwater Quality Engineer prior to commencement of earth-disturbing activities.

Staff finds that the proposed conceptual grading and drainage design demonstrates the site's ability to adequately manage stormwater, subject to final engineering review and approval by the Hydrology Section. Any revisions identified during the final engineering review shall be incorporated into the construction plans prior to building permit issuance.

#### **IV. Public & Agency Concerns**

| <i>Public Notice</i>                                           | <i>Required?</i> | <i>Met?</i>                 |
|----------------------------------------------------------------|------------------|-----------------------------|
| <i>Email to Neighborhood Associations (NA) within 660 feet</i> | No               | NA                          |
| <i>Mailed Notice to Property Owners within 100 feet</i>        | Yes              | Yes<br>See Attachment E     |
| <i>Posted Sign</i>                                             | Yes              | Yes<br>Posted 05/19/2026    |
| <i>Published Legal Ad</i>                                      | Yes              | Yes<br>Published 05/29/2026 |
| <i>Web Posting</i>                                             | Yes              | Yes<br>Posted 05/29/2026    |

##### ***Neighborhood/Public***

At the time of this writing there has been no neighborhood or public support or opposition.

##### ***Commenting Agencies***

City departments and other interested agencies reviewed this application. Few but notable agency comments were received. Agency Comments received were based upon the initial application submittal on April 9, 2026. See all Agency Comments received in the Attachments.

Transportation Development Services: An approved Traffic Circulation Layout will be required prior to any individual site plan or building permit.

NMDOT / Department of Transportation: Coordinate with NMDOT District 3 Traffic Engineer to discuss this development's potential impacts to the Montgomery Blvd./Montaño Rd. & I-25 Interchange.

CABQ Parks and Recreation/Urban Forestry: The proposed street tree layout along Montaño Blvd NW complies with Albuquerque Code of Ordinances § 6-6-2-5(A)(3), which allows street trees to be planted in random clusters rather than at 25' intervals on center when consistent with the site's overall design, provided the required number of trees is maintained.

Public Service Company of New Mexico (PNM): Structures, especially those made of metal like restrooms, storage buildings, and canopies, should not be within or near PNM easements without close coordination with and agreement from PNM.

##### ***Indian Nations, Tribes, or Pueblos***

The subject site is no within 660 feet of Major Public Open Space or tribal land, so a tribal meeting offer was not required [IDO § 14-16-6-4(B) and Table 6-1-1] at the time of the application submittal date.

## **V. Conclusion**

### ***Recommendation***

APPROVAL of Project #: PR- 2019-002284, Plan #: SP-2026-00042, a request for Site Plan – EPC, Major Amendment for a new outdoor amphitheater on an approximately 9.3-acre site (“the subject site”) legally described as all or a portion of Parcels C-1-A, C-1-B, and B-1-A (correction plat of parcels C-1-A, C-1-B and B-1-A) Renaissance Center III, located on Desert Surf Circle NE, between Alexander Blvd. NE, and Montañó Rd. NE, approximately 24 acres, based on Findings 1-14 and Conditions of Approval 1-10.

### ***Findings, Site Plan – EPC, Major Amendment***

Project #: PR- 2019-002284, Plan #: SP-2026-00042

1. This request is for a Major Amendment to a Site Plan – EPC for an outdoor amphitheater on an approximately 9.3-acre portion pf the overall site (“the subject site”), legally described as all or a portion of Parcels C-1-A, C-1-B, and B-1-A (correction plat of parcels C-1-A, C-1-B and B-1-A) Renaissance Center III, located on Desert Surf Circle NE, between Alexander Blvd. NE, and Montañó Rd. NE, approximately 24 acres. (“the subject area”).
2. This major amendment would replace the prior approved site plan for a 97,000 SF indoor entertainment facility on the subject site.
3. History:
  - A. In 1986, the EPC approved a water park through a zoning map amendment for SU-1 for SU-1 IP for Water Park and related facilities of a permanent character (Z-88-66) and a Site Development Plan for 42 acres. In 1996, the EPC approved a Major Amendment to the Site Development Plan for 19 acres of the water park (Z-96-128). The water park closed in 2005.
  - B. With the effective date of the IDO in May 2018, zoning on the subject site converted to NR-C (Non-Residential – Commercial). Later in 2018, 24 acres of the Site Development Plan was replatted and amended for an outdoor recreational facility (PR-2018-001634, SI-2018-00178) on the 14-acre Tract C-1-A. An administrative amendment was approved in 2019 for Tract B-1-A for a public drainage area to serve the adjacent site and a future youth field.
  - C. In August 2022 the EPC approved a Major Amendment to the Site Plan (PR-2019-002284, SI-2022-01301) for an indoor entertainment facility. The indoor entertainment facility was never constructed.
4. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.

5. The subject site is located in an Area of Consistency as designated by the Comprehensive Plan.
6. The Subject site is within the Near North Valley CPA.
7. The subject site is located adjacent to the Montañño Rd. Major Transit Corridor along its northern border and the subject area is within 660 feet of the Montgomery Blvd. Major Transit Corridors prioritize high-frequency and local transit service to support a convenient and efficient transportation network. While walkability is emphasized in the vicinity of transit stops along these corridors, development patterns outside of those areas generally remain auto-oriented.
8. The subject site is located within the Renaissance Employment Center. Employment Centers are intended to remain predominately industrial, business, and retail centers. Employment Centers tend to be auto-oriented and need to provide excellent access for trucks and connections for freight. For this reason, Employment Centers should be located near major intersections or along highways or major arterials. Additionally, because land uses are typically separated by parking lots or arterial roads, street design should emphasize efficient movement of vehicles and pedestrian accommodation within business parks. Once Employment Centers are largely developed, it may be appropriate and beneficial to introduce mixed-use and/or higher-density residential development.
9. The request is consistent with the following Goals and Policies related to CHAPTER: LAND USE.
  - A. GOAL 5.1 – CENTERS & CORRIDORS: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The subject site is adjacent to and within 660-feet of the Montañño Rd., Major Transit Corridor, as designated by the Comp Plan. The subject site is also within the Renaissance Employment Center. The outdoor amphitheater use will strengthen an existing regional employment and entertainment center by introducing an additional destination that compliments the surrounding commercial and entertainment uses, including the neighboring Restaurant/Entertainment facility and outdoor entertainment facility. Because the site is served by an established multimodal transportation network, including nearby freeway access, transit service, and an existing street network, the proposal utilizes infrastructure intended to support regional destinations. The request reinforces the Comprehensive Plan's vision of concentrating commercial and entertainment activities within designated Centers and Corridors rather than encouraging dispersed development.

- B. POLICY 5.1.1 – DESIRED GROWTH: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The proposed Site Plan accommodates additional regional commercial and entertainment activity within an Employment Center and Major Transit Corridor



rather than extending development into undeveloped areas. The proposed amphitheater redevelops an underutilized site within an established commercial area and transforms it into an active regional entertainment venue that complements nearby businesses rather than extending development into undeveloped areas. The project redevelops an underutilized parcel with a drainage pond into an active regional destination that will support surrounding businesses and existing entertainment uses. Because the property is already served by public infrastructure, roadway access, and transit opportunities, the proposal promotes efficient growth patterns envisioned by the Comprehensive Plan. The amphitheater will attract visitors to an area specifically planned for commercial and employment uses, reinforcing the desired development pattern for this portion of the City.

- C. GOAL 5.3 – EFFICIENT DEVELOPMENT PATTERNS: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The proposed Site Plan redevelops an existing underutilized site within an urbanized area that is already served by transportation infrastructure and public facilities. The project makes efficient use of existing streets, utilities, and nearby transit services without requiring significant expansion of public infrastructure. Because the property is surrounded by established commercial and industrial development, the amphitheater represents an efficient use of land within an existing developed area. The proposal replaces an underutilized parcel with an active regional entertainment use that contributes to the local economy and public enjoyment.

- D. POLICY 5.3.1 INFILL DEVELOPMENT: Support additional growth in areas with existing infrastructure and public facilities.

The Site Plan proposes infill development on an underutilized property surrounded by existing commercial development and public infrastructure. The site has direct access to Desert Surf Circle, proximity to I-25 and Montañó Rd, and is located within an established employment district. Because utilities, roadways, and supporting public facilities already exist, the proposal efficiently accommodates additional development without encouraging outward expansion. Redeveloping the site also strengthens the surrounding commercial area and increases activity within an existing developed district.

- E. POLICY 5.3.7 - LOCALLY UNWANTED LAND USES: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area.

The outdoor amphitheater is located within a commercial area where entertainment uses are anticipated and are compatible with surrounding land uses. The site is surrounded primarily by commercial, office, industrial, and entertainment

uses, and no residential zoning is immediately adjacent to the property. Because the proposal includes setbacks, landscaping, buffering, and site design measures intended to minimize potential off-site impacts, it appropriately addresses compatibility with neighboring properties. The location also provides convenient regional access while limiting conflicts with residential neighborhoods.

- F. **POLICY 5.3.8 - SOLAR PROTECTIONS:** Protect solar access to encourage solar energy collection and healthy living conditions.

The proposed Site Plan protects solar access while incorporating renewable energy features into the development. The amphitheater is primarily an open-air facility with limited vertical structures, and the site layout maintains adequate separation between buildings to avoid creating substantial shadow impacts on adjacent properties. In addition, the Site Plan incorporates solar panels on the proposed parking shade structures, and the surrounding development does not impede solar access necessary for their effective operation. The integration of solar carports supports renewable energy generation while providing shaded parking for visitors, consistent with the objective of encouraging solar energy collection.

10. The request is consistent with the following Goals and Policies related to CHAPTER 7:  
URBAN DESIGN

- A. **GOAL 7.3 – SENSE OF PLACE:** Reinforce a sense of place through context-sensitive design of development and streetscapes.

The proposed Site Plan introduces a unique entertainment destination that complements the established commercial and entertainment character of the Renaissance Employment Center. The amphitheater expands the area's identity as a regional destination by providing an additional venue for community events, performances, and cultural activities. Because the project builds upon the existing entertainment uses surrounding the site, it reinforces the area's evolving character rather than introducing an incompatible development pattern. The proposal also activates an underutilized property, improving the overall appearance and functionality of the site.

- B. **POLICY 7.3.3 - PLACEMAKING:** Encourage efforts to establish and strengthen district identity within Centers, business districts, and neighborhoods.

The proposed Site Plan establishes an entertainment venue that strengthens the identity of the Renaissance Employment Center as a regional destination for recreation, dining, and entertainment. The amphitheater complements existing attractions while creating opportunities for concerts, festivals, and community events that increase activity within the district. Because the project enhances the overall visitor experience and encourages longer visits to surrounding businesses, it

contributes to placemaking and district identity. Redevelopment of the site also improves the visual quality and functionality of the area.

11. The request is consistent with the following Goals and Policies related to CHAPTER 8:  
ECONOMIC DEVELOPMENT.

A. GOAL 8.1 PLACEMAKING - Create places where business and talent will stay and thrive.

The proposed Site Plan introduces a regional entertainment destination that supports business growth and attracts visitors to an existing entertainment area. The amphitheater will complement existing commercial and entertainment businesses by increasing activity and generating additional economic opportunities. Because the project promotes a vibrant destination environment, it encourages continued investment in the surrounding area. The proposal transforms an underutilized property into an active community asset that contributes to Albuquerque's entertainment economy.

B. GOAL 8.2 ENTREPRENEURSHIP - Foster a culture of creativity and entrepreneurship and encourage private businesses to grow.

The proposed Site Plan introduces a privately developed entertainment venue that expands opportunities for local performers, event organizers, vendors, and supporting businesses. The amphitheater will provide a venue capable of hosting a variety of performances and community events that encourage creative activity and economic participation. Because the proposal supports both existing businesses and future entrepreneurial opportunities, it contributes to a more diverse local economy. The development also reinforces private investment within an established employment center.

C. POLICY 8.2.6 JOB TRAINING - Support existing entrepreneurship, education, training, and programs.

The proposed Site Plan supports entrepreneurship and employment opportunities associated with Albuquerque's entertainment industry. The proposed outdoor amphitheater will complement the existing Entertainment Center and strengthen an established entertainment district by creating opportunities for local businesses, vendors, performers, and service providers. The project will support creative talent and expand professional opportunities for marketing professionals, performers, and stage experts while reinforcing the Renaissance Employment Center as a regional entertainment destination. Although the Site Plan does not include a formal education or job training program, the development supports the types of businesses and employment opportunities that foster entrepreneurship and workforce development.

12. The request meets the Site Plan-EPC Review & Decision Criteria in IDO §14-16-6-6(I)(3) as follows:

A. 6-6(I)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy analysis of the Site Plan – EPC the request is consistent with applicable Comprehensive Plan Goals and policies from Chapter 4 Community Identity, Chapter 5 Land Use, Chapter 7 Urban Design and Chapter 8 Economic Development. The proposed amphitheater redevelops an underutilized property within the Renaissance Employment Center and within both Montañó Major Transit Corridor and reinforces the identity of the existing entertainment district by expanding opportunities for community events, cultural activities, and regional entertainment while encouraging complementary investment in surrounding commercial development.

B. 6-6(I)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations.

There are no prior approved NR-SU or PD zoning covering the property or prior development agreements or regulations.

C. 6-6(I)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

Staff reviewed the proposed Site Plan for compliance with the Integrated Development Ordinance (IDO), the Development Process Manual (DPM), and other adopted City regulations applicable to this request. The previously approved Site Plan for the Indoor Entertainment Facility does not impose continuing obligations on this request. The prior applicant requested administrative expiration of the previously approved Site Plan in order to terminate the associated Infrastructure Improvement Agreement (IIA) and be released from any remaining obligations under that agreement. Upon approval of the expiration request, the previously approved Site Plan and associated IIA no longer govern development of the subject property. Accordingly, the proposed Outdoor Amphitheater Site Plan is being reviewed as a new Site Plan–EPC application under the current provisions of the IDO and applicable City regulations.

D. 6-6(I)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.

The City's existing infrastructure and public improvements have adequate capacity to serve the proposed development and that any burdens on those systems have been mitigated to the maximum extent practicable. The subject site is served by existing public streets, sidewalks, utilities, and drainage infrastructure, and the proposed Site Plan includes internal circulation, pedestrian facilities, utility connections, and grading and drainage improvements that integrate with the existing public infrastructure network.

The Hydrology Section issued a preliminary approval of the Conceptual Grading and Drainage Plan for Development Facilitation Team (DFT) review, subject to the submission and approval of a detailed Grading and Drainage Plan prior to building permit issuance. Transportation Development Services also determined that a Traffic Impact Study is not required because the highest concentration of traffic generated by the proposed amphitheater is anticipated to occur after the weekday PM peak hour.

The previously approved Infrastructure Improvements Agreement (IIA) associated with the former development will be terminated with the expiration of that Site Plan. The proposed amphitheater will be subject to a new IIA that will identify and secure all required public infrastructure improvements in accordance with City standards prior to development.

- E. 6-6(I)(3)(e) The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

The proposed Site Plan mitigates potential impacts to the maximum extent practicable. The project has been designed to comply with applicable development standards related to access, circulation, parking, landscaping, buffering, lighting, drainage, building design, and screening, all of which are intended to minimize potential impacts on surrounding properties. The proposed amphitheater is located within an established commercial and entertainment district where the surrounding land uses are generally compatible with the proposed regional entertainment venue. Landscaping, pedestrian circulation, buffering, lighting controls, and other site improvements contribute to compatibility with adjacent development while enhancing the overall site design. Continued review by City departments during DFT final sign-off will ensure that any remaining technical issues are addressed before construction.

- F. 6-6(I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject property is not within an approved Master Development Plan; therefore, the above criterion does not apply.

- G. 6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject property is not within a Railroad and Spur Area. Therefore, a cumulative impacts analysis is not required. Thus, the above criterion does not apply.

- H. 6-6(I)(3)(h) If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of Section 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

The Site Plan includes a comprehensive outdoor lighting plan demonstrating compliance with the applicable lighting standards of the Integrated Development Ordinance. The lighting design incorporates full cutoff fixtures, shielding, appropriate mounting heights, and photometric information intended to minimize light trespass and glare while providing adequate illumination for pedestrian safety, vehicular circulation, and site security. The lighting plan is designed to be compatible with the surrounding commercial development while limiting impacts on adjacent properties and maintaining consistency with the City's dark-sky objectives. Final review of the lighting design will occur during DFT review to ensure continued compliance with all applicable technical standards prior to final sign-off.

**13. Proposed Site Plan:**

- A. The proposed Site Plan consists of an approximately 9.3-acre development within the 24-acre subject area centered around a new 880-seat outdoor amphitheater designed to complement the existing adjacent entertainment center and reinforce the Renaissance Employment Center as a regional entertainment destination. The development includes a performance stage, audience seating, backstage support facilities, pedestrian gathering areas, parking, and associated site improvements.
- B. Vehicular and pedestrian circulation has been designed to provide safe and efficient access throughout the site. Parking is provided through surface parking areas and covered parking with solar canopies and electric vehicle charging infrastructure. An interconnected network of sidewalks, plazas, and accessible routes links parking areas, entrances, and the amphitheater.

- C. Landscaping, open space, utility infrastructure, and grading and drainage improvements are integrated throughout the site to enhance the pedestrian environment, support site functionality, and minimize impacts on surrounding properties.
- 14. The subject site is not within 660 feet of Major Public Open Space or tribal land, so a tribal meeting offer was not required [IDO § 14-16-6-4(B) and Table 6-1-1] at the time of the application submittal date.
- 15. Neighborhood/ public support or opposition is unknown.

***Conditions of Approval – Site Plan – EPC, Major Amendment***

Project #: PR- 2019-002284, Plan #: SP-2026-00042

1. Following approval by the Environmental Planning Commission (EPC), the applicant shall coordinate with the Staff Planner to ensure that all Conditions of Approval have been satisfied and submit a final, revised Site Plan for staff review prior to submitting the application to the Development Facilitation Team (DFT) for final sign-off. Pursuant to IDO §14-16-6-6(I)(2)(m), the Site Plan shall be reviewed administratively for compliance with all Conditions of Approval, the Development Process Manual (DPM), the Integrated Development Ordinance (IDO), and all other applicable City requirements prior to the issuance of a building permit. Upon completion of the administrative review, the approved final Site Plan shall be filed with the Planning Department.
2. Pursuant to IDO section 14-16-6-4(P)(4) Any conditions shall be met within 1 year of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time limit up to an additional 1 year.
3. Site Plan Clean Up:
  - A. All sheets within the drawing set shall be numbered and shall correspond to the Index to Drawings on the cover sheet.
  - B. The site plan sheet shall be revised to include a sheet number and sheet title
  - C. Light fixtures mounted on canopy structures shall be identified on the site plan sheet.
  - D. The table Site Data on the site plan and site plan area sheets shall be revised to include both the required and the proposed bicycle parking totals.
  - E. The required landscape area identified on the site plan sheet shall be consistent with the required landscape area shown on the landscape plan. The discrepancy between the table Site Data on the site plan sheet (40,155sf) and landscape sheet LS-101 (60,232.42sf) shall be resolved.

4. Landscaping: The applicant shall work with the Development Facilitation Team (DFT) to identify an acceptable alternative to the required parking lot trees (IDO §14-16-5-6(F)(2)(c)) where canopy structures prevent compliance. The proposed alternative shall satisfy the intent of the Integrated Development Ordinance (IDO).
5. Signage: The main entrance canopy sign shown on Signage Detail Sheet A-501 shall be reduced so that its width does not exceed 50 percent of the canopy frontage, as required by IDO Table 5-12-3. The Final Sign Plan shall demonstrate compliance with all applicable dimensional and design standards of IDO §14-16-5-12 prior issuance of any required sign permits.
6. Signage: Permanent signage shall comply with the applicable standards of IDO §14-16-5-12 (Sign Regulations), including requirements related to sign area, height, location, illumination, and design. Any illuminated signage shall also comply with the applicable outdoor lighting standards of the IDO to minimize glare and light trespass while maintaining adequate visibility for patrons and visitors.
7. Grading and Drainage: The applicant shall submit a detailed Grading and Drainage Plan to the Hydrology Section for review and approval prior to issuance of building permits
8. Any minor technical revisions identified during Development Facilitation Team (DFT) review shall be completed prior to DFT final sign-off in accordance with the Integrated Development Ordinance (IDO), the Development Process Manual (DPM), and all other applicable City requirements.
9. The applicant shall coordinate with the Development Facilitation Team (DFT) to ensure that all applicable mechanical equipment screened in accordance with IDO §14-16-5-6(G) prior to DFT final sign-off.
10. The applicant shall comply with all applicable Conditions of Approval from reviewing agencies, as identified in the attached agency comments. In particular, Transportation Development Services requires that a Traffic Circulation Layout be approved prior to approval of any Site Plan or issuance of any building permit.

***Notice of Decision Distribution***

Daniel Chavez, [dchavez@nrgstaging.com](mailto:dchavez@nrgstaging.com)

Ronald Bohannon, Tierra West, [RRB@Tierrawestllc.com](mailto:RRB@Tierrawestllc.com)

Sergio Lozoya, Tierra West, [slozoya@tierrawestllc.com](mailto:slozoya@tierrawestllc.com)

Legal, [acon@cabq.gov](mailto:acon@cabq.gov)

EPC file



***VI. Attachments***

## A) PHOTOGRAPHS

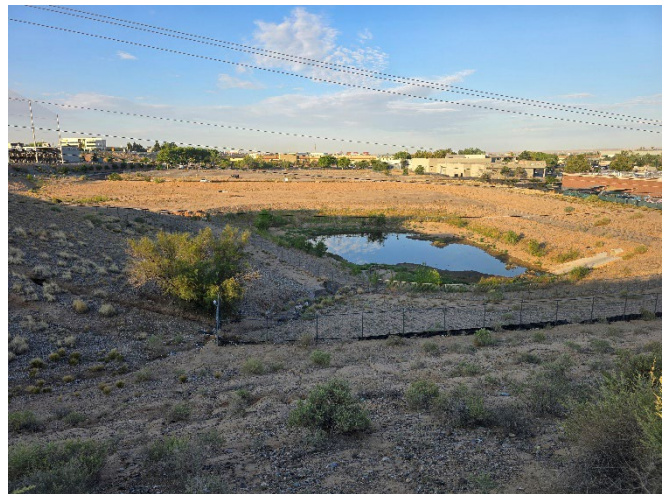


View of the subject site from the northeast, looking southwest.



Looking west along Montaña Road NW. The subject site is located on the south side (left) of the roadway.

View looking south across the subject site from the northern portion of the property. The existing detention pond is visible in the foreground.





Looking east toward the subject site. The existing outdoor entertainment facility is visible in the background, and a portion of the adjacent restaurant/entertainment facility is visible on the right side of the photo.



View looking west across the northern portion of the subject site, showing the existing berm.



View of the subject site from the southwest, looking northeast. Montaña Road NW, the adjacent fuel station, and the outdoor entertainment facility are visible in the background.





View of the berm along the northern portion of the subject site. The adjacent fuel station is visible in the upper right corner of the photo.



Looking east along Desert Surf Circle NE. The adjacent restaurant/entertainment facility is visible on the right, and the outdoor entertainment facility is visible in the center of the photo



View of the vacant property located across the street from the subject site.



View from the subject site looking northwest. The adjacent restaurant/entertainment facility is visible on the left.



Aerial view of the subject site/area.



## B) HISTORY

**CITY OF ALBUQUERQUE**  
**PLANNING DEPARTMENT**  
**URBAN DESIGN & DEVELOPMENT DIVISION**  
600 2nd Street NW, 2nd Floor, Albuquerque, NM 87102  
PO Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860



## **ZONING HEARING EXAMINER NOTICE OF DECISION**

**Special Exception Number:** CU-2026-00015

**Project Number:** PR-2019-002284

**Hearing Date:** 06-16-2026

**Closing of Public Record:** 06-16-2026

**Date of Decision:** 07-01-2026

**Case Description:** Prop Thirteen Albuquerque LLC (Owner) & Sergio Lozoya (Applicant) request a Conditional Use for an Amphitheater for Lot B1A1, Renaissance Center 3, Located At 1500 Desert Surf Cir NE, zoned NR-C (F-16) IDO Section 14-16- 4-3(D)(33)

On June 16, 2026, Sergio Lozoya ("Agent") as agent for Prop Thirteen Albuquerque LLC ("Owner") was scheduled to appear before the Zoning Hearing Examiner ("ZHE") requesting a Conditional Use Approval to allow an Amphitheater ("Application") upon the real property located at 1500 Desert Surf Cir NE ("Subject Property"). Below are the ZHE's findings of fact and decision.

### **FINDINGS**

1. Applicant is requesting a Conditional Use Approval for an Amphitheater [use], pursuant to City of Albuquerque Code of Ordinances Integrated Development Ordinance ("IDO") § 14-16-6-6(A).
2. Applicant has authority to pursue this Application, pursuant to IDO § 14-16-6-4(D).
3. Applicant has duly authorized Agent to act on Applicant's behalf regarding the Application.
4. The Planning Director's delegee has determined that the Application is complete as of May 6, 2026, pursuant to IDO § 14-16-6-4(G).
5. The analyses and studies listed in IDO § 14-16-6-4(H) are not required.
6. The Application was referred to commenting agencies pursuant to IDO § 14-16-6-4(I).
7. The content of the public notice of the Application satisfies IDO § 14-16-6-4(J)(1).



8. Applicant has sent an electronic mail notice to the email addresses on file with the Office of Neighborhood Coordination for Neighborhood Associations within 660 feet as required by IDO § 14-16-6-4(J)(2).
9. Applicant has sent mailed notice to all property owners within 100 feet of the subject property as required by IDO § 14-16-6-4(J)(3).
10. Applicant has posted sign notice(s) as required by IDO § 14-16-6-4(J)(4).
11. The Subject Property is located in NR-C zone district, which requires a Conditional Use Approval pursuant to IDO Table 4-2-1 for this use.
12. Therefore, an Amphitheater on the Subject Property requires a Conditional Use Approval pursuant to IDO § 14-16-6-6(A).
13. IDO § 14-16-6-6(A)(3) (Review and Decision Criteria) reads: *“An application for a Conditional Use Approval shall be approved if it meets all of the following criteria.*
  - a) It is consistent with the ABC Comp. Plan, as amended;*
  - (b) It complies with all applicable provisions of this IDO, including, but not limited to any Use-specific Standards applicable to the use in § 14-16-4-3; the DPM; other adopted City regulations; and any conditions specifically applied to development of the property in any prior permit or approval affecting the property, or there is a condition of approval that any Variances or Waivers needed to comply with any of these provisions must be approved or the Conditional Use Approval will be invalidated pursuant to Subsection (2)(c)2 above.*
  - (c) It will not create significant adverse impacts on adjacent properties, the surrounding neighborhood, or the larger community;*
  - (d) It will not create material adverse impacts on other land in the surrounding area, through increases in traffic congestion, parking congestion, noise, or vibration without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts;*
  - (e) On a project site with existing uses, it will not increase non-residential activity within 300 feet of a lot in any Residential zone district between the hours of 10:00 pm and 6:00 am;*
  - (f) It will not negatively impact pedestrian or transit connectivity without appropriate mitigation.”*
14. There are no use-specific standards applicable to Amphitheater, therefore this use is governed by the standards of IDO § 14-16-4-3(D)(33) (*Other Outdoor Entertainment*), none of which appear to directly apply to the Application.
15. Applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence, pursuant to IDO § 14-16-6-4(E)(3).
16. Applicant bears the burden of showing compliance with required standards through analysis, illustrations, or other exhibits as necessary, pursuant to IDO § 14-16-6-4(E)(4).
17. Agent appeared at the June 16, 2026 ZHE hearing and gave evidence in support of the Application.
18. Applicant has met the burden of providing evidence that established that the requested Conditional Use Approval is consistent with the ABC Comp. Plan, as amended. The Application supports several Goals and Policies of the ABC Comp. Plan, including without

limitation Goal 5.1 (Centers & Corridors), Policy 5.1.1 (Desired Growth), Policy 5.1.5 (Employment Centers), Goal 5.3 (Efficient Development Patterns), Policy 5.3.1 (Infill Development, Policy 7.3.3 (Placemaking), and Policy 8.2.6 (Creative Economy). The proposed outdoor amphitheater would further applicable ABC Comprehensive Plan goals and policies by supporting infill development within the Renaissance Employment Center and along the Montano Major Transit Corridor. The request would activate a vacant site with an entertainment use that complements nearby businesses, strengthens the area's emerging entertainment identity, and promotes efficient use of existing infrastructure. It would also support placemaking and the creative economy by providing a venue for performances, cultural events, and increased visitor activity.

19. Applicant has met the burden of providing evidence that establishes that the requested Conditional Use Approval complies with all applicable provisions of the IDO, including, but not limited to any Use-specific Standards applicable to the use in § 14-16-4-3; the DPM; other adopted City regulations; and any conditions specifically applied to development of the property in any prior permit or approval affecting the property. The IDO does not contain any Use-Specific Standards for the use of outdoor Amphitheater. The respective Site Plan for the subject site complies with all applicable IDO and DPM development standards and requirements and does not contain any required Variances or Waivers for development approval.
20. Applicant has met the burden of providing evidence that establishes that the requested Conditional Use approval will not create significant adverse impacts on adjacent properties, the surrounding neighborhood, or the larger community. The subject site is located within the Renaissance Employment Center, surrounded by non-residential uses. Any adverse impacts caused by the proposed use will not impact any residential neighborhoods or uses. The respective Site Plan includes ample parking facilities that are adequately accessible from the Montano Major Transit Corridor, mitigating traffic or parking concerns.
21. Applicant has met the burden of providing evidence that establishes that the requested Conditional Use Approval will not create material adverse impacts on other land in the surrounding area, through increases in traffic congestion, parking congestion noise, or vibration without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts. The Site Plan includes parking facilities that exceed the minimum parking requirements for the site, indirectly accessible from two (2) access points: Montano Rd and Alexander Blvd. The subject site contains an elevation dip from Montano Rd to the southern end of the site. The Site Plan places the amphitheater under the elevation dip, containing all noise and lighting disturbances to the lower elevation. The economic and community benefits of an amphitheater outweigh the possible noise, lighting, or material impacts generated by this use, due to the mitigation of potential disturbances as described above.
22. Applicant has met the burden of providing evidence that establishes that the requested Conditional Use Approval will not increase non-residential activity within 300 feet in any direction of a lot in any Residential zone district between the hours of 10:00 P.M. and 6:00 A.M. The subject site is not within 300 ft of any residential zone district or residential use. The nearest residential use is across I-25 to the east, ~930ft from the subject property line. The site lies next to the I-25/Montano Rd intersection. The traffic and activity generated by this use would be concentrated on these corridors already designed to carry heavy and

off-hour traffic, mitigating the possibility of local roads bearing the potential traffic burden of the proposed use.

23. Applicant has met their burden of providing evidence that establishes that the requested Conditional Use Approval will not negatively impact pedestrian or transit connectivity without appropriate mitigation. The site plan for the proposed use includes parking facilities directly accessible from Desert Surf Cir, a local road. Desert Surf Cir currently contains pedestrian facilities that will be improved upon the construction of the site per the Site Plan. Furthermore, the nearest transit line runs on Montano Rd. The site will not be accessed through Montano directly, thus, the construction of the site will not interfere with transit and pedestrian infrastructure on Montano.
24. The City Traffic Engineer submitted a comment stating no objection to the Application.

**DECISION:**

APPROVAL of a Conditional Use for an Outdoor Amphitheater.

**APPEAL:**

If you wish to appeal this decision, you must do so by July 16, 2026. Pursuant to IDO § 14-16-6-4(U), you must demonstrate that you have legal standing to file an appeal.

**PERIOD OF VALIDITY:**

Approval of a Conditional Use is valid for two (2) years from date of approval.

**OTHER REQUIREMENTS:**

THIS NOTICE OF DECISION DOES NOT CONSTITUTE APPROVAL OF PLANS FOR A BUILDING PERMIT.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception. If your Application is approved, submit this Notice of Decision when you apply for any related site plan, building permit, or occupation tax number.



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Robert L. Lucero, Jr., Esq.  
Zoning Hearing Examiner

cc: Sergio Lozoya, Tierra West  
slozoya@tierrawestllc.com  
Zoning Enforcement

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

August 18, 2022

Albuquerque Investors LLC  
Woodsonia Real Estate Inc.  
20010 Manderson St., Suite 101  
Elkhorn, NE 68022-1264

**Project #2019-002284**  
SI-2022-01301- Site Plan- Major Amendment

### LEGAL DESCRIPTION:

Tierra West LLC, agent for Albuquerque Investors LLC, Woodsonia Real Estate Inc, requests a Site Plan- Major Amendment for all or a portion of Parcels C-1-A, C-1-B, and B-1-A (correction plat of parcels C-1-A, C-1-B and B-1-A) Renaissance Center III, located on Desert Surf Circle NE, between Alexander Blvd. NE, and Montano Rd. NE, approximately 24 acres (F-16-Z).  
Staff Planner: Megan Jones

On August 18, 2022, the Environmental Planning Commission (EPC) voted to APPROVE Project #2019-002284, SI-2022-01301- Site Plan- Major Amendment, based on the following Findings and subject to the following Conditions of Approval:

### Findings:

1. The request is for a Site Plan EPC-Major Amendment of a Pre IDO-Approval for an approximately 24-acre site legally described as all or a portion of Parcels C-1-A, C-1-B and B-1-A Renaissance Center III, Located on Desert Surf Circle NE, between Alexander Blvd NE, and Montano Rd. (“the subject site”).
2. The subject site is zoned NR-C (non-residential – Commercial), a zoning designation received upon adoption of IDO in May 2018. The subject site was formerly zoned SU-1 for SU-1 IP for Water Park and related facilities of a permanent character.
3. The subject site is within the boundaries of the 24-acre Beach Water Park Site Plan (Z-86-66). The subject site is controlled by an Administrative Amendment approved in 2019, (PR #2019-002284) for Tracts C-1-A, C-1-B and B-1-A, which was an amendment to the original controlling Site Development Plan.
4. The EPC is hearing this request because IDO Section 14-16-1-10(A) Pre-IDO Approvals states that any approvals granted prior to the effective date of the IDO shall remain valid, subject to expiration.

Major Amendments of Pre-IDO Approvals return to the original decision-making body pursuant to 14-16-6-4(Z)(1)(b).

5. The applicant wishes to amend the controlling Site Development Plan (PR # 2019-002284) to allow a 97,000 square foot Indoor Entertainment facility on tract B-1-A.
6. The subject site is located in the Renaissance Employment Center, within 660-feet of the Montano Rd. Major Transit Corridor, and in an Area of Change as designated by the Comprehensive Plan. It is in the Northwest Mesa Community Planning Area (CPA).
7. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
8. The request is consistent with the following Comprehensive Plan Goals and Policies regarding Centers and Corridors from Chapter 5: Land Use
  - A. Goal 5.1- Centers and Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The subject site is located in the Renaissance Employment Center and within 660' of the Montano Rd. Major Transit Corridor as designated by the Comprehensive Plan. The request would facilitate development of an Indoor Entertainment facility. Employment Centers are intended to remain predominately retail centers, while Major Transit Corridors are intended to be walkable and accessible along the Corridors and the Centers they connect. The proposed amendment is generally consistent with this goal by providing an additional commercial use in the center that has the infrastructure capacity to remain a walkable/accessible place, therefore strengthening the center.

- B. Policy 5.1.1 – Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The request would generally facilitate the capture of regional growth in Centers and Corridors by allowing the proposed development of an Indoor Entertainment facility that would attract residents from the greater Albuquerque area. The subject site is served by local transit with proposed bike lanes. Additionally, subject site is located in an Area of Change which allows for development that benefits the surrounding community in a designated Center accessible by pedestrians, transit and vehicles. The request would continue to shape the surrounding center and corridor into a sustainable development pattern.

- C. Policy 5.1.1, Subpolicy c: Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge

The subject site is located in the Renaissance Employment Center and within 660' of the Montano Rd. Major Transit Corridor as designated by the Comprehensive Plan. The request would facilitate redevelopment of Tract B-1-A on an infill location within the Center, which would create more opportunities for employment.

- D. Policy 5.1.1, Subpolicy h: Encourage all new development, especially in designated Centers and Corridors, to address transit connections, linkages, and opportunities within the proposed development.

The request would allow Tract B-1-A to be redeveloped as an Indoor Entertainment facility in a designated Center and Corridor. The applicant has generally addressed transit connections, linkages, and opportunities within the proposed development. The proposed Site Plan that shows vehicular and pedestrian access points, although does not provide a direct connection to transit. The subject site has existing and proposed sidewalks that connect to transit along Montano Rd.

9. The request is consistent with the following Comprehensive Plan Goals and Policies regarding Efficient Development Patterns and Infill from Chapter 5: Land Use

- A. Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

Subpolicy (a): Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

The request would generally contribute to a healthy and sustainable community because it would facilitate development in an Employment Center that includes a mix of uses including retail, services, office, industrial and some residential. The subject site is within 660' of a Major Transit Corridor that has a proposed bike lane and existing sidewalks, as well as transit, making it conveniently accessible by pedestrians, transit and motor vehicles to neighborhoods outside of the Center.

- B. Policy 5.2.1, Subpolicy h: Infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request would allow the development of an Indoor Entertainment use on a vacant lot that functions as an existing drainage pond within the Beach Water Park Site Plan. The proposed use would be complementary to the surrounding Employment Center, which is intended to be maintained a primarily retail area. Future development would be generally compatible in form and scale because Tract B-1-A is zoned NR-C and would be developed based on those standards. An indoor Entertainment use would be compatible with the other permitted uses within the subject site and surrounding area.

- C. Goal 5.3 – Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The subject site is located in an Area of Change and in a designated center, which are desired infill development locations. The proposed redevelopment on Tract B-1-A of the subject site would be served by existing infrastructure and public facilities. Future development made possible by the request would promote efficient development patterns and use of land.

- D. Goal 5.6 – City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired to ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located in an Area of Change, where growth is expected and desired. The request would encourage enable and direct growth to it.

- E. Policy 5.6.2 – Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The intent is to direct growth and more intense development to Centers, Corridors, and industrial and business parks. The request would further this policy as it is located in the renaissance Employment Center and within 660’ of a Major Transit Corridor, where more intense development and growth is encouraged.

- F. Policy 5.6.2, Subpolicy b): Encourage development that expands employment opportunities.

The Comprehensive Plan highlights Corridors within Areas of Change as areas where growth is desired and where additional residents, services, and jobs can be accommodated in locations ready for new development (Comp Plan pg. 5-23). The request would facilitate the development of an Indoor Entertainment facility in the Renaissance Employment Center, within 660’ of a Major Transit Corridor, and in an Area of Change. A new Entertainment facility would create more jobs in a Center that is designated for high employment density.

10. The request is consistent with the following Comprehensive Plan Goals and Policies from chapter 7: Urban Design

- A. Policy 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel.  
Subpolicy c: Ensure the location and design of sidewalks reflects the existing or planned character and intensity of surrounding land uses.

Policy 7.2.1, Subpolicy j: Emphasize pedestrian connections between buildings on a site and to adjacent uses.

The proposed Site Plan follows the design standards within the NR-C zone district and DPM, therefore provides pedestrian access points at appropriate locations on the Site Plan. It is located within 660’ of the Montano Major Transit Corridor, which has a planned bike route and two transit routes with parallel stops near the subject site. The development of the site will ensure sidewalk construction along the frontage of the site ensuring convenient pedestrian travel between Tract B-1-A and the greater subject site.

- B. Policy 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

The request is for the development of a Indoor Entertainment use on Tract B-1-A of the subject site, which is currently vacant. The request would promote infill that blends in style with the surrounding structures and the streetscape by following design standards in the IDO for the NR-c zone district, Employment Centers, and Major Transit areas.

11. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 8: Economic Development

- A. Goal 8.1- Placemaking: Create places where business and talent will stay and thrive.

The Comprehensive Plan states that infill of vacant land is crucial to economic development and will help provide attractive, well-connected urban places that attract knowledge-based employers and the workforce they need (Comp Plan pg. 8-15). The subject site zoned NR-C and in the Renaissance Employment Center, which the comprehensive plan designates as a high employment density area near transit. The request would help contribute to this.

- B. Policy 8. 1. 2 - Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The request would facilitate the development of a new Indoor Entertainment Facility in a designated Employment Center on an infill site. The development could result in a new employment opportunity for new and existing residents in the surrounding area, which is accessible by all transportation modes. The request could foster a robust, resilient, and diverse economy by providing a new Indoor Entertainment facility in an established Employment Center and within 660' of a Major transit Corridor.

12. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3) as follows:

- A. 14-16-6-6(J)(3)(a) As demonstrated by the policy analysis of the site plan, the request is consistent with applicable Comprehensive Goals and Policies.
- B. 14-16-6-6(J)(3)(b) The subject site is zoned NR-C; therefore, this criterion does not apply.
- C. 14-16-6-6(J)(3)(c) The proposed major amendment would allow an approximately 97,000 SF Indoor Entertainment facility on Tract B-1-A of the controlling Site Plan. The proposed site plan would comply with all applicable provisions of the IDO, DPM and any other adopted City regulations.
- D. 14-16-6-6(J)(3)(d) The City's existing infrastructure has adequate capacity for the proposed development made possible by this request. The applicant has stated that the developer is responsible for mitigating any potential negative impacts to any existing infrastructure.



- E. 14-16-6-6(J)(3)(e) The applicant has demonstrated that the request would not negatively impact the surrounding area based on their responses to applicable Comp Plan Goals and Policies. The applicant has stated that the proposed development would comply with the IDO mitigating any significant adverse impacts on the surrounding area to the maximum extent practicable.
  - F. 14-16-6-6(J)(3)(f) The subject property is not within a Master Development Plan. It is within the boundaries of the beach Water Park Site Plan and is zoned NR-C. The request for Indoor Entertainment uses is permissible under this zone district pursuant to the IDO.
  - G. 14-16-6-6(J)(3)(g) The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required.
- 13. There are not any affected, registered neighborhood organizations for the subject site. Property owners within 100 feet of the subject site were notified, as required.
  - 14. A pre-submittal neighborhood meeting and a facilitated meeting were offered, but not held.
  - 15. Staff has crated conditions of approval to ensure applicable IDO regulations are met prior to DRB final sign-off.
  - 16. As of this writing, Staff is not aware of any support or opposition to the request.
  - 17. Once the EPC has approved the Major Amendment request, the applicant is required to submit to the DRB for final sign-off of the associated, proposed site plan. After December 25th, 2022 the applicant would instead go to the Development Hearing Officer (DHO).
  - 18. The associated site plan shows less parking than what is required pursuant to IDO Table 5-5-1 for the Other Indoor Entertainment use. Staff cannot overlook IDO requirements and, therefore, has conditioned that the parking requirement be met. However, in the future the applicant may request a Waiver-DRB pursuant to IDO 14-16-6-6(P) to allow the desired amount of parking or consider a shared parking agreement.

Conditions:

- 1. The EPC delegates final sign-off authority of this site plan to the Site Plan- DRB Process as per IDO Section 14-16-6-6(I). The reviewer will be responsible for ensuring that the EPC Conditions have been satisfied and that other applicable City requirements have been met.
- 2. The applicant shall coordinate with the Staff planner prior to submitting to the DRB for final sign-off.
- 3. Site Plan (Sheet SP-1):
  - A. Show location of Keyed Note 13.
  - B. Parking Calculations must be shown and pursuant to IDO Table 5-5-1 for Other Indoor Entertainment, which is listed as 1 space / 3 persons design capacity, or IDO Table 5-5-2,

whichever is greater. Table 5-5-2 does not have this use listed, so the former applies, unless the applicant obtains a waiver from the DRB or presents a shared parking agreement.

4. Landscape Plan (Sheet 2)

- A. Provide dimensions for all plant beds, distances between trees, etc. Street frontage trees must be 25-feet apart pursuant to IDO 5-6(D)(1).
- B. Show all curb cuts pursuant to IDO section 14-16-5-6(C)(13).

5. Lighting:

- A. Show locations of light poles on the site plan.
- B. Provide light pole detail indicating height, color, and finish.

6. Detail Sheet (Sheet Det-1):

Standard Curb General note 1: should state COA specs, not Wal-Mart specs in the body.

7. Elevation Sheets/Signage:

- A. Max building height in NR-C is 38-feet. The top of parament exceeds this max by 9” and must be reduced to 38-feet.
- B. Signage area calculations shall be provided
- C. Building mounted signs shall not exceed 15% of façade area in which it is located in the NR-C zone district, pursuant to IDO Table 5-12-2.
- D. Add sign details to elevations.
- E. Sign permits shall be acquired for all monument signs as well as wall signs greater than 24 square feet, pursuant to IDO 5-12(D)(1).

8. Condition from Solid Waste Management Department:

A single enclosure will not suffice for a proposed 96,000 SF building. A sanitary drain will be required for the trash enclosure, along with a site plan approved by the Solid Waste Department.

9. Conditions from PNM:

- A. Applicant will coordinate with PNM regarding any existing easements that have to be revisited and/or new easements that need to be created for any electric facilities as determined by PNM.
- B. Any existing and/or new PNM easements and facilities need to be reflected on any resulting future Site Plan or Plat.

- C. Typical electric utility easement widths vary depending on the type of facility. On-site transformers should have a ten-foot clear area around them to allow for access and maintenance. Structures, especially those made of metal like storage buildings and canopies, should not be within or near PNM easements.
- D. Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements including any required Street Trees should comply with IDO Section 5-6(C)(10) as applicable.

10. Condition from AMAFCA:

AMAFCA will need to review the grading and drainage plan and drainage report for this site. AMAFCA recommends that none of the existing drainage easements or covenants be vacated/released prior to approval of the grading and drainage plan and drainage report.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **September 2, 2022**. 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).

Sincerely,

*Catalina Lehnner*

for Alan M. Varela,  
Planning Director

AV/CL/MJ

cc: Albuquerque Investors LLC Attn: Woodsonia Real Estate Inc, 20010 Manderson St Suite 101,  
Elkhorn, NE 68022-1264  
Tierra West, LLC, 5571 Midway Park Place NE, Albuquerque NM, 87109  
Legal, [dking@cabq.gov](mailto:dking@cabq.gov)  
EPC File

City of Albuquerque  
Planning Department  
Development Services Division  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Date: November 22, 1996

### OFFICIAL NOTIFICATION OF DECISION

The Beach Waterpark, Inc.  
1600 Desert Surf Circle Ne  
Albuquerque, NM 87107

FILE: Z-96-128

LEGAL DESCRIPTION: For Parcels B and C, Renaissance III Subdivision, zoned SU-1 / IP & Amusement Facility of a Permanent Character, located on Desert Surf Circle NE in the southwest quadrant of the intersection of Montano Road NW and Interstate Route 25, containing approximately 19 acres. (F-19) CHRISTINE KUDJA, STAFF PLANNER

On November 21, 1996, the Environmental Planning Commission voted to approve Z-96-128, site development plan amendment based on the following Findings and subject to the following Conditions:

#### FINDINGS:

1. This is a request to approve a Site Development Plan to allow a new 70' tall water slide structure, a band shell and picnic area, to modify existing shade structures, add new shade structures, to increase storage areas, add a new caretaker's residence, and to approve the submitted site plan as an "as-built" plan, which will incorporate changes that were made in the field when the project was originally built, and which differ from the plan on file in the Planning Department, Development Services Division.
2. The proposed 70' water slide structure is approximately 38' taller than the previously approved structure height limit of 32'.
3. A structure of this height and scale is consistent with the site zoning, SU-1 for a Recreational Facility of a Permanent Character.
4. The additional parking required, a minimum of fifty spaces, will be determined by the Public Works Department, Transportation Division, and can be accommodated on Parcel B, which is part of the undeveloped portion of the site.
5. The other structures proposed, including the bandstand, caretaker's lodging, shade structures and picnic areas, are consistent with the SU-1 zoning, and with the "permanent character" of the recreational facility.
6. The proposed landscaping is generally consistent with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance.
7. The waterslide tower would be an ideal site for a cellular antenna.

#### CONDITIONS

1. The applicant shall comply with the requirements of the agencies comments in the staff report.

OFFICIAL NOTIFICATION OF DECISION

Z-96-128

PAGE 2

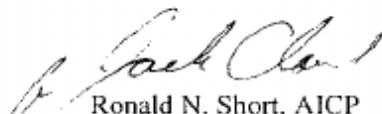
2. The applicant shall submit a complete landscaping plan to the Development Review Board, which complies with all appropriate City ordinances for non-residential landscaping. The applicant shall submit a complete landscaping plan to the Development Review Board, which complies with all appropriate City ordinances for non-residential landscaping. The landscaping plan shall include tall deciduous trees, of a minimum 4" caliper, to screen the water slide tower base and portions of the water slide from Interstate 25, generally as indicated on Sheet 1A, "Slide Tower View Plane," of the applicant's submittal package.
3. The applicant shall provide additional off-street parking to accommodate the proposed uses. Parking shall be negotiated to the satisfaction of the City Transportation Division of the Public Works Department.
4. The tower for the waterslide shall be partially enclosed with solid massing.
5. This site should be considered for a cell tower location.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY DECEMBER 6, 1996 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER 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 CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Sincerely,



Ronald N. Short, AICP  
Planning Director

RNS/WG/ac

cc: Tierra West Development Management Services, 4421 McLeod Rd. NE, Ste D, Albuquerque, NM 87109

MOVED BY COMMISSIONER CHAVEZ  
SECONDED BY COMMISSIONER BEGAY

MOTION CARRIED UNANIMOUSLY

8. Z-96-128 Tierra West Development Management Services, agents for the Beach Waterpark, Inc., request site development plan amendment for Parcels B and C, Renaissance III Subdivision, zoned SU-1 / IP & Amusement Facility of a Permanent Character, located on Desert Surf Circle NE in the southwest quadrant of the intersection of Montaña Road NW and Interstate Route 25, containing approximately 19 acres. (F-19) CHRISTINE KUDIJA, STAFF PLANNER

**STAFF PLANNER:**

Christine Kudija, Planning Department

**PERSONS PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:**

Ron Bohannon, 4421 McLeod Rd. NE, Ste. D

**THERE WAS NO ONE TO SPEAK IN OPPOSITION OF THIS REQUEST:**

MS. KUDIJA: Reiterated comments made in the staff report in which approval was recommended.

**FINAL ACTION TAKEN**

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Z-96-128, site development plan amendment based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request to approve a Site Development Plan to allow a new 70' tall water slide structure, a band shell and picnic area, to modify existing shade structures, add new shade structures, to increase storage areas, add a new caretaker's residence, and to approve the submitted site plan as an "as-built" plan, which will incorporate changes that were made in the field when the project was originally built, and which differ from the plan on file in the Planning Department, Development Services Division.
2. The proposed 70' water slide structure is approximately 38' taller than the previously approved structure height limit of 32'.
3. A structure of this height and scale is consistent with the site zoning, SU-1 for a Recreational Facility of a Permanent Character.
4. The additional parking required, a minimum of fifty spaces, will be determined by the Public Works Department, Transportation Division, and can be accommodated on Parcel B, which is part of the undeveloped portion of the site.

5. The other structures proposed, including the bandstand, caretaker's lodging, shade structures and picnic areas, are consistent with the SU-1 zoning, and with the "permanent character" of the recreational facility.
6. The proposed landscaping is generally consistent with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance.
7. The water slide tower would be an ideal site for a cellular antenna.

#### **CONDITIONS**

1. The applicant shall comply with the requirements of the agencies comments in the staff report.
2. The applicant shall submit a complete landscaping plan to the Development Review Board, which complies with all appropriate City ordinances for non-residential landscaping. The applicant shall submit a complete landscaping plan to the Development Review Board, which complies with all appropriate City ordinances for non-residential landscaping. The landscaping plan shall include tall deciduous trees, of a minimum 4" caliper, to screen the water slide tower base and portions of the water slide from Interstate 25, generally as indicated on Sheet 1A, "Slide Tower View Plane," of the applicant's submittal package.
3. The applicant shall provide additional off-street parking to accommodate the proposed uses. Parking shall be negotiated to the satisfaction of the City Transportation Division of the Public Works Department.
4. The tower for the water slide shall be partially enclosed with solid massing.
5. This site should be considered for a cell tower location.

MOVED BY COMMISSIONER STEPHENSON

SECONDED BY COMMISSIONER HEISER

MOTION CARRIED UNANIMOUSLY

9. Z-96-119 Myers, Oliver & Price, P.C., agents for Charles E. Williams, et al. (The "Tesch Group"), SD-95-4-1 request an amendment to the Uptown Sector Development Plan, plus approval of a site plan development plan for subdivision purposes and a site development plan for building purposes for the Monroe Junior High School Site, located in the southeast corner of the intersection of Louisiana Boulevard NE and Indian School Road NE, containing approximately 9.6 acres. (J-19) CHRISTINE KUDIJA, STAFF PLANNER  
**[DEFERRED FROM OCTOBER 17, 1996]**

#### **STAFF PRESENT:**

Christine Kudija, Planning Department  
Dan Warren, Environmental Health Department  
Joel Wooldridge, Planning Department  
Dave Harmon, Transportation Division, Public Works  
Joe David Montaño, Transportation Division, Public Works

## C) APPLICATION INFORMATION





Tim Keller, Mayor  
Sarita Nair, CAO

City of Albuquerque  
P.O. Box 1293 Albuquerque, NM 87103  
Planning Department  
Alan Varela, Interim Director

**DATE:** July 6, 2022

**SUBJECT:** Albuquerque Archaeological Ordinance - Compliance Documentation

**Case Number(s):** PR-2018-001634/SI-2018-00178, 100874, PR-2018001774/SD-2018-001113, PR-2019-002284  
**Agent:** Tierra West, LLC  
**Applicant:** Albuquerque Investors LLC Attn: Woodsonia Real Estate Inc.  
**Legal Description:** Parcel B-1-A Correction Plat of Parcels C-1-A, C-1-B and B-1-A Renaissance Center III  
**Zoning:** NR-C  
**Acreage:** 23.297  
**Zone Atlas Page(s):** F-16-Z

**CERTIFICATE OF NO EFFECT:** ☒ Yes ☐ No

**CERTIFICATE OF APPROVAL:** ☐ Yes ☒ No

**SUPPORTING DOCUMENTATION:**

Historic Google Earth Images

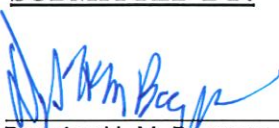
**SITE VISIT:** N/A

**RECOMMENDATIONS:**

Aerial photographs show the property had been bladed by 1991.

Therefore: CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 2 "The property has been disturbed through previous land use"

**SUBMITTED BY:**

  
Douglas H. M. Boggess, MA, RPA Date  
Senior Principal Investigator  
Acting City Archaeologist  
Lone Mountain Archaeological Services, Inc.

**SUBMITTED TO:**

Planning, Development Services

7-6-2022



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 05/2024)

**Project Title:** Revel 2.0 (Extension of Existing Revel)

Zone Atlas Page: F-16-Z DFT/DHO #: \_\_\_\_\_ BP #: \_\_\_\_\_

Development Street Address: 4720 Alexander Blvd NE  
Albuquerque, NM 87107 (Per CoA IDO Interactive Map - 1500 DESERT SURF CIR NE ALBUQUERQUE NM 87107)

(If no City Address include a Vicinity Map with site highlighted and legible street names)

**Applicant:** Revel (Entertainment Agency) Contact: Daniel Chavez

Address: 4720 Alexander Blvd NE  
Albuquerque, NM 87107 (Per CoA IDO Interactive Map - 1500 DESERT SURF CIR NE ALBUQUERQUE NM 87107)

Phone#: (505) 858-3100 (Ron Bohannon, TWLLC) E-mail: dchavez@nrgstaging.com

### Development Information

Build out/Implementation Year: 2026

Existing Use: Vacant; It is the extension of the existing Revel Concert venue, which is west side of this vacant parcel.

Describe Proposed Development and Uses:  
Commercial - Musical Hall / Concert Venue

Days and Hours of Operation (if known): Weekly 7 days 11 AM to midnight

### Facility

Building Size (sq. ft.): 80,617 Square Feet including the stage area, seating area and supplemental areas. (See Attached Site Plan)

Number of Residential Units: N/A

Number of Commercial Units: N/A

### Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known): \*Peak Day Number of Vehicles: Thursday (137), Friday (235) and Saturday (333)

Expected Number of Employees (if known): \*unknown

Expected Number of Delivery Trucks/Buses per Day (if known): \*unknown

Trip Generations during PM/AM Peak Hour and ITE # (if known): \*See Attached Worksheet

Driveway(s) Located on: Street Name Alexander Blvd NE and Desert Surf Cir NE

Adjacent Roadway(s) Posted Speed: Street Name Alexander Blvd NE Speed 35 MPH

Street Name Desert Surf Cir NE Speed No posted speed limit

*\* If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.*

## Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation (e.g. Main Street, Major Transit, N/A): Community Planning Area (Near North Valley CPA) & Major Transit Corridor Access (See Attachments)  
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Comprehensive Plan Center Designation (e.g. urban center, Downtown, N/A): Employment Center (Renaissance Center) (See Attachment)  
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Street Functional Classification (e.g. Principal Arterial, Collector): Alexander Blvd NE (Major Collector); Desert Surf Cir NE (Local)  
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Jurisdiction of roadway (NMDOT, City, County): City of Albuquerque

Adjacent Roadway(s):

Name: Alexander Blvd. NE Traffic Volume: 4,006 (Daily) Volume-to-Capacity Ratio (v/c): 0.235 (PM)

Name: \_\_\_\_\_ Traffic Volume: \_\_\_\_\_ Volume-to-Capacity Ratio (v/c): \_\_\_\_\_

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/623/Traffic-Flow-Maps-and-Busiest-Intersecti> and <https://mrcog-nm.gov/574/Transportation-Analysis-and-Querying-App>

Adjacent Transit Service(s): None Nearest Transit Stop(s): Not Applicable  
<https://www.cabq.gov/gis/advanced-map-viewer>

Is site within 660 feet of Premium Transit?: No  
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Current/Proposed Bicycle Infrastructure : Currently Bike Lane exists along Alexander Blvd NE. (See Attachment)

Bikeways: <https://mrcog-nm.gov/544/Long-Range-System-maps>

Current/Proposed Sidewalk and buffer Infrastructure: Existing 5-6 ft. wide sidewalk with 4.5 ft. Buffer, 5.5 ft. Bike Lane and 4.5 ft. Bike Buffer  
Sidewalk and buffer width : DPM Table 7.2.29

Submit by email to Traffic Engineer Ernest Armijo: [earmijo@cabq.gov](mailto:earmijo@cabq.gov). Email or call 505-924-3991 for information.

## **For City Personnel Use:**

### TIS Determination

**Note:** Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

**Traffic Impact Study (TIS) Required:** Yes [ ☐ ] No [ ☒ ]

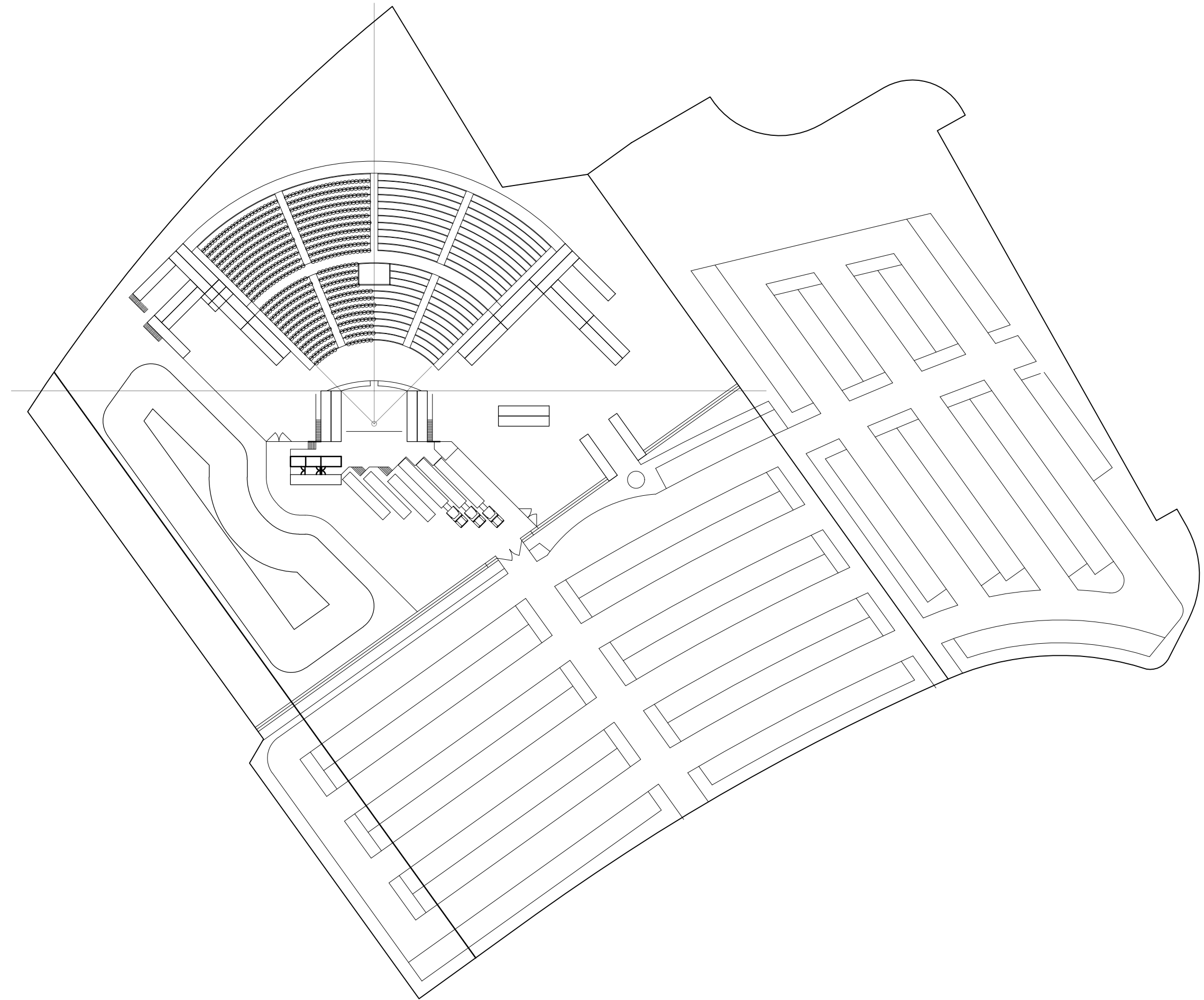
Thresholds Met? Yes [ ☒ ] No [ ☐ ]

Mitigating Reasons for Not Requiring TIS and/or Notes:

The highest concentration of traffic generated will occur after the PM peak hour has ended

Ernest Armijo  
TRAFFIC ENGINEER

2/17/2026  
DATE



**Peak Hour Volume Calculation**  
**Revel Extension, Albuquerque, NM**

| Peak Days | Average Attendance | Attendee Per Vehicle* | Number of Visiting Vehicles | Peak Hour Factor | Peak Hour volume |
|-----------|--------------------|-----------------------|-----------------------------|------------------|------------------|
| Thursday  | 350                |                       | 137                         |                  | 103              |
| Friday    | 600                | 2.55                  | 235                         | 0.75             | 176              |
| Saturday  | 850                |                       | 333                         |                  | 250              |

\*Note : Based on review of traffic studies, industry reports, and empirical data specific to concert halls, music venues, and similar entertainment/auditorium

April 7, 2026

Mr. Renn Halstead  
Environmental Planning Commission  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

RE: **MAJOR AMENDMENT SITE PLAN- EPC  
REVEL 2.0  
PARCEL B-1-A-1 PLAT OF PARCEL B-1-A-1 RENAISSANCE CENTER  
IIICONT 9.2243 AC  
ZONE ATLAS PAGE: F-16-Z**

Dear Mr. Halstead

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of Revel Amphitheater, LLC, pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

Daniel Chavez

Print Name



Signature

Owner

Title

April 7, 2026

Date



July 16th, 2026  
Environmental Planning Commission  
Renn Halstead, Chair  
600 Second NW  
Albuquerque, NM 87102

**RE: SITE PLAN – EPC MAJOR AMENDMENT  
PARCEL B-1-A-1 PLAT OF PARCEL B-1-A-1 RENAISSANCE CENTER  
IIICONT 9.2243 AC, PARCEL C-1-B CORRECTION PLAT OF PARCELS C-1-A,  
C-1-B ANDB-1-A RENAISSANCE CENTER III CONT 0.5696 AC, AND PARCEL  
C-1-A CORRECTION PLAT OF PARCELS C-1-A, C-1-B ANDB-1-A  
RENAISSANCE CENTER III CONT 14.0735 AC  
ZONE ATLAS PAGE F-16-Z**

Dear Mr. Halstead,

Tierra West LLC respectfully requests a Site Plan – EPC – Major Amendment to the controlling Site Plan for a subject site located at 1500 Desert Surf Cir NE, ABQ, NM 87107. The proposed amendment is to facilitate the development of the subject site into an outdoor amphitheater, allowable by a conditional use approval under the current zone, NR-C.

The Site Plan site is legally described as PARCEL B-1-A-1 PLAT OF PARCEL B-1-A-1 RENAISSANCE CENTER IIICONT 9.2243 AC, PARCEL C-1-B CORRECTION PLAT OF PARCELS C-1-A, C-1-B ANDB-1-A RENAISSANCE CENTER III CONT 0.5696 AC, AND PARCEL C-1-A CORRECTION PLAT OF PARCELS C-1-A, C-1-B ANDB-1-A RENAISSANCE CENTER III CONT 14.0735 AC, approximately 24 acres. The project site is approximately 9.2 acres. The subject site is located on Desert Surf Circle NE, between Alexander Blvd. NE, and Montano Rd. NE, west of I-25. The current zone of the subject site is NR-C – Non-residential – Commercial, and the current land use of the site is Drainage.

IDO provision 14-16-6-6(I)(2)(d) 2 states that if any of the proposed (site plan) boundary with a prior approved Site Plan that will remain in place, a Major Amendment shall be required. The EPC is hearing this request because section 14-16-6-4(Y)(3) states that Major Amendments return to the original approving body for review and approval.

## **Introduction**

Tierra West, LLC, on behalf of Daniel Chavez is requesting a Site Plan – EPC – Major Amendment from the Environmental Planning Commission to facilitate the development of an outdoor amphitheater. The current standing site plan is for the Andretti Racing recreational facility, approved by the EPC in 2022, and signed off by the DRB in 2023. The subject site has not been developed into the site plan, rather, the subject site has remained a vacant drainage site since the demolition of the previous development – a water park facility demolished in 2005. The request is to amend the Site Plan from the Andretti Racing facility to an outdoor amphitheater allowable through a conditional use approval under its current zone NR-C per IDO 14-16-4-2.



The proposed development is meant to support the uses of the neighboring Revel entertainment center, which currently serves a variety of entertainment, performance, and restaurant uses.

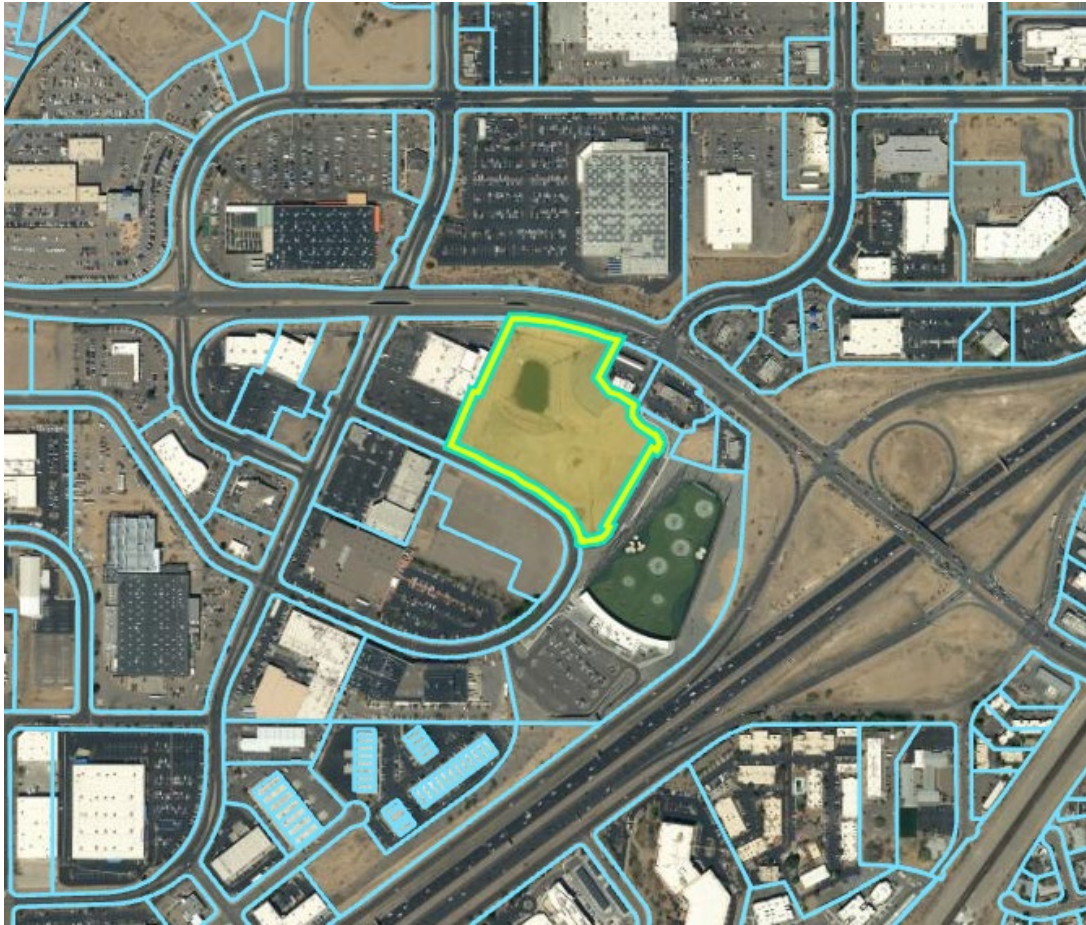


Figure 1: Site Vicinity Map

## Planning Context

The subject site is located in a developed commercial area within the Renaissance Employment Center and the Near North Valley Community Planning Area as designated by the ABC Comp Plan. The subject site lies wholly within an Area of Consistency, surrounded by parcels designated as Areas of Change. The site directly lines Desert Surf Cir. NE to the south and Montano Rd NE, a Major Transit Corridor, to the north. The site is within an accessible proximity from the I-25/Montano Rd Freeway entrance point located to the east of the subject site. The subject site lies in between Outdoor entertainment and indoor entertainment venue and is surrounded almost exclusively by commercial and industrial development.

## Zoning

Per the IDO Zoning Map, the subject site is currently zoned as NR-C: Non-residential – Commercial. Per IDO section 14-16-2-5(A), the purpose of NR-C is to accommodate medium-scale retail, office, commercial, and institutional uses where residential uses are not appropriate or desired. The land uses for NR-C are intended to serve both neighborhood and area-wide needs. The proposed development type, outdoor Amphitheater, is allowable under NR-C with a Conditional Use Approval. The ZHE heard the Conditional Use request for Amphitheater land use



on June 16<sup>th</sup>, 2026. The applicant is currently awaiting their decision. Decision by the ZHE is typically made two weeks following the hearing date.

The site is directly neighbored by NR-BP, MX-M, and NR-C sites. NR-BP sites lie to the northeast and southwest of the site. MX-M sites lie to the north and east of the site, and NR-GM sites lie to the west and south of the site. There is no residential zoning adjacent to the subject site.

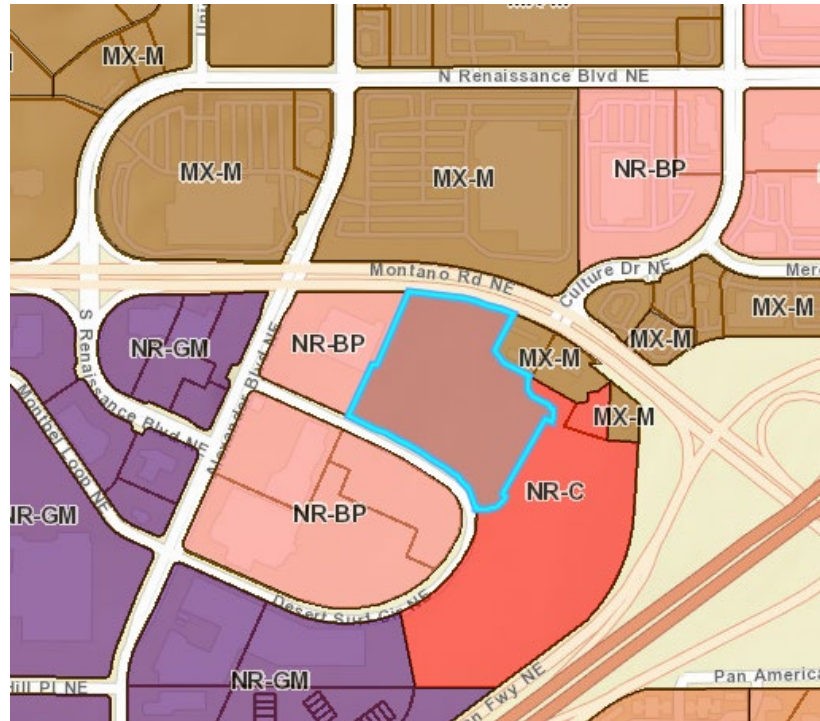


Figure 2: Zone Classification Map

| Zoning Table |                    |
|--------------|--------------------|
| Location     | Zoning             |
| Subject Site | NR-C               |
| North        | MX-M, NR-PB        |
| East         | MX-H, NR-C, NR-BP  |
| South        | NR-GM, NR-BP, NR-C |
| West         | NR-BP, NR-GM, MX-M |

Table 1: Zone Classification Table

## Land Use

The land use of the subject site is currently classified as Drainage by the City of Albuquerque. The subject site directly neighbors commercial retail establishments to the west, north, and east, and borders a vacant site to the south. Industrial uses lie to the southwest and northeast of the site and Office uses lie to the southwest of the site. Light vehicle sales and rental uses lie to the southwest of the site.

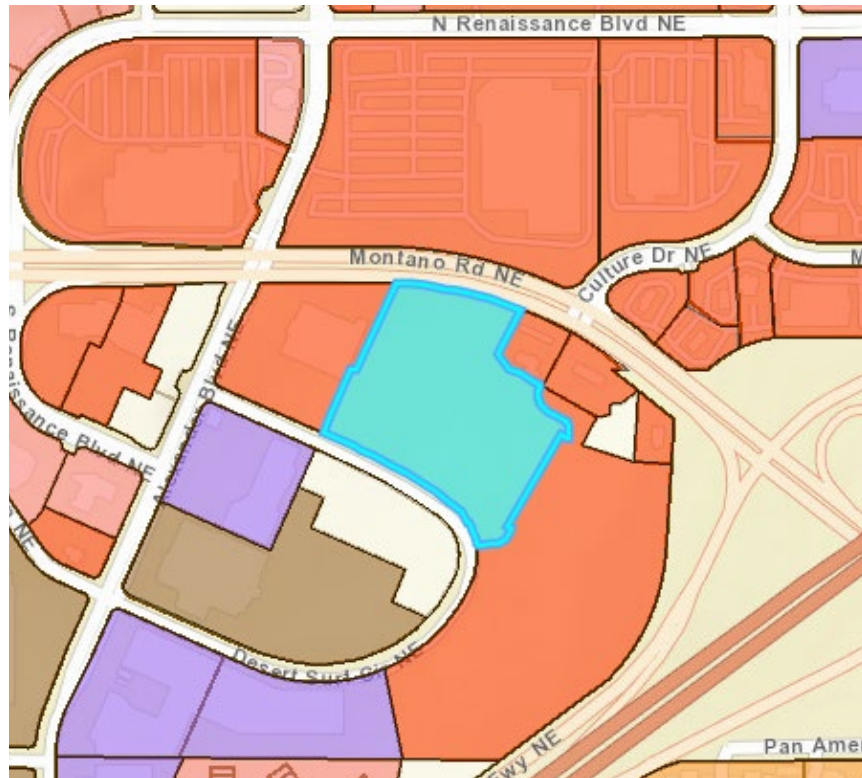


Figure 3: Land Use Map

| Land Use Table |                                                                                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------|
| Location       | Zoning                                                                                                               |
| Subject Site   | Drainage                                                                                                             |
| North          | General Retail, Large, Restaurant, Commercial Services                                                               |
| East           | General Retail, Restaurant, Vacant, Industrial                                                                       |
| South          | General Retail, Office, Vacant, Commercial Retail, General Manufacturing                                             |
| West           | Commercial Retail, Light Vehicle Sales and Rental, Commercial Services, Office, Vacant, Wholesaling and Distribution |

Table 2: Land Use Table

## ABC Comprehensive Plan Designations

The subject site lies along Montano Rd, a Major Transit Corridor as designated by the ABC Comp Plan. Major Transit Corridors are meant to prioritize high-frequency transit services while providing adequate auto-oriented infrastructure along the corridor. A bus route lies along the Corridor.

The subject site lies within the Renaissance Employment Center as designated by the ABC Comp Plan. Employment Centers are characterized by prioritizing commercial, retail, and industrial land uses complimented by adequate auto-oriented development. This designation dictates the land use patterns surrounding the subject site and the potential land uses of the subject site itself.

The subject site is designated as an Area of Consistency per the ABC Comp Plan. Areas of Consistency are meant to grow in a way in which reinforces the existing character and development intensity of the surrounding environment. All other parcels within the Renaissance Employment Center are designated as Areas of Change.

The subject site lies within the Near North Valley Community Planning Area. The Near North Valley Community Planning Area is described as a semi-rural area that has strong relations with the Rio Grande. The character considerations described in the ABC Comp Plan include industrial and commercial mixed land uses along major streets.

## **History**

The Beach Water Park was originally approved in 1986 by the EPC through a zone change action and remained in operation until 2005 under the pre-IDO SU-1 zone. The site has remained vacant since the demolition of the water park. In 2019, the site plan and subdivision for Top Golf was approved under #PR-2019-002284/SI-2019-00096 which subdivided the subject site and the Top Golf lot into their current separate parcels and designated the subject site as a public drainage area.

In 2022, a site plan was approved for the subject site to develop the Andretti Racing entertainment establishment under #PR-2019-002284/SI-2022-01301. However, the development of the subject site per the Site Plan never occurred. The applicant requests an amendment to the site plan into a different use to facilitate the development of the subject site.

## **Policy Analysis**

The request for a Site Plan – EPC – Major Amendment is consistent with the following applicable Goals and Policies of the ABC Comp Plan: Centers and Corridors, Desired Growth, Employment Centers, Efficient Development Patterns, Infill Development, Placemaking, and Creative Economy as described in the analysis below.

### **Goal 5.1 – Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.**

The request will support growth as a community of strong Centers because it will facilitate infill of a site within an Employment Center, increasing activity and synergy among businesses within the Center. The subject site is connected by a multi-modal network of corridors because it lines the Montano Rd Major Transit Corridor and lies near the Montano/I-25 intersection. The request supports Goal 5.1 by directing development in an Employment Center and within a Major Transit Corridor.

### **Policy 5.1.1 – Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.**

The request would capture regional growth in Centers and Corridors by directing development within an Employment Center and Major Transit Corridor. The proposed use of Amphitheater could host high-profile performances that attract travelers at a regional level. This growth would help shape the built environment into a sustainable development pattern by providing infill development where it is prioritized and planned by the ABC Comp Plan. The request is consistent with Policy 5.1.1 by creating regional attraction to Albuquerque that is located within a Center and Corridor.

**c) Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.**

The request is consistent with Sub-policy 5.1.1(c) by facilitating the infill of a large vacant site within an Employment Center and Major Transit Corridor. The request discourages the need for development at the urban edge because it directs growth on an undeveloped site that is in an established urban area. Additionally, the site is adjacent to I-25 and other high-intensity development. The subject site is within an area characterized by high-intensity, thus, the proposed use of Amphitheater would be appropriate for the site.

**Policy 5.1.5 – Employment Centers: Create Centers that prioritize employment opportunities and foster synergy among businesses.**

The request is clearly consistent with Policy 5.1.5 because an amphitheater would provide a variety of employment opportunities and attract a large customer base for surrounding businesses. The request would create Centers that prioritize employment opportunities because the proposed use of amphitheater provides operational and entertainment employment within an Employment Center. The request would foster synergy among businesses because the use of Amphitheater would attract crowds up to ~800 people during operations, providing a large potential customer base for surrounding businesses such as McDonalds or Starbucks. The subject site is neighbored by Revel, an entertainment and food hall, as well as Top Golf, a recreation and restaurant facility. The proposed development would connect the two establishments and increase the transfer of activity between businesses. This request clearly supports Policy 5.1.5.

**Goal 5.3 – Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.**

The request would maximize the utility of existing infrastructure and public facilities by utilizing the site's access to Montano Rd and I-25 to carry the traffic burden that an amphitheater would generate during operations. Additionally, the request would facilitate the utilization of the transit route that runs on Montano Rd. The request would maximize the efficient use of land to support the public good because the request utilizes the site's natural slope to insulate noise and activity to the enclave of the site. The request is consistent with Goal 5.3 by utilizing the existing transportation infrastructure and land characteristics to assist in the efficiency and functionality of the proposed use to support the public good.

**Policy 5.3.1 – Infill Development: Support additional growth in areas with existing infrastructure and public facilities.**

The request is consistent with Policy 5.3.1 by contributing to additional growth in an area with existing infrastructure and public facilities. The existing transportation infrastructure includes the Montano Rd/I-25 intersection near the subject site, the transit line along Montano Rd, and the pedestrian infrastructure along all of the surrounding roads. Additionally, the previous water park use developed an adequate infrastructure and public facilities network, which demonstrates the capacity of existing infrastructure and public facilities on the subject site and the surrounding area to support the proposed development. This request is consistent with Policy 5.3.1.

The request would support additional growth beyond the proposed development by generating large crowds and activity during operations, increasing the demand for more development of services, restaurants, and entertainment in the area.

**Policy 5.3.7 – Locally Unwanted Land Uses: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitable to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area.**

The proposed use of amphitheater creates noise, lighting, and traffic impacts that may designate the use as a Locally Unwanted Land Use for residential neighborhoods. The request is consistent with Policy 5.3.7 by placing a locally unwanted land use in an area that is not adjacent to residential zoning or development. The request locates the use carefully because the subject site is within an area where any adverse effects of the proposed use are not borne by residential neighborhoods, rather, any noise, lighting, or traffic impacts that will be generated by an amphitheater will be reserved to the I-25/Montano Rd intersection and the high-intensity development enclave in which the subject site is located. Therefore, the use is located carefully and equitably, consistent with Policy 5.3.7.

**b) Ensure appropriate setbacks, buffers, and/or design standards to minimize offsite impacts.**

The request is consistent with Sub-policy b) because the Site Plan contains landscaping buffers, setbacks, and site-specific design elements to contain site impacts. The design of the Site Plan sets the amphitheater behind the parking lot, minimizing activity on the frontage. Furthermore, the Site Plan is designed to contain the amphitheater's noise and lighting impacts to the geographical enclave in which the building is located.

**Policy 5.3.8 – Solar Protections: Protect solar access to encourage solar energy collection and healthy living conditions.**

The request is consistent Policy 5.3.8 because it encourages solar energy collection. The amended Site Plan includes solar panels that function as parking cover/shade. The surrounding development does not impede solar access for the proposed panels. The request promotes healthy living conditions because the use of solar panels on the subject site would offset harmful emissions otherwise caused by the operations of the amphitheater, thus, contributing to better air quality and healthier living conditions. This request clearly furthers Policy 5.3.8.

**Goal 7.3 – Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.**

The request reinforces sense of place through context-sensitive design because the Site Plan incorporates the natural slope of the land into the design, reflecting the natural landscapes of the region and creating a sense of place. The landscaping plan for the proposed development includes native plant materials that reflect the natural environment. Furthermore, the utilization of building materials made from shipping containers in the proposed building design are present in other developments around Albuquerque, such as Green Jeans and Tin Can Alley. This feature in the Site Plan is consistent with popular design characteristics throughout the city, reinforcing a

sense of place for the proposed development. This request is clearly consistent with Goal 7.3 by reinforcing sense of place through context-sensitive design and utilizing the natural landscape.

**Policy 7.3.3 – Placemaking: Encourage efforts to establish and strengthen district identity within Centers, business districts, and neighborhoods.**

The request is consistent with Policy 7.3.3 because it encourages efforts to strengthen district identity within the Renaissance Employment Center and therefore a business district. The subject site is located in between two entertainment establishments: Revel theater and food hall, and Top Golf recreation center. An outdoor amphitheater would contribute to the existing land use pattern that would strengthen the identity of the Renaissance Employment Center as a business center for entertainment, while enhancing interconnectivity between said establishments. The site is not adjacent to any residential neighborhoods; thus, the request would not influence neighborhood strength or identity. The request is consistent with Policy 7.3.3.

**Goal 8.1 – Placemaking: Create places where businesses and talent will stay and thrive.**

The request is consistent with Goal 8.1 by facilitating the development of an establishment that supports creative talent and local business. The request creates a place where talent will stay and thrive because the development of an amphitheater would expand the professional opportunities for marketing professionals, performers, and stage experts. The request creates a place where businesses will stay and thrive by facilitating growth within an Employment Center and creating synergy among the surrounding businesses. This request is consistent with Goal 8.1.

**Goal 8.2 – Entrepreneurship: Foster a culture of creativity and entrepreneurship and encourage private businesses to grow.**

The request is consistent with Goal 8.2 because the request would facilitate the development of an amphitheater that would foster creativity and entrepreneurship for private and local businesses. The request, if approved, would encourage private businesses to grow because it would expand the business opportunities of the entertainment sector, supporting existing local businesses like Revel and attracting external businesses. The request would foster a culture of creativity and entrepreneurship because an amphitheater hosts creative and cultural productions, creating professional opportunities for local creatives and performers. This request is consistent with Goal 8.2.

**Policy 8.2.6 – Creative Economy: Promote the creative economy.**

This request is clearly consistent Policy 8.2.6 because an amphitheater would promote the creative economy. An amphitheater is a space for artists, musicians, and cultural groups to hold events for music or art. An outdoor amphitheater would not only support the local creative economy but also attract entertainment and performance tourism from the greater southwest region.

**Conclusion**

In conclusion, the request for a Site Plan – EPC – Major Amendment for the subject site is consistent with the ABC Comp Plan, as amended because it is consistent with the applicable Goals and Policies of the ABC Comp Plan by complying with the following Goals and Policies: Centers and Corridors, Desired Growth, Employment Centers, Efficient Development Patterns, Infill Development, Placemaking, and Creative Economy as described in the Policy analysis above.

## **Review and Decision Criteria**

The request complies with the standards of IDO 6-6(l)(3) Review and Decision Criteria for a Site Plan – EPC (Major Amendment) as described below.

### **6-6(l)(3)(a) – The Site Plan is consistent with the ABC Comp Plan, as amended.**

As shown in the policy analysis above the request for a Site Plan – EPC – Major Amendment is consistent with the ABC Comp Plan, as amended because it furthers the applicable Goals and Policies of the ABC Comp Plan by complying with the following Goals and Policies: Centers and Corridors, Desired Growth, Employment Centers, Efficient Development Patterns, Infill Development, Placemaking, and Creative Economy as described in the Policy analysis above.

### **6-6(l)(3)(b) – The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations.**

The site plan does not lie on a parcel that was previously zoned as NR-SU or PD and therefore does not apply to this criteria.

### **6-6(l)(3)(c) – The Site Plan complies with all applicable provisions of this IDO, the DPM, and other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.**

The amendment of the Site Plan does not include any site details that violate the IDO or the DPM, rather, the amendment of the Site Plan complies with all of the relevant standards and designations of the IDO, DPM, the ABC Comp Plan, and other relevant governing policies.

### **6-6(l)(3)(d) – The City’s existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent possible.**

The City’s infrastructure and public utilities have adequate capacity to serve the proposed function of the subject site. The amendment to the Site Plan includes adequate drainage and infrastructural plans that cooperate with existing utility functions. The previously approved site plan amendment for the Andretti Racing Facility established an Infrastructure Improvement Agreement (IIA) that included updates to the roadway and sidewalks along Desert Surf Cir, as well as the construction of fire, sewer, and water lines throughout the site. Upon DFT review, the established IIA will be adapted and applied to the proposed site plan.

**6-6(l)(3)(e) – The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent possible.**

The subject site is surrounded by other high intensity commercial uses. The intended use of the subject site will be consistent with the surrounding developments and will contribute to the business synergy of the surrounding businesses rather than harming them.

The subject site contains an elevation dip from Montano Rd to the southern end of the site. The Site Plan places the amphitheater under the elevation dip, containing all noise and lighting disturbances to the lower elevation. See Figure 4 below.



Figure 4: *Elevations*

Any adverse impacts to the surrounding areas due to the activities of the development will be managed and mitigated by the property owners and managers of the development and negotiated between parties.

**6-6(l)(3)(f) – If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.**

The subject site is not within an approved Master Development Plan, therefore criteria 6-6(l)(3)(f) does not apply to this request.

6-6(l)(3)(g) – If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject site is not within the Railroad and Spur Small Area, therefore, criteria 6-6(l)(3)(g) does not apply.

**6-6(l)(3)(h) – If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of Section 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.**

The applicant intends to comply with all applicable lighting requirements and is therefore not requesting a site lighting performance analysis. Site lighting and site lighting details are included in the site plan submittal materials.



## **Conclusion**

The request is to approve a Site Plan – EPC Major Amendment for an outdoor amphitheater on a subject site zoned NR-C that is currently being used as drainage. The subject site is located within the Renaissance Employment Center and along Montano Rd, a Major Transit Corridor as well as being located next to other entertainment developments. The location of the subject site is desirable for this land use due to the absence of residential development within an affected proximity of the property and its location in an Employment Center, along a Major Transit Corridor, and near I-25. The request furthers a preponderance of the applicable Goals and Policies of the ABC Comp Plan such as Centers and Corridors, Desired Growth, Employment Centers, Efficient Development Patterns, Infill Development, Placemaking, and Creative Economy as described in the Policy analysis above and meets the Review and Decision Criteria for a Site Plan – EPC in IDO section 14-6-6(l)(3).

Tierra West, LLC, on behalf of Daniel Chavez, respectfully requests that this Major Amendment to the controlling site plan is considered and approved by the Environmental Planning Commission.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sergio Lozoya', with a stylized, flowing script.

Sergio Lozoya  
Planning Director  
Tierra West, LLC  
5571 Midway Park Pl  
ABQ, NM, 87109

JN: 2026001

## D) STAFF INFORMATION



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**INTER-OFFICE MEMORANDUM**

June 9, 2026

TO:

CABQ ENVIRONMENTAL HEALTH – Byron Lueras, Shellie Eaton  
CABQ FIRE DEPARTMENT – Lieutenant Rogelio Rodriguez  
CABQ LEGAL – Andrew Coon  
CABQ METROPOLITAN REDEVELOPMENT AGENCY – Jennifer Jackson, China Osborn  
CABQ MUNICIPAL DEVELOPMENT/TRANSPORTATION PLANNING – Tim Brown,  
Valerie Hermanson, Debbie Bauman  
CABQ NEIGHBORHOOD COORDINATION – Vanessa Baca  
CABQ PARKS & RECREATION  
CIP MANAGER – Cheryl Somerfeldt  
CITY FORESTER – Sean O’Neil  
PARK DESIGN – Hannah Aulick  
OPEN SPACE PLANNING – James Lewis, Adryana Vialpando  
TRAILS – Whitney Phelan  
URBAN FORESTRY – Bonnie Strange  
CABQ PLANNING  
ENGINEER – Shahab Biazar  
HISTORIC PRESERVATION – Leslie Naji  
HYDROLOGY – Tiequan Chen  
LONG RANGE – Vicente Quevedo, Jordan James  
TRANSPORTATION DEV. SERVICES – Ernest Armijo  
ZONING – Angelo Metzgar, Jeffrey Palmer  
CABQ POLICE DEPARTMENT – Laura Kuehn  
CABQ SOLID WASTE – Adrian Marez  
CABQ TRANSIT – Lawrence Kline, Andrew de Garmo  
ABC WATER UTILITY AUTHORITY – David Gutierrez, Eddie Kemp, Galveston Begaye,  
Aryam Hernandez, Monica Rodriguez, Heidi Hilland  
ALBUQUERQUE PUBLIC SCHOOLS – Sarah Young, Cordell Bock, Hodgins Serrullo  
AMAFCA – Jared Romero, Kana Radius  
BERNALILLO COUNTY  
PLANNING MANAGER – Elvira Lopez  
LEAD PLANNER – Carrie Barkhurst  
LEAD PLANNER – Karen Iverson  
SENIOR PLANNER – Benjamin Savoca  
SENIOR PLANNER – Karina Peggau  
PLANNER – Peach Anderson-Tauzer  
TRANSPORTATION – Julie Luna  
KIRTLAND AIR FORCE BASE – Eva Blaylock  
MID-REGION COUNCIL OF GOVERNMENTS – Aaron Hill  
MIDDLE RIO GRANDE CONSERVANCY DISTRICT – Jason Casuga, Eric Zamora, Mapping  
NM DEPARTMENT OF TRANSPORTATION – Margaret Haynes, Keith Thompson, Peter  
Kubiak  
NM GAS COMPANY – Jeff Estvanko, Brandon Kauffman  
NATIONAL PARK SERVICE/PETROGLYPH NATIONAL MONUMENT – Nancy Hendricks  
PUBLIC SERVICE COMPANY OF NEW MEXICO – Russell Brito

FROM: Mikaela Renz-Whitmore, Urban Design and Development Division, Planning Department

SUBJECT: ENVIRONMENTAL PLANNING COMMISSION CASE DISTRIBUTION

Below are the legal descriptions for the cases scheduled for public hearing before the Environmental Planning Commission on **July 16, 2026**.

*The City of Albuquerque Planning Department has begun using new case tracking software. Applications and related materials are available to review and/or download for each case via the links below.*

Please direct questions to the case planner noted below and available by email: [PlanningEPC@cabq.gov](mailto:PlanningEPC@cabq.gov)

**All agency comments are due June 29, 2026.**

**SUBMIT COMMENTS TO:** <https://cabq.gov/epc-agency-comment>

(Please submit comments via the Agency Comment Portal link, not as email submittals.)

**Project # PR-2021-005222**

**Case # [SP-2026-00054](#)**

Site Plan – EPC, Major Amendment

Tierra West, LLC, agent for Western Hills Investments, LLC requests a Site Plan - EPC, Major Amendment for all or a portion of Tract 1 Plat for Tracts 1 and 2 G Alameda Shoppes (Being comprised of Tract C-4-A Seven Bar Ranch), approximately 0.7616 acres and Tract 2 Plat for Tracts 1 and 2 G Alameda Shoppes (Being comprised of Tract C-4-A Seven Bar Ranch) approximately 1.2278 acres, located at 3615 & 3617 NM 528 NW, between Alameda Blvd NW and Ellison Rd NW, totaling approximately 2 acres. (A-14)  
Staff Planner: Catherine Heyne

**Case # [ZMA-2026-00009](#)**

Zoning Map Amendment (Zone Change)

Retail Southwest, agent for Avatar Recoveries LLC, requests a Zoning Map Amendment from MX-M to NR-C for all or a portion of Tract 2-A, Block 0000 Plat of Tract 2-A Mira Mesa Estates (being a Replat of Tracts 2 & 3) located at 6500 Hanover Rd NW, between Coors Blvd. NW and Hanover Rd NW, approximately 5 acres. (J-10)  
Staff Planner: Dustin Kiska

**Case # [SP-2026-00096](#)**

Site Plan – EPC, Major Amendment

RBA Architecture, agent for Laguna Point requests a Site Plan – EPC, Major Amendment for all or a portion of Tract 7, Academy Hills Addition, located at 5801 Eubank Blvd NE, between Academy Rd NE and Eubank Blvd NE, approximately 13.01 acres. (E-21)  
Staff Planner: Daniel Soriano

**Case # [PLAN-2026-00001](#)**

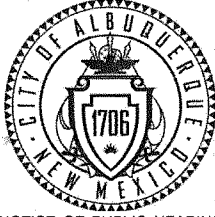
Comprehensive Plan Amendment

City of Albuquerque Planning Department requests a Comprehensive Plan Amendment to the Albuquerque/Bernalillo County Comprehensive Plan (Comp Plan) to designate a section of Central Ave east of Wyoming Blvd and west of Tramway Blvd as a Main Street Corridor, effectively proposing and eastward extension of the existing

Main Street Corridor designation.  
Staff Planner: William Steele

**Project # PR-2021-005684**  
**Case # [SP-2026-00044](#)**  
Site Plan - EPC

Sites Southwest LLC, agent for ABCWUA requests a Site Plan – EPC, for all or a portion of Tract OS-2 Bulk Land Plat for Mesa del Sol Innovation Park II (a Replat of Tracts 1, 12, 15, 4-A-2, 4-A-3 & 4-A-4 Mesa del Sol & Tracts 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21, Tract F Bulk Land Plat for Mesa del Sol Innovation, located at 99999 Crick Crossing SE, between Watson Dr SE and Hawking Dr SE, approximately 9.5 acres. (Q-16)  
Staff Planner: Daniel Soriano



## NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission (EPC) will hold a **Public Hearing** on **Thursday, July 16, 2026 at 8:40 a.m.**, using Zoom (online).

Attend by Zoom  
<https://cabq.zoom.us/j/83932559165>

Attend by Phone  
(719) 359-4580  
Meeting ID: 839 3255 9165  
Find your local number: <https://cabq.zoom.us/j/83932559165>

Please contact City Planning staff via the information below for any of the following:

- To request details about the cases below.
- At least 72 hours prior to the hearing:
  - For individuals with disabilities to request special assistance to participate at the public hearing.
  - To request interpretation into other languages at the hearing.

### Contact Information

- Email: [PlanningEPC@cabq.gov](mailto:PlanningEPC@cabq.gov)
- Phone: 505-924-3860, option for Boards and Commissions, or TTY 711

To submit written comments on any of the cases below, please submit by **9 AM on Wednesday, July 1, 2026**.

- Mail: EPC, c/o EPC Hearing Monitor, CABQ Planning Department, P.O. Box 1293, ABQ, NM 87103
- Online portal: <https://cabq.gov/epc-public-comment>

### Project # PR-2021-005222

#### Case # SP-2026-00054

Site Plan - EPC, Major Amendment

Tierra West, LLC, agent for Western Hills Investments, LLC, requests a Site Plan - EPC, Major Amendment for all or a portion of Tract 1 Plat for Tracts 1 and 2 G Alameda Shoppes (Being comprised of Tract C-4-A Seven Bar Ranch), approximately 0.7616 acres and Tract 2 Plat for Tracts 1 and 2 G Alameda Shoppes (Being comprised of Tract C-4-A Seven Bar Ranch) approximately 1.2278 acres, located at 3615 & 3617 NM 528 NW, between Alameda Blvd NW and Ellison Rd NW, totaling approximately 2 acres. (A-14)

Staff Planner: Catherine Heyne

### Case # ZMA-2026-00009

Zoning Map Amendment (Zone Change)

Retail Southwest, agent for Paseo Nuevo, Ltd. Co., Paseo Nuevo Development, Ltd. Co., Beckner Road Equities, Inc., Gordon L. Skarsgard, Patience P. Skarsgard, Joshua J. Skarsgard, Eakin Santa Fe Investments, LLC, L4 Properties, LLC, and Matheu Family Living Trust dated February 21, 2000, requests a Zoning Map Amendment from MX-M to NR-C for all or a portion of Tract 2-A, Block 0000, Plat of Tract 2-A, Mira Mesa Estates (being a Replat of Tracts 2 & 3), located at 6500 Hanover Rd NW, between 64th street and 68th street, approximately 5 acres. (J-10)

Staff Planner: Dustin Kiska

### Case # SP-2025-00096

Site Plan - EPC, Major Amendment

RBA Architecture, agent for Laguna Point, requests a Major Amendment to a Site Plan EPC, for all or a portion of Tract 7, Academy Hills Addition, located at 5801 Eubank Blvd NE, between Layton Ave. NE and Admiral Halsey Dr. NE, approximately 13.3 acres. (E-21)

Staff Planner: Daniel Soriano

### Case # PLAN-2026-00001

Comprehensive Plan Amendment

City Council Services Department requests a Comprehensive Plan Amendment to the Albuquerque/Bernalillo County Comprehensive Plan (Comp Plan) to designate a section of Central Ave east of Wyoming Blvd and west of Tramway Blvd as a Main Street Corridor, effectively proposing and eastward extension of the existing Main Street Corridor designation.

Staff Planner: William Steele

### Project # PR-2021-005684

#### Case # SP-2026-00044

Site Plan - EPC

Sites Southwest LLC, agent for ABCWUA, requests a Site Plan EPC, for all or a portion of Tract F2, Plat of Tracts F-1, F-2 & F-3 Mesa Del Sol Innovation Park II, located at 5430 Watson Dr. SE, between Turing Dr SE and Hawking Dr SE, approximately 7.4

acres. (Q-16)

Staff Planner: Daniel Soriano

Environmental Planning Commission (EPC)

Journal: June 29, 2026

## Memo 1

DATE: April 28, 2026

TO: Sergio Lozoya  
Tierra West, LLC

FROM: William Steele, Senior Planner - [wsteele@cabq.gov](mailto:wsteele@cabq.gov)  
City of Albuquerque Planning Department

RE: Site Plan – EPC, Major Amendment for 1500 Desert Surf Cir NE (PR # 2019-002284, SP-2026-00042)

---

We've completed an initial review of the proposed-Site Plan – EPC, Major Amendment, and would like to discuss the justification letter and general project. We will be available throughout this process to answer questions about procedure and requirements. After this review, please provide the following:

⇒ A revised Justification letter and associated materials described in this memo posted to ABQ-Plan by:

**9am May 5, 2026.**

⇒ Please deliver full-scale architectural plans to the Urban, Design and Development Offices on the 2<sup>nd</sup> Floor of Mesa del Sol Building by **9 am, May 5, 2026.**

Note: If you have difficulty with this deadline, please let us know.

### 1) Introduction

- A. Though we've done our best for this review, additional items may arise as the case progresses. If so, we will inform you right away.
- B. It is our understanding that you submitted a request for a Major Amendment to a Site Plan – EPC.
- C. The following is what we have for the legal description. This will be used in the Legal ad and should be reflected in all site descriptions:
  - all or a portion of Parcels C-1-A, C-1-B, and B-1-A (correction plat of parcels C-1-A, C-1-B and B-1-A) Renaissance Center III, located on Desert Surf Circle NE, between Alexander Blvd. NE, and Montano Rd. NE, approximately 24 acres (the subject area)
  - It is understood that the subject site for the proposed site plan is parcel B-1-A-1 Plat Of Parcel B-1-A-1 Renaissance Center III, at 1500 Desert Surf Cir NE (the “subject site”).

- B. Agent needs to provide the controlling site plan approved in 2022 by the EPC. The Andretti site plan is what is being amended, but an amendment to the full 24 acre site shall be provided.
- Background: Tract C-1-A was originally notes as a future youth field and designated as a public drainage area. With the 2022 approval, it was changed to the multi-use entertainment facility. Now that is being amended to be an outdoor amphitheater.
- D. Traffic Scoping Form
1. A signed Traffic Scoping Form was included in the application.
- E. Archaeological Certificate
1. This Certificate is from July, 6 2022 for the previous Site Plan.
- F. Please send original approval for Top Golf
- G. The Amphitheater use is Conditional in the NR-C zone district per IDO Table 4-2-1. Have you received or submitted an application for a Conditional Use for the Amphitheater?
1. Per IDO 6(I)(2)(e) A Site Plan – EPC may not be approved until after any necessary Conditional Use Approvals are obtained pursuant to § 14-16-6- 6(A).
  2. A continuance or deferral may be needed.
  3. It is possible that a COA may be placed on the Site Plan that a CUP approved prior to final sign off.
- H. Is there anything else you'd like to tell us about the proposed Major Amendment? Project timeline?

## **2) Process**

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at: <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: the EPC public hearing for May 21, 2026. Final staff reports will be available about one week prior, on May 14th at: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>
- C. Agency Comments will be posted to ABQ-Plan by the end of day Wednesday, May 6, 2026. Any comments received by Staff after this date will be updated as soon as possible, and Staff will let you know of any late submissions received.
- D. During the EPC Hearing, you will have up to 10 minutes to present your request after the staff presentation. The EPC Commissioners have indicated a preference for visuals with your presentation (e.g., PowerPoint).



### 3) Notification

Notification requirements for a Site Plan - EPC are explained in Section 14-16-[6-4\(J\)](#) & [6-4\(K\)](#), Public Notice and Post-submittal Facilitated Meeting, respectively.

- A. It is our understanding that ONC determined that the subject site is in an area where there are no Neighborhood Associations to notify.
- B. In correct notification: Property Owners within a 100 ft of the provided parcel were notified via first class mail per provided.

Because the subject site is a part of the additional approx. 14 acres to the east for a total of approximately 24 acres, all parties will have to be re-notified.

New Buffer maps will have to be submitted and new zone atlas maps as well. The atlas map on the drawings will need to be updated.

#### C. Sign Posting:

1. The Sign Posting Agreement was included, signed and dated.
2. The signs will need to be posted on or before 9:00am on – **Wednesday, May 6, 2026** and shall be left up until **Friday, May 22, 2026**.
3. You may pick up the required **3** signs from the Urban, Design and Development Offices at Mesa del Sol, 2<sup>nd</sup> Floor during business hours, 8a-5p.
  - i. We will invoice you for an additional sign.
4. 3 signs shall be posted at the subject site, one for each street frontage.
5. Please submit photos of the posted signs to ABQ-Plan on Wednesday, May 6, 2026.
6. For more information regarding site posting locations and requirements please see:  
[https://documents.cabq.gov/planning/online-forms/PublicNotice/Posted\\_Sign\\_Requirement-Instructions.pdf](https://documents.cabq.gov/planning/online-forms/PublicNotice/Posted_Sign_Requirement-Instructions.pdf)

- D. Are you aware of any support or opposition to this request? Please let us know if you receive any comments to be included in the staff report.

### 4) Project Letter

- A. The project letter is off to a good start, although we have suggested revisions. These updates should be included in a revised justification letter and submitted through the ABQ-Plan portal. The specifics of these revisions are discussed below.
- B. What is the status update from Hydrology regarding the Drainage and Grading Plan?
  - Has been submitted and waiting for conceptual approval.

- C. Instead of using commercial names of businesses, please use proper Land Use descriptions found in the IDO allowable uses table.

*Section: Introduction*

- A. The previous Site Plan Major Amendment was approved in 2022 by the EPC and signed off in 2023 by the DRB.

*Section: Planning Context*

- A. Instead of using commercial names of businesses, please use proper Land Use descriptions found in the IDO allowable uses table

*Section: Zoning*

- A. Have you received or submitted an application for a Conditional Use for the Amphitheater? See note above.
- Submitting on May 5<sup>th</sup> for June 16th ZHE hearing.
- B. In the context of the Amphitheater, residential zoning is not adjacent to the subject site. Any reference otherwise is not necessary.

*Section: Land Use*

- A. See above

*Section: Policy Analysis*

- A. Please add a few more Goals and Policies.
- B. Please expand on your responses. More can be less, but in this case 2 sentence responses may not be sufficient.
- C. Many of the responses to the Goal and Policies do not address the explanations of such goals and policies.

Please note: Responding to the review and decision-making criteria is more of a legal exercise than anything else. It is critical to “hit the nail on the head” both conceptually and in terms of form. This can be done by:

1. using conclusory statements such as “because”.
2. re-phrasing the requirement itself in the response, and
3. choosing an option when needed to respond to a requirement.

Examples: (PLEASE REVIEW ALL GOALS AND POLICIES)

1. Policy 5.1.1 – Does this prioritize employment opportunities?
2. Goal 5.3 – How does this goal relate to not disturbing residential neighborhoods? Please rewrite or remove and add another Goal.
3. Goal 5.3.1 – Will it support additional growth?

4. Policy 7.3.3 – Does the goal relate to fostering character and identity of the employment center? Rewrite.

D. Review and Decision Criteria

- A. 6-6(I)(3)(a) - The Site Plan must be consistent with the ABC Comp Plan, as amended.
- E. 6-6(I)(3)(e) – What about noise?
- H. Are we asking for lighting performance Analysis?

**5) Proposed Site Development Plan**

- A. Make sure the plans from the latest amendment are part of the current drawing set.
- B. Please number the entire set of drawings.
- C. Sheet 1 - Site Plan

Keyed Notes –

1. It is difficult to determine where the arrows on the dark gray areas (plaza areas?) are pointing. Please make the arrows white or move them or remove the dark gray areas.
2. #4 – Location is incorrect
3. #9 – Located on Site Plan. Please delete or identify
4. #14 – Missing
5. #16 – Keyed Note is the same as Keyed Note #13 – Make the same Key Note #
6. #23 – Missing from site plan
7. Motorcycle Parking keyed note Missing

Site Data -

1. Accessible Spaces Required – Missing
2. Motorcycle Spaces Required - Missing
3. Proposed Landscaping - Missing
4. Total Number of Seats Missing
  - Under Site data proposed use. 850 capacity calculated by width of grass area.
5. Parking Spaces Provided – Recalculate (Staff counted 462 and a total of 475 with ADA, not including motorcycle)

Other –

1. Identify the existing sidewalks
2. Please provide the Building Area SF without the Plaza Area as well.
3. Please label the proposed use of each structure.
  - List of land uses to be provided.
  - IDO Definition – Amphitheater: A covered or uncovered open-air area or structure suitable for musical or theatrical performances, performing arts, or sporting events with tiers of seats, benches, or berms with seating capacity for less than 1,000 people.
  - Food service, XXX, incidental.
4. Identify location of site lighting
5. Existing zoning/land use of all abutting properties

6. Freestanding sign locations
7. If there is a Loading area please note it on the drawings.
  - Back stage to be labeled.
8. Location and dimension of drive aisle crossings, including paving treatment

D. Sheet 2 - Site Details

1. Proposed Fence and 15' Gate Detail is missing (Please indicate height, color and materials of Fence and Gate)
2. Site lighting details, aside from stage lighting.
  - a. Photometric analysis and compliance with lighting standards in IDO will need to be provided for final sign off with the DFT.
3. Elevation drawing of refuse container and enclosure

E. Sheets #3-6 Grading and Drainage Plan and Site Basin Sheets and Details

1. Has the conceptual grading plan been approved by Hydrology? The site plan cannot be approved by the EPC without a conceptual grading and drainage plan.
2. Sheet #3 will be all that is required for this submittal but DFT may require additional drawings.

F. Sheet LS-01 Landscape Plan

1. Please take off the words "Preliminary Not for Construction." EPC approves final versions of the drawings.
2. Bar Scale
3. North Arrow
4. Existing and proposed easements
5. There are two (2) LS-101 Sheets. One has a landscape plan in color. Please keep this one. The font is light gray and very difficult to read printed and in PDF form.. Please make this sheet legible and the light grey font darker.

Landscape Calculations -

1. Total Lot Area differs from Site Data on Sheet #1 – Make both the same total.
2. Please make sure information provided on the Landscape Calculations match the information on the Site Data on Sheet 1. Staff can not verify the landscape calculations are correct.
3. Planting Beds, indicating square footage of each bed
4. Landscaped buffer areas provided; dimensions – label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
5. Please provide a table or list that includes the street length and street tree calculations (required and provided) for each street.
6. For Buffer Edge Requirements Please see IDO 14-16-5-6(E)(5) Area of Change Next to Area of Consistency and Table 5-6-5: Edge Buffer – Development Area Summary

G. Elevations –

1. Is the amphitheater constructed entirely from shipping containers?
2. Remove "Not For Construction" from these sheets.
3. Some of the elevation sheets are "exhibits" should be identified as such.

4. Schedule of materials and colors for all building elements and structures should be noted.
5. Location and dimensions of mechanical equipment (roof and/or ground mounted)
6. Please dimension the typical dimension of the shipping container openings.
7. Sheet A 202 "Service Area to the South" elevation needs dimension of equipment and building length.
8. Sheet A 203 Please put a note on the drawings referencing IDO 5-10(D)  
PERMITS FOR SOLAR RIGHTS - Permits to protect solar rights may be requested pursuant to Part 14-11-7 of ROA 1994 (Permits for Solar Rights) and any relevant standards in the DPM.

## Memo 2

DATE: May 18, 2026

TO: Sergio Lozoya  
Tierra West, LLC

FROM:  
Megan Jones, Principal Planner – [mdjones@cabq.gov](mailto:mdjones@cabq.gov)  
William Steele, Senior Planner - [wsteele@cabq.gov](mailto:wsteele@cabq.gov)  
City of Albuquerque Planning Department

RE: Site Plan – EPC, Major Amendment for 1500 Desert Surf Cir NE (PR # 2019-002284, SP-2026-00042)

---

We've completed a review of the resubmitted Site Plan – EPC, Major Amendment drawings and justification letter. Please provide the following:

⇒ A revised Justification letter and associated materials described in this memo posted to ABQ-Plan by:

**9am May 26, 2026.**

⇒ Please deliver full-scale architectural plans to the Urban, Design and Development Offices on the 2<sup>nd</sup> Floor of Mesa del Sol Building by **9 am, May 26, 2026.**

Note: If you have difficulty with this deadline, please let us know.

### 1) Introduction

- A. Though we've done our best for this re-review, additional items may arise as the case progresses. If so, we will inform you right away.
- B. We are recommending a deferral to the July EPC hearing to give the applicant time to pursue a Conditional Use approval for the outdoor Amphitheater land use.
  1. We understand that you submitted an application to the ZHE for the June ZHE hearing. The ZHE will have a decision within 15 days of the hearing. If the Conditional Use is not approved, the Site Plan may not move forward.
- A. Agent needs to provide the controlling site plan approved in 2022 by the EPC. The Andretti site plan is what is being amended, but an amendment to the full 24 acre site shall be provided.
  - Background: Tract C-1-A was originally notes as a future youth field and designated as a public drainage area. With the 2022 approval, it was changed to

the multi-use entertainment facility. Now that is being amended to be an outdoor amphitheater.

## 2) Process

- A. Timelines and EPC calendar: the EPC public hearing for July 16, 2026. Final staff reports will be available about one week prior, on July 9th at:  
<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>
- B. During the EPC Hearing, you will have up to 10 minutes to present your request after the staff presentation. The EPC Commissioners have indicated a preference for visuals with your presentation (e.g., PowerPoint).

## 3) Notification

Notification requirements for a Site Plan - EPC are explained in Section 14-16-[6-4\(J\)](#) & [6-4\(K\)](#), Public Notice and Post-submittal Facilitated Meeting, respectively.

- A. Incorrect notification: Because the subject site is a part of the additional approx. 14 acres to the east for a total of approximately 24 acres, all parties will have to be re-notified. – Sent out for the May 21<sup>st</sup> hearing.

New Buffer maps will have to be submitted and new zone atlas maps as well. The atlas map on the drawings will need to be updated.

### B. Sign Posting:

1. The Sign Posting Agreement was included, signed and dated.
2. Please add both May 21<sup>st</sup> Deferral Date and July 16<sup>th</sup> EPC hearing date on the signs.
3. The signs will need to be posted on or before 9:00am on – **Wednesday, May 6, 2026** and shall be left up until **Friday, July 31, 2026**.
4. You may pick up the required **3** signs from the Urban, Design and Development Offices at Mesa del Sol, 2<sup>nd</sup> Floor during business hours, 8a-5p.
5. 3 signs shall be posted at the subject site, one for each street frontage.
6. Please submit photos of the posted signs to ABQ-Plan no later than Wednesday, May 6, 2026.
7. For more information regarding site posting locations and requirements please see:  
[https://documents.cabq.gov/planning/online-forms/PublicNotice/Posted\\_Sign\\_Requirement-Instructions.pdf](https://documents.cabq.gov/planning/online-forms/PublicNotice/Posted_Sign_Requirement-Instructions.pdf)

- C. Are you aware of any support or opposition to this request? Please let us know if you receive any comments to be included in the staff report.

#### **4) Project Letter**

- A. The project letter is off to a good start, although we have suggested revisions. These updates should be included in a revised justification letter and submitted through the ABQ-Plan portal. The specifics of these revisions are discussed below.

##### *Section: Introduction*

- A. The previous Site Plan Major Amendment was approved in 2022 by the EPC and signed off in 2023 by the DRB.

##### *Section: Planning Context*

- A. Instead of using commercial names of businesses, please use proper Land Use descriptions found in the IDO allowable uses table

##### *Section: Zoning*

- A. When is the ZHE hearing date for the Conditional Use for the Amphitheater? – June 16, 2025
- B. In the context of the Amphitheater, residential zoning is not adjacent to the subject site. Any reference otherwise is not necessary.

##### *Section: Land Use*

- A. See above

##### *Section: Policy Analysis*

- A. Please add a few more Goals and Policies.
- B. Please expand on your responses. More can be less, but in this case 2 sentence responses may not be sufficient.
- C. Many of the responses to the Goal and Policies do not address the explanations of such goals and policies.

Please note: Responding to the review and decision-making criteria is more of a legal exercise than anything else. It is critical to “hit the nail on the head” both conceptually and in terms of form. This can be done by:

1. using conclusory statements such as “because”.
2. re-phrasing the requirement itself in the response, and
3. choosing an option when needed to respond to a requirement.

Examples: (PLEASE REVIEW ALL GOALS AND POLICIES)

1. Policy 5.1.1 – Does this prioritize employment opportunities?



2. Goal 5.3 – How does this goal relate to not disturbing residential neighborhoods? Please rewrite or remove and add another Goal.
3. Goal 5.3.1 – Will it support additional growth?
4. Policy 7.3.3 – Does the goal relate to fostering character and identity of the employment center? Rewrite.

D. Review and Decision Criteria

- A. 6-6(I)(3)(a) - The Site Plan must be consistent with the ABC Comp Plan, as amended.
- E. 6-6(I)(3)(e) – What about noise?
- H. Lighting Performance Analysis. – Submitted.

**5) Proposed Site Development Plan**

- A. Make sure the plans from the latest amendment are part of the current drawing set.
- B. Please number the entire set of drawings.
- C. Update the “Index to Drawings” table
- D. Sheet 1 - Site Plan

Keyed Notes –

1. Please include a cover page depicting the entire 24 acre parcel and its boundary. The 9 acres highlighted. Then make the cover page sheet #1 and the site plan sheet #2.

Other –

1. Existing zoning/land use of all abutting properties – Please change the text color from red to black.
2. Please add signage details sheet.
3. Please make sure information provided on the Landscape Calculations match the information on Landscape Plan LS-101. Staff can not verify the landscape calculations are correct.
4. Please change total amphitheater capacity to 888.

E. Sheet 2 - Site Details

1. Proposed Fence and 15’ Gate Detail. Please indicate height, color and materials of Fence and Gate) – The spreadsheet states the detail is missing. There is a gate detail on this sheet. Is this the 15’ Gate Detail? If so, please label it on the detail sheet.

F. Sheet LS-01 Landscape Plan

1. Please remove the revision clouds from the landscape sheet.

Landscape Calculations -

2. Please make sure information provided on the Landscape Calculations match the information on the Site Data on Sheet 1. Staff can not verify the landscape calculations are correct.

G. Elevations –

1. Remove “Not For Construction” from Sheets A201 through A204.

2. Mechanical equipment (roof and/or ground mounted). Please note on the drawings that these will be screened pursuant to the IDO 14-16-5-6(G).

H. Photometric –

1. Please include all site lighting (light poles and lighting structures).

## Memo 3

DATE: June 22, 2026

TO: Sergio Lozoya  
Tierra West, LLC

FROM:  
Megan Jones, Principal Planner – [mdjones@cabq.gov](mailto:mdjones@cabq.gov)  
William Steele, Senior Planner - [wsteele@cabq.gov](mailto:wsteele@cabq.gov)  
City of Albuquerque Planning Department

RE: Site Plan – EPC, Major Amendment for 1500 Desert Surf Cir NE (PR # 2019-002284, SP-2026-00042)

---

We've completed a review of the resubmitted Site Plan – EPC, Major Amendment drawings and justification letter. Please provide the following:

⇒ A revised Justification letter and associated materials described in this memo posted to ABQ-Plan by:

**12pm June 26, 2026.**

⇒ Please deliver full-scale architectural plans to the Urban, Design and Development Offices on the 2<sup>nd</sup> Floor of Mesa del Sol Building by **12 pm, June 26, 2026.**

Note: If you have difficulty with this deadline, please let us know.

### 1) Introduction

- A. Though we've done our best for this re-review, additional items may arise as the case progresses. If so, we will inform you right away.
- B. This case has been deferred to the July 16, EPC hearing to give the applicant time to pursue a Conditional Use approval for the outdoor Amphitheater land use.
  - 1. The Conditional Use request was heard at the June 16, 2026 ZHE hearing. If the Conditional Use is not approved, the Site Plan may not move forward.

### 2) Process

- A. Timelines and EPC calendar: the EPC public hearing for July 16, 2026. Final staff reports will be available about one week prior, on July 9th at:  
<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

- B. During the EPC Hearing, you will have up to 10 minutes to present your request after the staff presentation. The EPC Commissioners have indicated a preference for visuals with your presentation (e.g., PowerPoint).

### 3) Notification

Notification requirements for a Site Plan - EPC are explained in Section 14-16-[6-4\(J\)](#) & [6-4\(K\)](#), Public Notice and Post-submittal Facilitated Meeting, respectively.

Thank you for providing the proof of renotification to include the additional ~14 acres to the east, bringing the total to ~24 acres. for the May 21st hearing.

Thanks for the submitting the buffer map.

Upon further review it seems that there were a few parcels missed in the renotification process. These addresses will need to be notified of the July Site Plan – EPC public hearing.

Please use ABQPLAN to apply for “**Pre-Application Review - Mailing List for Property Owners within 100 feet.**” You will be provided with an accurate boundary map and property owners address so none are missed.

Please resubmit the list of property owners and proof of notification as required by July 1, 2026.

- A. Are you aware of any support or opposition to this request? Please let us know if you receive any comments to be included in the staff report. – None Received.

### 4) Project Letter

- A. The project letter is off to a good start, although we have suggested revisions. These updates should be included in a revised justification letter and submitted through the ABQ-Plan portal. The specifics of these revisions are discussed below.

- B. Please update the site plan legal description to include the 24 acres. –

- Parcels C-1-A, C-1-B, and B-1-A (correction plat of parcels C-1-A, C-1-B and B-1-A) Renaissance Center III, located on Desert Surf Circle NE, between Alexander Blvd. NE, and Montano Rd. NE, approximately 24 acres.

#### *Section: Zoning*

- A. Please change the sentence to the ZHE heard the Conditional Use request for Amphitheater Land Use on June, 16, 2026 and are awaiting their decision.

## *Section: Policy Analysis*

### 1. Review and Decision Criteria

- A. 6-6(I)(3)(a) - The Site Plan must be consistent with the ABC Comp Plan, as amended. The word “facilitates” is corresponds with review and decision criteria for a ZMA, specifically spot zones. Please remove the word facilitates and use the word consistent.
- E. 6-6(I)(3)(d) – Please expand on detailing the existing infrastructure.
- H. Lighting Performance Analysis. – Submitted.

### **5) Proposed Site Development Plan**

- A. Please add a sheet number to the latest amendment to the site plan. Add this sheet and sheet number to “Index to Drawings” table.
- B. Sheet 1 Title Page
  - a. Please change the Date from May 2026 to July 2026
  - b. Please add project number: SP-2026-00042
- C. Sheet 2 - Site Plan
  - 1. Remove the background from site plan sheet.
  - 2. Please make sure the line weights in the legend match the line weights on the drawings.
  - 3. Is the Boundary Line the same as the Property Line? If so please note as “Boundary Line (Property Line). – Please increase line weight.
  - 4. Please note the distance of the buildings from the property line on Montano. (This is needed to show that setback and buffer requirements are being met since the building is close to Montano.)
  - 5. Is there a way to have the dimensions shown on the buildings on this sheet? If not, please put them on Floor Plan Sheets A101, A102, A103.
  - 6. Please identify all covered parking and if they have solar.
  - 7. Is there a wall or fence between the parking lot and the back stage where the semi-trucks enter? - Fence
  - 8. What will the fence or wall look like around the subject site? Please note if it is a wall or fence on the site plan sheet and show on the detail sheet.  
Please note: [IDO 14-16-5-7\(D\)\(3\)\(d\)](#) Development in NR-C Zone Districts the maximum height of walls in any front or street side yard is 6 feet if the wall is set back at least 5 feet from the property line and if view fencing that is at most 50 percent opaque to perpendicular view is used for portions of a wall above 3 feet.

#### Keyed Notes –

- 1. Please note the location of the freestanding tower with the signage

#### Other –

- 2. Please make sure the canopy locations/solar locations on the Landscape Plan and Site Plan match.

#### Site Data –

- 1. Remove the Proposed Zoning – NR-C
- 2. Please add the Plaza Area square footage total.

3. Please change total amphitheater capacity to 888. Change the note from “capacity” to “seating capacity.” Make sure it is the same in the justification letter.
4. Parking Required is based on  $850 \text{ seats} / 4 = 212.5$  (213) spaces. Is the capacity (888) the same as the seating total and if so it should be used in the calculation and the parking should be recalculated. – Please recalculate using 888.
5. Please add additional walkways so pedestrian don’t have to walk through parking areas or cross driving lanes as required by the DPM, pursuant to [IDO 14-16-5-5\(F\)\(2\)\(b\)\(7\)\(b\)](#) All Other Uses, Large Parking Lots – Please identify sidewalks on the drawings with proper hatching.

D. Sheet 2.A – Area Plan 2A

1. Please make the base map more transparent. Remove Utilities.
2. Please increase the line weight thickness of the boundary line / property line around the entire 24 acre site.

E. Sheet 3 - Site Details

1. Proposed Fence and 15’ Gate Detail. Please indicate height, color and materials of Fence and Gate) – The spreadsheet states the detail is missing. There is a gate detail on this sheet. Is this the 15’ Gate Detail? If so, please label it on the detail sheet.

F. Sheet 4 – Conceptual Grading and Drainage Plan

1. The G&D sheets provided in the drawing set dated 5-29-26 are not the same Conceptual Grading and Drainage Plan drawings dated 4-29-26 we received with the letter from the Hydrologist dated 4-29-26. Please include received from the Hydrologist on 4-29-26 in the drawing set. If there is room on one of the Grading and Drainage Plan Sheet please add the letter of approval from hydrology on it.

G. Sheet 8 - LS-01 Landscape Plan (Black and White) –

1. Remove this sheet or Remove Sheet 9.  
The covered parking locations do not match the site plan sheet. Make sure the locations of the covered parking on both sheets are identical.

Sheet 9 - LS-01 Landscape Plan – (Color sheet)

1. Autumn Blaze Freeman Maple (Acer x freemani Jeffersred) Not recommended per Albuquerque Plant Palette. Please replace with a recommended tree.
2. Currently as depicted the large retention pond can’t be counted towards meeting landscape requirements.  
The large retention pond will require vegetation to count towards landscape requirements. For more information regarding this see: [IDO 14-16-5-6\(C\)\(13\)\(d\)](#)

**PLEASE RECALCULATE LANDSCAPE REQUIREMENTS AND TOTALS. PLEASE MAKE SURE THE TOTALS ARE THE SAME ON BOTH THE SITE PLAN SHEET AS WELL.**

3. Parking lot trees are missing which will be required for DFT. Please add.
4. On west side of the site, there are trees being shown in the PNM easement. Please show documentation if the applicant has approval from PNM to plant trees in the utility easement. Please see [IDO 14-16-5-6\(C\)\(10\)](#), Planting near Utilities. If applicant does not have approval please remove trees from the PNM easment.

H. Elevations – NR-C Building height maximum: 38ft or No maximum for portions of building >100 ft. from all lot lines. Please show distance from property line to building adjacent to Montano.

I. Photometric –

1. Please add the ANSI/IES Lighting Designation for NR-C either Lz1 or Lz2
  - Is this on the drawings?
 See [Table 5-8-2](#): Lighting Designations by Zone District  
 ANSI/IES Lighting Designation NR-C either Lz1 or Lz2
2. Please verify the site lighting is meeting the maximum light trespass. Please recalculate or provide an explanation for why they are too high.  
 See [Table 5-8-3](#): Light Trespass Limits by Lighting Designation  
 Lz2 is the max light trespass. Lux: Lz2 = 3.0
  - On Sheet 19 of 20, the values of 13.2, 11.3, 8.2, 7.1, 4.8 are identified in Red
    - These values seem to be too high for where they are located on the site.

J. Additional Site Plan Questions –

#### Signage Height

The total [building height](#) (starting from the first level) including the freestanding tower sign measures approximately 60ft.

- The tower sign is viewed as part of the building.
- If the tower sign is separate from the building it is still too tall at 30ft. The maximum signage height is 26ft.
- See [Table 5-12-3](#) On-premises Signs in Mixed-use and Non-residential Zone Districts - *Freestanding Sign Height, maximum* - Any other Mixed-use zone district, NR-C, NR-LM, NR-GM: 26 ft. [3] For any freestanding sign that is within 200 feet of a through lane of an interstate highway, the maximum height is measured from the highway road grade at the closest point from the premises

#### Potential Options?

1. Move the tower sign onto grade (Please note: Table 5-1-4: Allowed Exceptions and Encroachments Freestanding sign: May encroach into a required setback, but not closer than 3 ft. from any lot line.) You still would need a variance or to shorten the tower by 4'-0".
2. Request a Variance-EPC for the height of 4'-0". [IDO §14-16-6-6\(N\)](#) VARIANCE – EPC.

- 3. A new application for a Variance-EPC will have submitted through ABQ-Plan and all application materials, justification letter, notification requirements, etc., will need to be submitted before July 1, 2026 to be heard in conjunction with the Site Plan-EPC request at the July 16, 2026 EPC hearing. Please let Planning Staff know if you will be requesting a Variance-EPC by June 26, 2026.**

Signage Area

The maximum signage area ([Table 5-12-3](#)) for NR-C is:

- A. 200 sq. ft. at allowable locations abutting an arterial street (Montano) or interstate highway.

Staff will check with zoning regarding electronic signage and sign area requirements and will notify the applicant about the requirements this week.



# Revel Amphitheater EPC Signage

6/25/2026

To: Tierra West

Fr: William Steele & Megan Jones

---

Upon review of the proposed signage for the Amphitheater certain requirements need to be met prior to EPC review so that there are no issues when the applicant submits for sign permits.

The EPC site plan controls the site and plan reviewers will check to ensure that the EPC approved the general sign requirements.

Please provide updates to sign design by:

**Monday 29, 2026 @ 5 PM**

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## Background:

- The tower on top of the building results in a 60-foot bldg. height, which is 22-feet above the allowable height in the NR-C zone district (38-foot max bldg. height). This is not allowed and a Variance -EPC of 22-feet would be required.
  - If the agent has a different view of the tower, lets discuss.
- We understand that this is a different type of use than is typical in the city and signage is needed. The following variances will be required:
  - Variance to amount of electronic signs per premise = 4
  - Variance to the area of signage for the Ticket booth sign.
  - Possible variance to building height requiement.

---

## Issues:

### 1. Sign Height

Because the tower sign is considered part of the building, the overall building height measures approximately **60 feet**, although the tower itself is approximately **30 feet** tall.

As shown on the plans, the building exceeds the NR-C maximum building height of **38 feet**.

## Solution:

Staff suggests relocating the tower to grade as a freestanding sign. (Table 5-1-4, Allowed Exceptions and Encroachments, allows a freestanding sign to encroach into a required setback, provided it is at least 3 feet from any lot line.) This would still require a variance or a reduction in the tower height by approximately 4 feet.

## **2. Total Sign Area**

While the tower is attached to the building, the electronic sign and venue identification sign are considered wall signs. Wall signs have a 15% façade requirement.

- The building frontage along Montano is listed as 5030 SF on the sign calcs. Where is this elevation so we can confirm the total area? Without this elevation, staff determines the façade of the tower to be 288 SF = 42SF of area allowed. A variance to the area of a sign would be required.

Based on the elevations, the proposed signage does not appear to meet the wall sign definition. It seems more consistent with a monument or freestanding sign.

## **3. Entrance Signage**

The signage above the main entrance and ticket booths totals **160 square feet**.

The maximum permitted sign area along the local street (Desert Surf Circle) is **100 square feet**.

A variance of 60-feet or a redesign to remove 60-SF is required.

### **Options moving forward:**

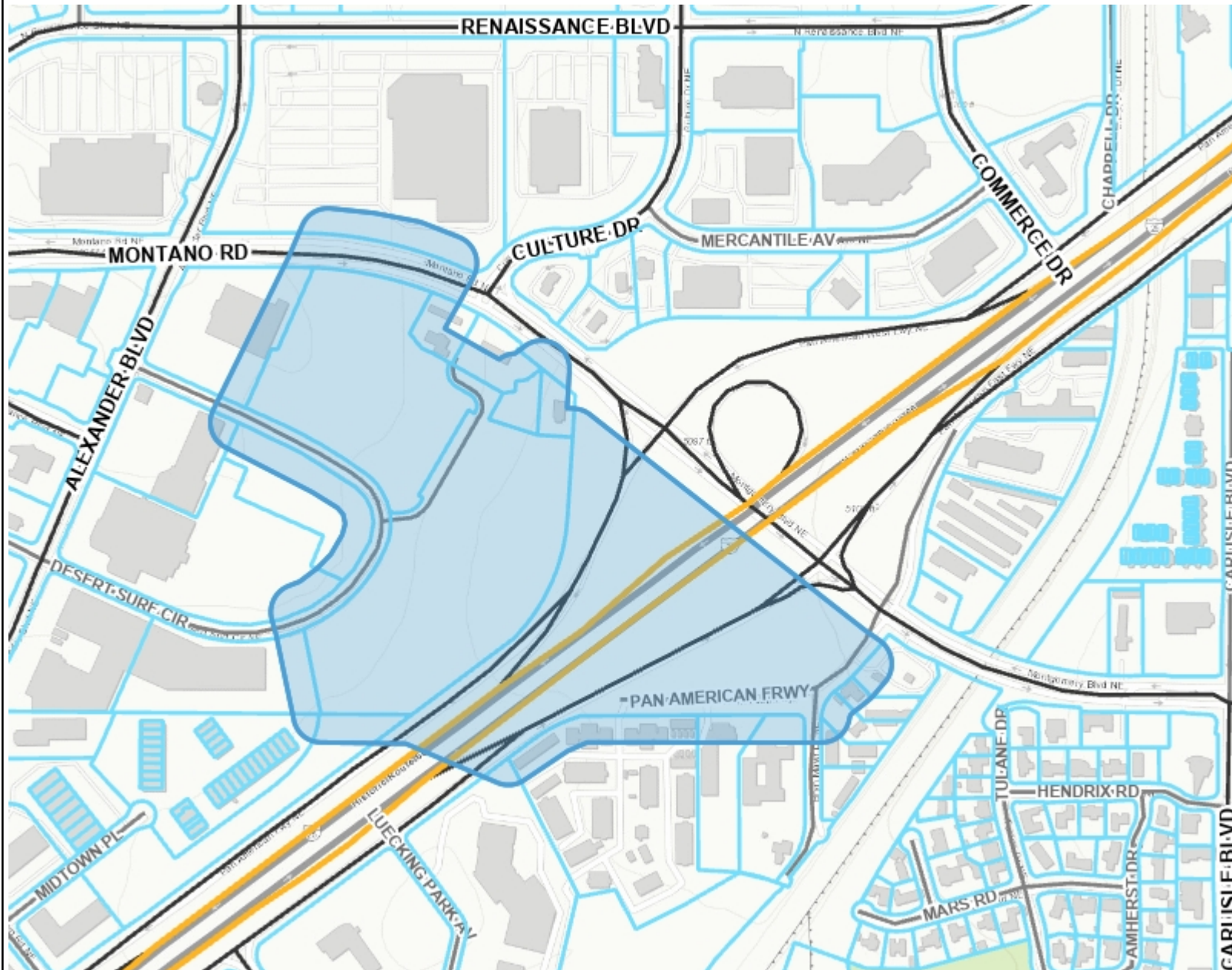
- Option 1: Staff suggest moving the tower to be a Freestanding sign adjacent to Montano. Monument/freestanding signs are allowed within 3-feet of the property line (IDO Table 5-1-4).
  - A Monument Sign is considered a Freestanding sign. In this case area requirements for Freestanding signs must be met and the following variances are still required:
  - The electronic signs count as **four electronic signs**.
  - The ticket booth electronic sign counts as **one electronic sign**.

- Therefore, the applicant is requesting a total of **FIVE electronic signs**. Only one electronic sign is allowed per premise and a Variance-EPC requesting 4 additional signs will be required.
- Variance to the area of signage.
- Option 2:
  - Request a variance of 22-feet to the building height allowed in the NR-C zone district for this location of the building. Note that this height would be limited to the tower only.
  - Variance to electronic sign total
  - Variance to area of signage.

## E) PUBLIC NOTICE



# 1500 Desert Cir NE



## Legend

- City of Albuquerque Municipal
- Montaño Bridge
- Bernalillo County Assessor Pa
- Address Points (City Maintaine
- Major Roads
  - Interstate
  - Major Roadway
  - Local Streets
- BNSF Railway
- Jurisdiction Boundaries
  - City of Albuquerque
  - Corrales
  - Village of Los Ranchos
  - Tijeras
  - Rio Rancho
  - Unincorporated Areas
  - Outside City Limits

## Notes

Buffer: 100 Feet  
Right-of-Way: Desert Surf Circle NE;  
I-25, Montano Road NE

1,054 0 527 1,054 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
6/24/2026 © City of Albuquerque

1: 6,325

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

| OWNER                                                                 | OWNADD                                    | OWNADD2                        | SITUSADD                        | SITUSADD2               | NOTIFICATION<br>DATE |
|-----------------------------------------------------------------------|-------------------------------------------|--------------------------------|---------------------------------|-------------------------|----------------------|
| HOLLY PARTNERS LLC                                                    | 904 COPPERHEAD<br>CT NE                   | ALBUQUERQUE<br>NM 87113-2299   | DESERT SURF<br>CIR NE           | ALBUQUERQUE<br>NM 87107 | 4/1/2026             |
| COSTCO WHOLESALE<br>CORP C/O PROPERTY<br>TAX DEPT 116                 | 999 LAKE DR                               | ISSAQUAH WA<br>98027-8990      | 1420<br>RENAISSANCE<br>BLVD NE  | ALBUQUERQUE<br>NM 87107 | 4/1/2026             |
| JULDAN LLC                                                            | 4425 TOWNER AVE<br>NE                     | ALBUQUERQUE<br>NM 87110-3909   | 4720<br>ALEXANDER<br>BLVD NE    | ALBUQUERQUE<br>NM 87107 | 4/1/2026             |
| MARKET CENTER AT<br>RENAISSANCE LLC                                   | 6812 ACADEMY<br>PARKWAY EAST NE           | ALBUQUERQUE<br>NM 87109-4404   | 4520<br>ALEXANDER<br>BLVD NE    | ALBUQUERQUE<br>NM 87107 | 4/1/2026             |
| CIRCLE K STORES INC<br>DC-17                                          | PO BOX 52085                              | PHOENIX AZ<br>85072-2085       | 1400<br>MONTANO RD<br>NE        | ALBUQUERQUE<br>NM 87107 | 4/1/2026             |
| ARCHLAND<br>PROPERTY I LLC C/O<br>MCDONALDS CORP<br>30-0172           | 110 N CARPENTER<br>ST                     | CHICAGO IL<br>60607-4106       | 1420<br>MONTANO RD<br>NE        | ALBUQUERQUE<br>NM 87107 | 4/1/2026             |
| TG ALBUQUERQUE<br>LLC                                                 | 9811 W<br>CHARLESTON BLVD<br>SUITE #2-537 | LAS VEGAS NV<br>89117-7528     | 1600 DESERT<br>SURF CIR NE      | ALBUQUERQUE<br>NM 87107 | 4/1/2026             |
| ALBUQUERQUE<br>INVESTORS LLC<br>ATTN: WOODSONIA<br>REAL ESTATE LLC    | 20010<br>MANDERSON ST<br>SUITE 101        | ELKHORN NE<br>68022-1264       | DESERT SURF<br>CIR NE           | ALBUQUERQUE<br>NM 87107 | 4/1/2026             |
| DESERT CREEK G&G<br>LLC                                               | 7255 VIEWPOINT<br>RD                      | APTOS CA 95003-<br>3342        | 4300 PAN<br>AMERICAN<br>FRWY NE | ALBUQUERQUE<br>NM 87107 | 4/26/2026            |
| TSAO JANELLE &<br>TSAO JUNE CO-<br>TRUSTEES TSAO<br>FAMILY TRUST 1979 | 26526 CRAFTSMEN<br>CT                     | SANTA CLARITA<br>CA 91350-5726 | 1450<br>MONTANO RD<br>NE        | ALBUQUERQUE<br>NM 87107 | 4/26/2026            |

|                                                                                              |                                       |                              |                                 |                                 |           |
|----------------------------------------------------------------------------------------------|---------------------------------------|------------------------------|---------------------------------|---------------------------------|-----------|
| SECURITY SELF<br>STORAGE INC C/O<br>JOHN MECHENBIER                                          | 8500<br>WASHINGTON ST<br>NE SUITE A-5 | ALBUQUERQUE<br>NM 87113-1861 | 2310<br>MIDTOWN PL<br>NE        | ALBUQUERQUE<br>NM 87107         | 4/26/2026 |
| SALVATION ARMY                                                                               | PO DRAWER 27690                       | ALBUQUERQUE<br>NM 87125-7690 | 4301 BRYN<br>MAWR DR NE         | ALBUQUERQUE<br>NM 87107         | 4/26/2026 |
| COMMUNITY<br>COMMON ELEMENTS<br>C/O INTERSTATE<br>COMMERCE CENTER<br>LLC                     | 2420 COMANCHE<br>RD NE SUITE H6       | ALBUQUERQUE<br>NM 87107      |                                 | ALBUQUERQUE<br>NM 87107         | 4/26/2026 |
| PROP THIRTEEN<br>ALBUQUERQUE LLC                                                             | 9299 UNIVERSAL<br>BLVD                | ORLANDO FL<br>32819-9333     | 1500 DESERT<br>SURF CIR NE      | ALBUQUERQUE<br>NM 87107         | 4/26/2026 |
| SALVATION ARMY<br>SILVERCREST                                                                | 4400 PAN<br>AMERICAN FWY<br>NE        | ALBUQUERQUE<br>NM 87107-4761 | 4400 PAN<br>AMERICAN<br>FWY NE  | ALBUQUERQUE<br>NM 87107         | 4/26/2026 |
| NGP V<br>ALBUQUERQUE NM<br>LLC C/O NGP V FUND<br>LLC                                         | 1650 TYSONS BLVD<br>SUITE 1500        | MCLEAN VA<br>22102-4846      | 4200<br>LUECKING<br>PARK AVE NE | ALBUQUERQUE<br>NM 87107<br>4747 | 4/26/2026 |
| 4500 ALEXANDER DE<br>LLC & ALEXANDER<br>DAVID DE LLC &<br>ALEXANDER MONICA<br>DE LLC C/O SES | 15 AMERICA AVE<br>SUITE 301A          | LAKEWOOD NJ<br>08701-4582    | 4500<br>ALEXANDER<br>BLVD NE    | ALBUQUERQUE<br>NM 87107         | 4/26/2026 |
| TORTILLA BUILDING<br>LLC                                                                     | 4056 CERRILLOS<br>RD SUITE F-1        | SANTA FE NM<br>87504-2605    | 1700 DESERT<br>SURF CIR NE      | ALBUQUERQUE<br>NM 87107         | 4/26/2026 |
| PROP THIRTEEN<br>ALBUQUERQUE LLC                                                             | 9299 UNIVERSAL<br>BLVD                | ORLANDO FL<br>32819-9333     | 1500 DESERT<br>SURF CIR NE      | ALBUQUERQUE<br>NM 87107         | 6/29/2026 |
| WESTERN REFINING<br>RETAIL LLC ATTN:<br>PROPERTY TAX DEPT                                    | PO BOX 592809;<br>TX1-047             | SAN ANTONIO TX<br>78259-0190 | 3200<br>MONTGOMERY<br>BLVD NE   | ALBUQUERQUE<br>NM 87107         | 6/29/2026 |
| NEW MEXICO<br>EDUCATORS FEDERAL<br>CREDIT UNION                                              | PO BOX 8530                           | ALBUQUERQUE<br>NM 87198-8530 | 4100 PAN<br>AMERICAN<br>FWY NE  | ALBUQUERQUE<br>NM 87107         | 6/29/2026 |
| MONTGOMERY<br>LOREN P & INGE<br>TRUSTEES<br>MONTGOMERY RVT                                   | 4300 BRYN MAWR<br>DR NE               | ALBUQUERQUE<br>NM 87107      | 4300 BRYN<br>MAWR DR NE         | ALBUQUERQUE<br>NM 87107         | 6/29/2026 |

TIERRA West LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



COSTCO WHOLESALE CORP C/O  
PROPERTY TAX DEPT 116  
999 LAKE DR  
ISSAQUAH WA 98027-8990

TIERRA West LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



HOLLY PARTNERS LLC  
904 COPPERHEAD CT NE  
ALBUQUERQUE NM 87113-2289

TIERRA West LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



MARKET CENTER AT RENAISSANCE LLC  
6812 ACADEMY PARKWAY EAST NE  
ALBUQUERQUE NM 87109-4404

TIERRA West LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



JLDANI LLC  
4425 TOWER AVE NE  
ALBUQUERQUE NM 87110-3909



TERRA West LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



TERRA West LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



ALBUQUERQUE INVESTORS, LLC ATTN:  
WOODSONIA REAL ESTATE LLC  
20010 MANDERSON ST SUITE 101  
ELKHORN NE 68022-1264

16 ALBUQUERQUE LLC  
9811 W CHARLESTON BLVD SUITE #2-537  
LAS VEGAS NV 89117-7328

TERRA West LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



TERRA West LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



CIRCLE K STORES, INC. DC-17  
PO BOX 52085  
PHOENIX AZ 85072-2085

ARCHLAND PROPERTY LLC C/O  
MCDONALDS CORP 30-072  
110 N CARPENTER ST  
CHICAGO IL 60607-4106



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SANTA FE NM 87504-2605

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TORTILLA BUILDING LLC  
4055 CERRILLOS RD SUITE F-1  
SANTA FE NM 87504-2605



5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

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PROP THIRTEEN ALBUQUERQUE LLC  
9299 UNIVERSAL BLVD  
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☐ Adult Signature Required \$ \_\_\_\_\_  
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ALBUQUERQUE NM 87125-7690

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SALVATION ARMY  
PO DRAWER 27690  
ALBUQUERQUE NM 87125-7690



5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

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☐ Adult Signature Required \$ \_\_\_\_\_  
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TSAO JANELLE & TSAO JUNE CO-  
TRUSTEES TSAO FAMILY TRUST 1979  
26526 CRAFTSMEN CT  
SANTA CLARITA CA 91350-5726

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

TSAO JANELLE & TSAO JUNE CO-  
TRUSTEES TSAO FAMILY TRUST 1979  
26526 CRAFTSMEN CT  
SANTA CLARITA CA 91350-5726



CIERRA V/RESI, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

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7022 3330 0001 0711 2552

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| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ |
| <input type="checkbox"/> Adult Signature Required            | \$ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |

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Postage

4500 ALEXANDER DE LLC & ALEXANDER  
DAVID DE LLC & ALEXANDER MONICA DE  
LLC C/O SES  
15 AMERICA AVE SUITE 301A  
LAKEWOOD NJ 08701-4582

PS Form 3800, April 2015 PSN 7530-02-000-9001 See Reverse for Instructions

4500 ALEXANDER DE LLC & ALEXANDER  
DAVID DE LLC & ALEXANDER MONICA DE  
LLC C/O SES  
15 AMERICA AVE SUITE 301A  
LAKEWOOD NJ 08701-4582



CIERRA V/RESI, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

7022 3330 0001 0711 2521  
7022 3330 0001 0711 2521

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Extra Services & Fees (check box, add fee as appropriate)

|                                                              |    |
|--------------------------------------------------------------|----|
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ |
| <input type="checkbox"/> Adult Signature Required            | \$ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |

Postmark Here

Postage

SALVATION ARMY SILVERCREST  
4400 PAN AMERICAN FWY NE  
ALBUQUERQUE NM 87107-4761

PS Form 3800, April 2015 PSN 7530-02-000-9001 See Reverse for Instructions

SALVATION ARMY SILVERCREST  
4400 PAN AMERICAN FWY NE  
ALBUQUERQUE NM 87107-4761

**From:** [Bloom, Misa K.](#)  
**To:** [Katie Niblett](#)  
**Cc:** [Sergio Lozoya](#); [Steele, William J.](#)  
**Subject:** RE: 1500 Desert Surf Cir 100ft Buffer Address List  
**Date:** Wednesday, June 24, 2026 1:44:58 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[1500 Desert Cir NE Address Labels.docx](#)  
[1500 Desert Cir NE Address List.csv](#)  
[1500 Desert Cir NE Buffer Map.pdf](#)  
[1500 Desert Cir NE Zone Atlas.pdf](#)

---

2026 June 24

Ms. Niblett:

Good afternoon. Please find attached your buffer map along with all relevant documents pertaining to the subject property.

If you have any questions, please don't hesitate to contact me. Thank you, and have a wonderful day. Ahéhee'.

Respectfully submitted,



**MISA K. BLOOM**

(she / hers)

planner

urban design & development

o 505.924.3662

m 505.930.6601

e [mbloom@cabq.gov](mailto:mbloom@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)

*Confidentiality Notice: This e-mail and any documents attached hereto are intended for the confidential use of the named recipient(s) only and are intended, to the fullest extent permitted by law, to be privileged and confidential as an attorney-client communication and/or work product. If you are not an intended recipient, or an agent responsible for delivering this communication to an intended recipient, you have received this e-mail in error. If you have received this email in error, please (i) immediately notify me by replying to this e-mail; (ii) do not review, copy, save, forward, or print this e-mail or any of its attachments; and (iii) immediately delete and/or destroy this e-mail and its attachments and all copies thereof. Thank you for your cooperation.*

---

**From:** Katie Niblett <Katie@tierrawestllc.com>  
**Sent:** Tuesday, June 23, 2026 10:36  
**To:** Bloom, Misa K.. <mbloom@cabq.gov>  
**Cc:** Sergio Lozoya <SLozoya@tierrawestllc.com>  
**Subject:** 1500 Desert Surf Cir 100ft Buffer Address List

Hello Misa,

We are working on an EPC application for a Site Plan Amendment and seem to be missing some addresses for our 100ft notification. William Steele referred me to you to request a 100ft buffer address list to clarify who we still need to notify.

The subject site consists of 3 parcels located at 1500 DESERT SURF CIR NE, ALBUQUERQUE NM 87107. Here are the legal descriptions:

1. PARCEL B-1-A-1 PLAT OF PARCEL B-1-A-1 RENAISSANCE CENTER III CONT 9.2243 AC
2. PARCEL C-1-A CORRECTION PLAT OF PARCELS C-1-A, C-1-B AND B-1-A RENAISSANCE CENTER III CONT 14.0735 AC
3. PARCEL C-1-B CORRECTION PLAT OF PARCELS C-1-A, C-1-B AND B-1-A RENAISSANCE CENTER III CONT 0.5696 AC

I have attached the Zone Atlas map above with the site highlighted.

Please let me know if you need any further information.

Thank you!

Katie Niblett  
Planning Intern



5571 Midway Park Pl., NE  
Albuquerque, NM 87109  
Office: (505)858-3100  
email: [Katie@tierrawestllc.com](mailto:Katie@tierrawestllc.com)





April 1st, 2026

Dear neighbors,

Tierra West, LLC is writing to notify you that we are requesting a major amendment to a site plan for a subject site near your property. The site is located at 1500 Desert Surf Cir NE, ABQ NM, 87107 near I-25 and Montano Rd NE. The request will amend the existing site plan to include an outdoor amphitheater.

The subject site is currently zoned as Non-residential – Commercial (NR-C) and is within the Renaissance Employment Center. The request will facilitate the development of the site from its current use of drainage to the proposed use of outdoor amphitheater.

The site vicinity exhibit (Figure 1) and site plan sketch (Figure 2) are illustrated below:



Figure 1: Site Vicinity Exhibit

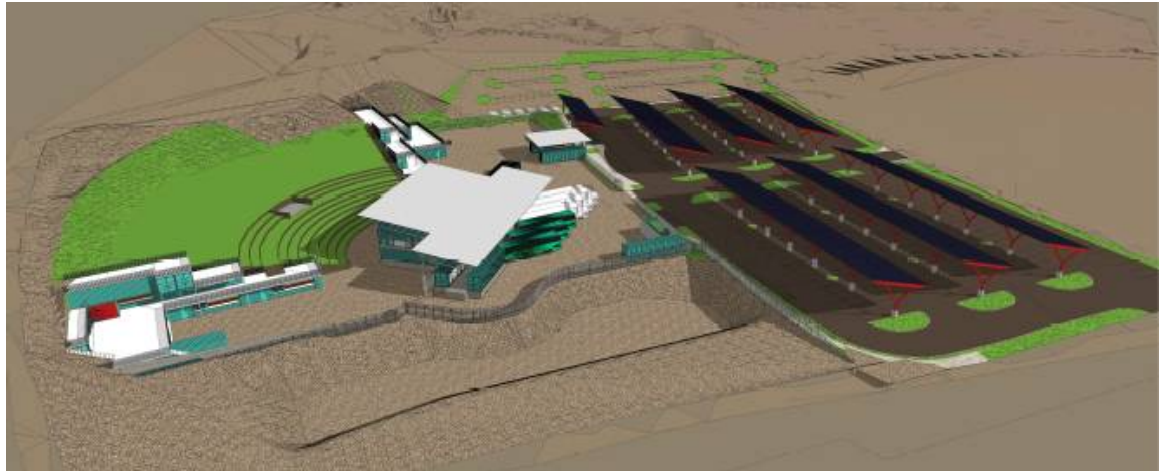


Figure 2: *Site Plan Sketch*

We have contacted the Office of Neighborhood Coordination and confirmed that the subject site is not within the jurisdiction of any neighborhood associations.

The Environmental Planning Commission will hold a public hearing regarding the request on May 21<sup>st</sup>, 2026, at 8:40 AM on Zoom: <https://cabq.zoom.us/j/83932559165>. The meeting is open to public comment following applicant presentation.

The following is enclosed in the notification package:

- IDO Zone Atlas Map showing site vicinity
- Site Plan
- Site Plan elevations
- Site Landscape Sketch
- Notice form
- Office of Neighborhood Coordination Inquiry Sheet

Please reach out to us if you would like to request any additional information or if you have any questions or concerns.

Sergio Lozoya - [slozoya@tierrawestllc.com](mailto:slozoya@tierrawestllc.com)

Thank you,

Sergio Lozoya  
Tierra West, LLC  
5571 Midway Park Pl  
ABQ, NM, 87109

Jn: 2026001



[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice\*: 4-1-2026

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [§14-16-6-4\(J\) Public Notice](#). This notice is being provided to (mark as relevant):

- ☐ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.<sup>1</sup>
- ☒ Property Owners within 100 feet of the Subject Property.

### Information Required by [IDO §14-16-6-4\(J\)\(1\)\(a\)](#)

1. Subject Property Address\* 1500 DESERT SURF CIR NE, ALBUQUERQUE NM 87107  
Location Description Parcel along Montano Rd NW, accessed by Desert Surf Cir and Ken Sanchez WY NE
2. Property Owner\* Prop Thirteen Albuquerque LLC
3. Agent/Applicant\* [if applicable] Tierra West, LLC
4. Application Type(s)<sup>2</sup>\* see IDO [Table 6-1-1](#)
  - ☒ Site Plan – EPC
  - ☐ Subdivision \_\_\_\_\_ (Minor, Major, or Bulk Land)
  - ☐ Vacation \_\_\_\_\_ (Easement, Private Way, or Public Right-of-way)
  - ☐ Variance – EPC
  - ☐ Waiver \_\_\_\_\_ (DHO or Wireless Telecommunication Facility)
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>3</sup>\*:

Site Plan - EPC - Major Amendment to the controlling site plan to facilitate the development of an outdoor amphitheater.

5. This application will be heard at a public meeting or hearing by\*:

- ☐ Development Hearing Officer (DHO)
- ☐ Landmarks Commission (LC)
- ☒ Environmental Planning Commission (EPC)

<sup>1</sup> If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

<sup>2</sup> Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

<sup>3</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Hearing Date/Time\*: May 21st, 2026 at 8:40 AM on Zoom

Location\*: https://cabq.zoom.us/j/83932559165

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*:

Preferred project contact information:

Name: Sergio Lozoya

Email: slozoya@tierrawestllc

Phone: (505)858-3100

- ☐ Website or project page: \_\_\_\_\_
- ☒ Attachments:
- ☒ Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination\*
- ☒ Other: Exhibits and information attached in Notice

**Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(J\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>5</sup> F-16-Z

2. Project Illustrations, as relevant\*<sup>6</sup>

- ☐ Architectural drawings
- ☐ Elevations of the proposed building(s)
- ☒ Other relevant illustrations

*See attachments or the website/project page noted above for the items marked above.*

3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)      ☐ Variance(s)      ☐ Waiver(s)

Explanation\*:

\_\_\_\_\_  
\_\_\_\_\_

<sup>4</sup> Physical address or Zoom link

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas>

<sup>6</sup> While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

[Note: Items with an asterisk (\*) are required.]

4. Was a Pre-submittal Neighborhood Meeting held? ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

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[Note: If a meeting was held, the meeting report is required to be provided in the application materials.]

5. **For Site Plan Applications only\***, attach the site plan showing, at a minimum:

- ☒ a. Location of proposed buildings and landscape areas.\*
- ☒ b. Access and circulation for vehicles and pedestrians.\*
- ☒ c. Maximum height of any proposed structures, with building elevations.\*
- ☐ d. **For residential development\***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development\***:
  - ☒ Total gross floor area of proposed project.
  - ☒ Gross floor area for each proposed use.

**Additional Information from IDO Zoning Map<sup>7</sup>:**

1. Area of Property [acres] 9.22
2. IDO Zone District NR-C
3. Overlay Zone(s) [if applicable]                      Select      Select      Select      Select
4. Center or Corridor Area [if applicable] Montano Rd Major Transit Corridor, Renaissance Employment Center
- Current Land Use(s) [vacant, if none] Drainage, vacant

**NOTE:** Pursuant to [IDO §14-16-6-4\(K\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date. Requests for a facilitated meeting must be submitted through ABQ-Plan: <https://www.cabq.gov/planning/abq-plan>

**Useful Links**

**Integrated Development Ordinance (IDO):** <https://ido.abc-zone.com>

**IDO Interactive Map:** <https://tinyurl.com/idozoningmap>

<sup>7</sup> Available here: <https://tinyurl.com/idozoningmap>

# Language Access Notice:

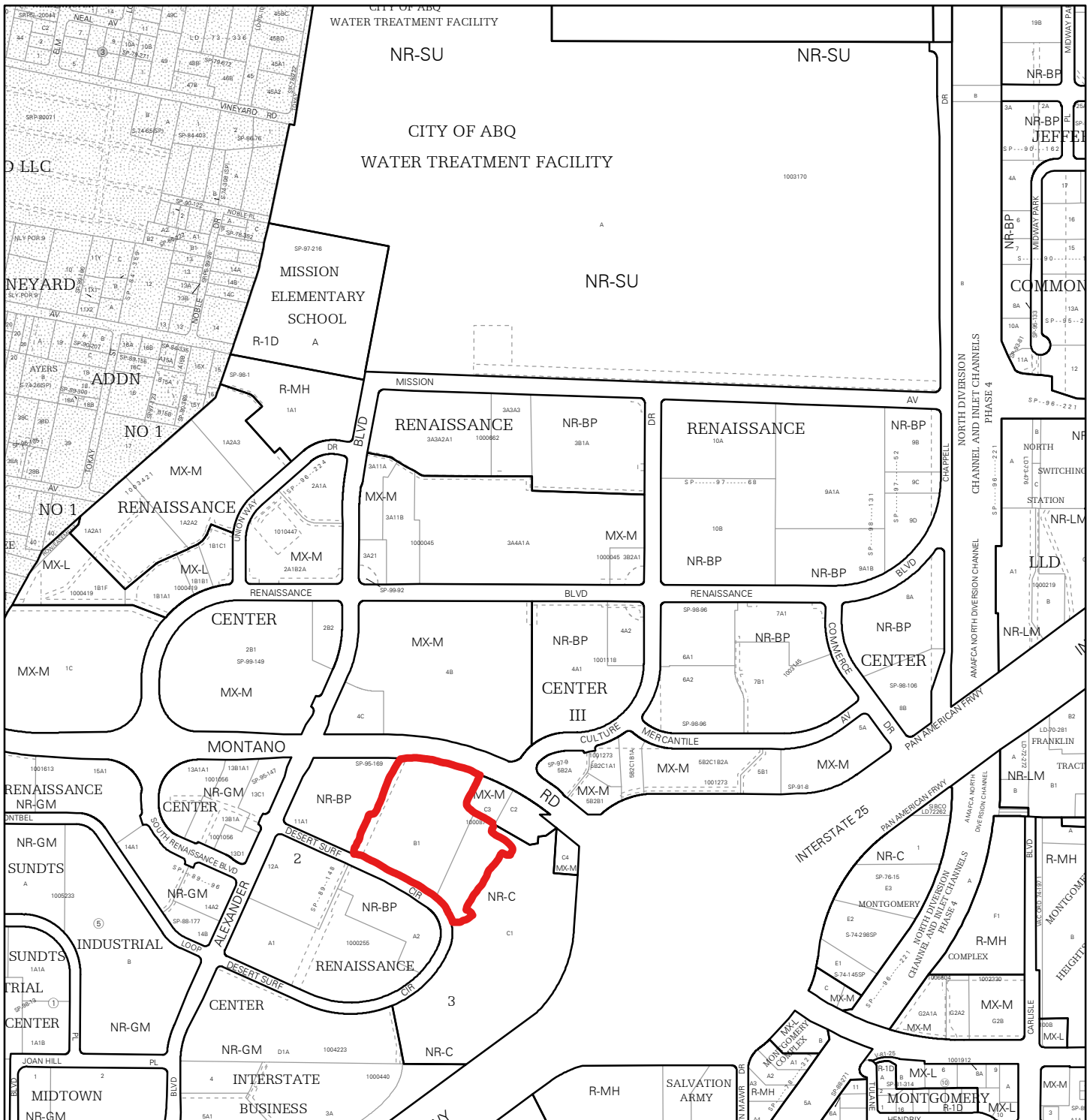
We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

**Notificación de Acceso Lingüístico.**  
Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

**語言輔助通知。** 我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

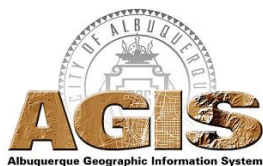
**Thông báo về cách Tiếp cận Ngôn ngữ.** Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

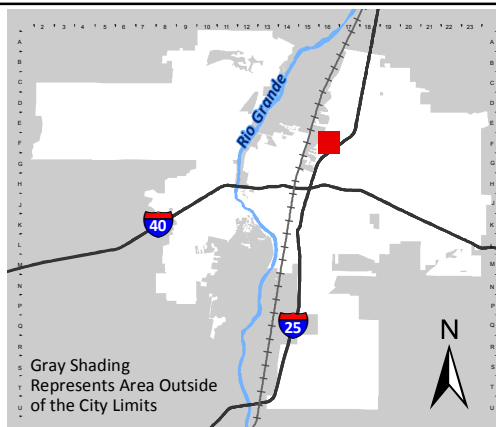


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**F-16-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet





April 24th, 2026

Dear neighbors,

Tierra West, LLC is writing to notify you that we are requesting a major amendment to a site plan for a subject site near your property. The site is located at 1500 Desert Surf Cir NE, ABQ NM, 87107 near I-25 and Montano Rd NE. The request will amend the existing site plan to include an outdoor amphitheater.

The subject site is currently zoned as Non-residential – Commercial (NR-C) and is within the Renaissance Employment Center. The request will facilitate the development of the site from its current use of drainage to the proposed use of outdoor amphitheater.

The site vicinity exhibit (Figure 1) and site plan sketch (Figure 2) are illustrated below:



Figure 1: Site Vicinity Exhibit

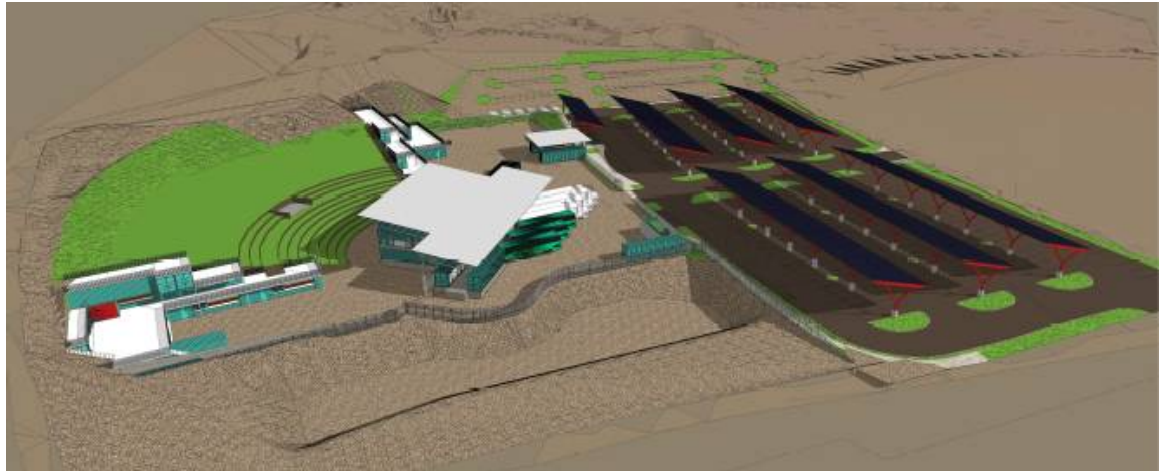


Figure 2: *Site Plan Sketch*

We have contacted the Office of Neighborhood Coordination and confirmed that the subject site is not within the jurisdiction of any neighborhood associations.

The Environmental Planning Commission will hold a public hearing regarding the request on May 21<sup>st</sup>, 2026, at 8:40 AM on Zoom: <https://cabq.zoom.us/j/83932559165>. The meeting is open to public comment following applicant presentation.

The following is enclosed in the notification package:

- IDO Zone Atlas Map showing site vicinity
- Site Plan
- Site Plan elevations
- Site Landscape Sketch
- Notice form
- Office of Neighborhood Coordination Inquiry Sheet

Please reach out to us if you would like to request any additional information or if you have any questions or concerns.

Sergio Lozoya - [slozoya@tierrawestllc.com](mailto:slozoya@tierrawestllc.com)

Thank you,

Sergio Lozoya  
Tierra West, LLC  
5571 Midway Park Pl  
ABQ, NM, 87109

Jn: 2026001

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice\*: 4-26-2026

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [§14-16-6-4\(J\) Public Notice](#). This notice is being provided to (mark as relevant):

- ☐ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.<sup>1</sup>
- ☒ Property Owners within 100 feet of the Subject Property.

### Information Required by [IDO §14-16-6-4\(J\)\(1\)\(a\)](#)

1. Subject Property Address\* 1500 DESERT SURF CIR NE, ALBUQUERQUE NM 87107  
Location Description Parcel along Montano Rd NW, accessed by Desert Surf Cir and Ken Sanchez WY NE
2. Property Owner\* Prop Thirteen Albuquerque LLC
3. Agent/Applicant\* [if applicable] Tierra West, LLC
4. Application Type(s)<sup>2</sup>\* see IDO [Table 6-1-1](#)
  - ☒ Site Plan – EPC
  - ☐ Subdivision \_\_\_\_\_ (Minor, Major, or Bulk Land)
  - ☐ Vacation \_\_\_\_\_ (Easement, Private Way, or Public Right-of-way)
  - ☐ Variance – EPC
  - ☐ Waiver \_\_\_\_\_ (DHO or Wireless Telecommunication Facility)
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>3</sup>\*:

Site Plan - EPC - Major Amendment to the controlling site plan to facilitate the development of an outdoor amphitheater.

5. This application will be heard at a public meeting or hearing by\*:

- ☐ Development Hearing Officer (DHO)
- ☐ Landmarks Commission (LC)
- ☒ Environmental Planning Commission (EPC)

<sup>1</sup> If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

<sup>2</sup> Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

<sup>3</sup> Attach additional information, as needed to explain the project/request.



[Note: Items with an asterisk (\*) are required.]

Hearing Date/Time\*: May 21st, 2026 at 8:40 AM on Zoom

Location\*: https://cabq.zoom.us/j/83932559165

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*:

Preferred project contact information:

Name: Sergio Lozoya

Email: slozoya@tierrawestllc

Phone: (505)858-3100

- ☐ Website or project page: \_\_\_\_\_
- ☒ Attachments:
- ☒ Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination\*
- ☒ Other: Exhibits and information attached in Notice

**Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(J\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>5</sup> F-16-Z

2. Project Illustrations, as relevant\*<sup>6</sup>

- ☐ Architectural drawings
- ☐ Elevations of the proposed building(s)
- ☒ Other relevant illustrations

*See attachments or the website/project page noted above for the items marked above.*

3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)      ☐ Variance(s)      ☐ Waiver(s)

Explanation\*:

\_\_\_\_\_  
\_\_\_\_\_

<sup>4</sup> Physical address or Zoom link

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas>

<sup>6</sup> While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

[Note: Items with an asterisk (\*) are required.]

4. Was a Pre-submittal Neighborhood Meeting held? ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

---

---

---

---

[Note: If a meeting was held, the meeting report is required to be provided in the application materials.]

5. **For Site Plan Applications only\***, attach the site plan showing, at a minimum:

- ☒ a. Location of proposed buildings and landscape areas.\*
- ☒ b. Access and circulation for vehicles and pedestrians.\*
- ☒ c. Maximum height of any proposed structures, with building elevations.\*
- ☐ d. **For residential development\***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development\***:
  - ☒ Total gross floor area of proposed project.
  - ☒ Gross floor area for each proposed use.

**Additional Information from IDO Zoning Map<sup>7</sup>:**

1. Area of Property [acres] 9.22
2. IDO Zone District NR-C
3. Overlay Zone(s) [if applicable]                      Select      Select      Select      Select
4. Center or Corridor Area [if applicable] Montano Rd Major Transit Corridor, Renaissance Employment Center
- Current Land Use(s) [vacant, if none] Drainage, vacant

**NOTE:** Pursuant to [IDO §14-16-6-4\(K\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date. Requests for a facilitated meeting must be submitted through ABQ-Plan: <https://www.cabq.gov/planning/abq-plan>

**Useful Links**

**Integrated Development Ordinance (IDO):** <https://ido.abc-zone.com>

**IDO Interactive Map:** <https://tinyurl.com/idozoningmap>

<sup>7</sup> Available here: <https://tinyurl.com/idozoningmap>

# Language Access Notice:

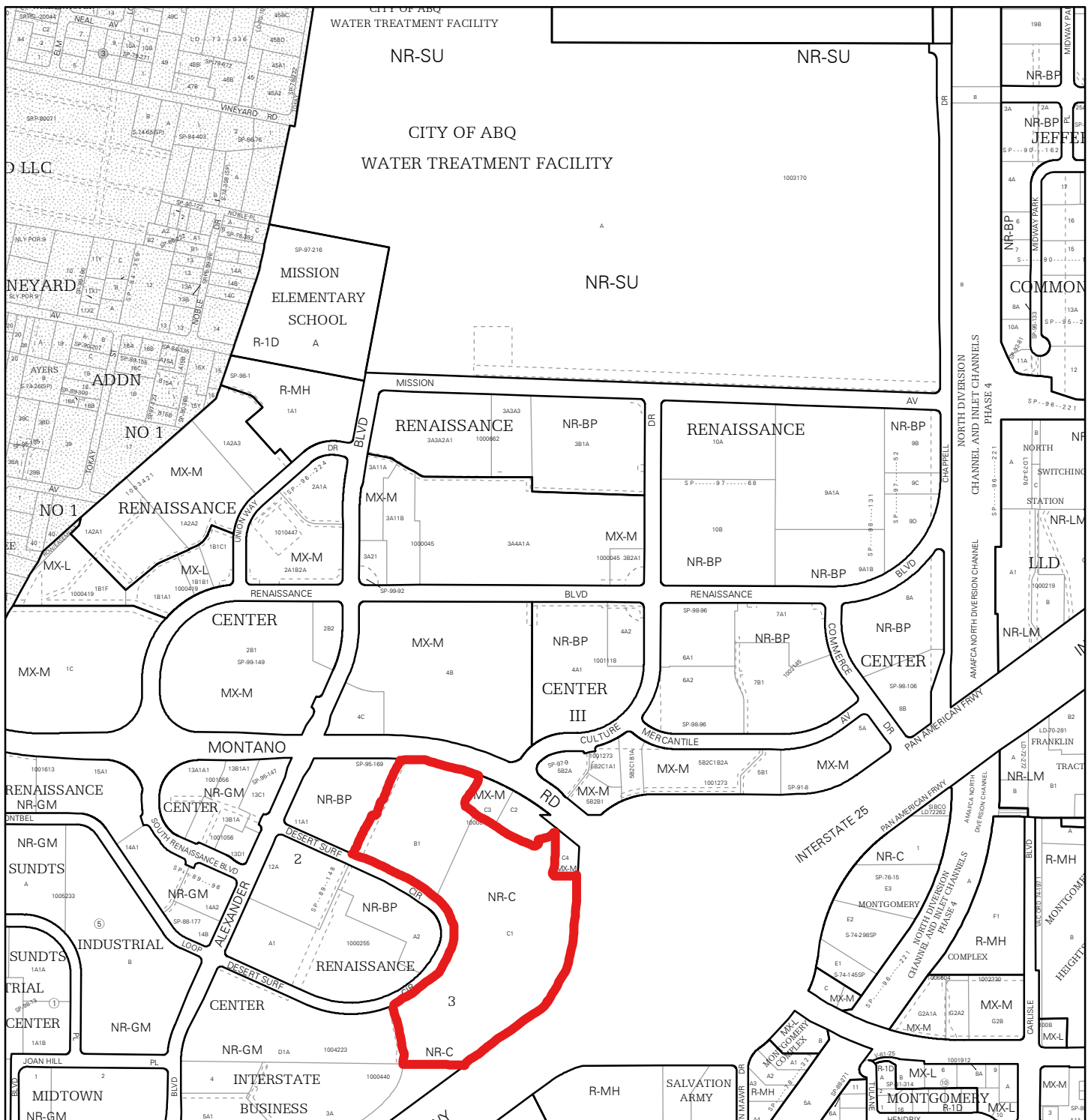
We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

**Notificación de Acceso Lingüístico.**  
Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

**語言輔助通知。** 我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

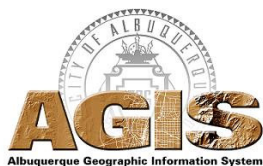
**Thông báo về cách Tiếp cận Ngôn ngữ.** Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

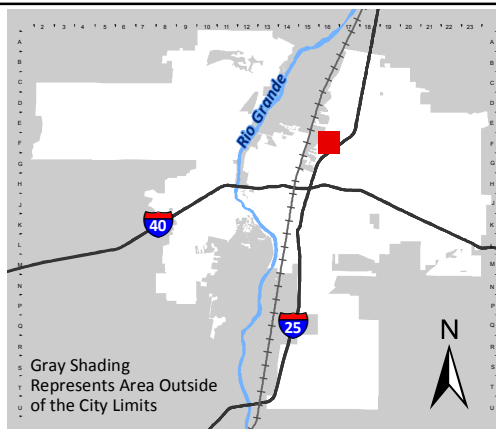


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**F-16-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

**From:** [Flores, Suzanna A.](#)  
**To:** [Katie Niblett](#)  
**Subject:** 4720 ALEXANDER-1500 DESERT SURF-1600 DESERT SURF \_Public Notice Inquiry Sheet Submission  
**Date:** Friday, March 27, 2026 4:09:59 PM  
**Attachments:** [image001.png](#)  
[IDOZoneAtlasPage\\_F-16-Z.pdf](#)

---

Dear Applicant:

As of March 27, 2026 there are **NO** neighborhood associations to notify. You will need to attach a copy of this e-mail from the Office of Neighborhood Coordination (ONC) to your application when you submit it to the Planning Department.

Please note that the ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Thank you,

*Suzie*



**Suzie Flores**

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque  
(505) 768-3334 Office

E-mail: [suzannaflores@cabq.gov](mailto:suzannaflores@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)

**From:** webmaster@cabq.gov <webmaster@cabq.gov>

**Sent:** Wednesday, March 25, 2026 11:53 AM

**To:** Office of Neighborhood Coordination <Katie@tierrawestllc.com>

**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>

**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Applicant Information

Contact Name

Katie Niblett

Telephone Number

5058583100

Email Address

[Katie@tierrawestllc.com](mailto:Katie@tierrawestllc.com)

Company Name

Tierra West, LLC

Company Address

5571 Midway Park Pl., NE

City

Albuquerque

State

NM

ZIP

87109

Subject Site Information

Legal description of the subject site for this project:

TR 11-A-1 PLAT FOR TR 11-A-1 RENAISSANCE CENTER II CONT 4.3743 (AC +/-) OR 190,545 (SQ FT +/-) AND PARCEL B-1-A-1 PLAT OF PARCEL B-1-A-1 RENAISSANCE CENTER IIICONT 9.2243 AC AND PARCEL C-1-A CORRECTION PLAT OF PARCELS C-1-A, C-1-B AND B-1-A RENAISSANCE CENTER III CONT 14.0735 AC

Physical address of subject site:

- 4720 ALEXANDER BLVD NE, ALBUQUERQUE NM 87107
- 1500 DESERT SURF CIR NE, ALBUQUERQUE NM 87107
- 1600 DESERT SURF CIR NE, ALBUQUERQUE NM 87107

Subject site cross streets:

Montano Rd NE, Alexander Blvd, Desert Surf Cir, I-25 NE.

Other subject site identifiers:

Immediately off of I-25/Montano exit, west of I-25, south of Montano.

This site is located on the following zone atlas page:

F-16-Z

Link for map

Captcha

**From:** [Flores, Suzanna A.](#)  
**To:** [Katie Niblett](#)  
**Subject:** 4720 ALEXANDER BLVD NE, 1500 DESERT SURF CIR NE, 1600 DESERT SURF CIR NE\_Public Notice Inquiry Sheet Submission  
**Date:** Thursday, June 25, 2026 1:09:09 PM  
**Attachments:** [image001.png](#)  
[IDOZoneAtlasPage\\_F-16-Z - EPC.pdf](#)

---

Dear Applicant:

As of June 25, 2026 there are **NO** neighborhood associations to notify. You will need to attach a copy of this e-mail from the Office of Neighborhood Coordination (ONC) to your application when you submit it to the Planning Department.

Please note that the ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Thank you,

*Suzie*



**Suzie Flores**

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque  
(505) 768-3334 Office

E-mail: [suzannaflores@cabq.gov](mailto:suzannaflores@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)

**From:** webmaster@cabq.gov <webmaster@cabq.gov>

**Sent:** Thursday, June 25, 2026 10:10 AM

**To:** Office of Neighborhood Coordination <Katie@tierrawestllc.com>

**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>

**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Applicant Information

Contact Name

Katie Niblett

Telephone Number

5058583100

Email Address

[Katie@tierrawestllc.com](mailto:Katie@tierrawestllc.com)

Company Name

Tierra West, LLC

Company Address

5571 Midway Park Pl., NE

City

Albuquerque

State

NM

ZIP

87109

Subject Site Information

Legal description of the subject site for this project:

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Physical address of subject site:

- 4720 ALEXANDER BLVD NE, ALBUQUERQUE NM 87107 - 1500 DESERT SURF CIR NE, ALBUQUERQUE NM 87107 - 1600 DESERT SURF CIR NE, ALBUQUERQUE NM 87107

Subject site cross streets:

Montano Rd NE, Alexander Blvd, Desert Surf Cir, I-25 NE.

Other subject site identifiers:

Immediately off of I-25/Montano exit, west of I-25, south of Montano.

This site is located on the following zone atlas page:

F-16-Z

Link for map

Captcha





June 25<sup>th</sup>, 2026

Dear neighbors,

Tierra West, LLC is writing to notify you that we are requesting a major amendment to a site plan for a subject site near your property. The site is located at 1500 Desert Surf Cir NE, and 1600 Desert Surf Cir NE, ABQ NM, 87107 near I-25 and Montano Rd NE. The request will amend the existing site plan to include an outdoor amphitheater.

The subject site is currently zoned as Non-residential – Commercial (NR-C) and is within the Renaissance Employment Center. The request will facilitate the development of the site from its current use of drainage to the proposed use of outdoor amphitheater.

The site vicinity exhibit (Figure 1) and site plan sketch (Figure 2) are illustrated below:

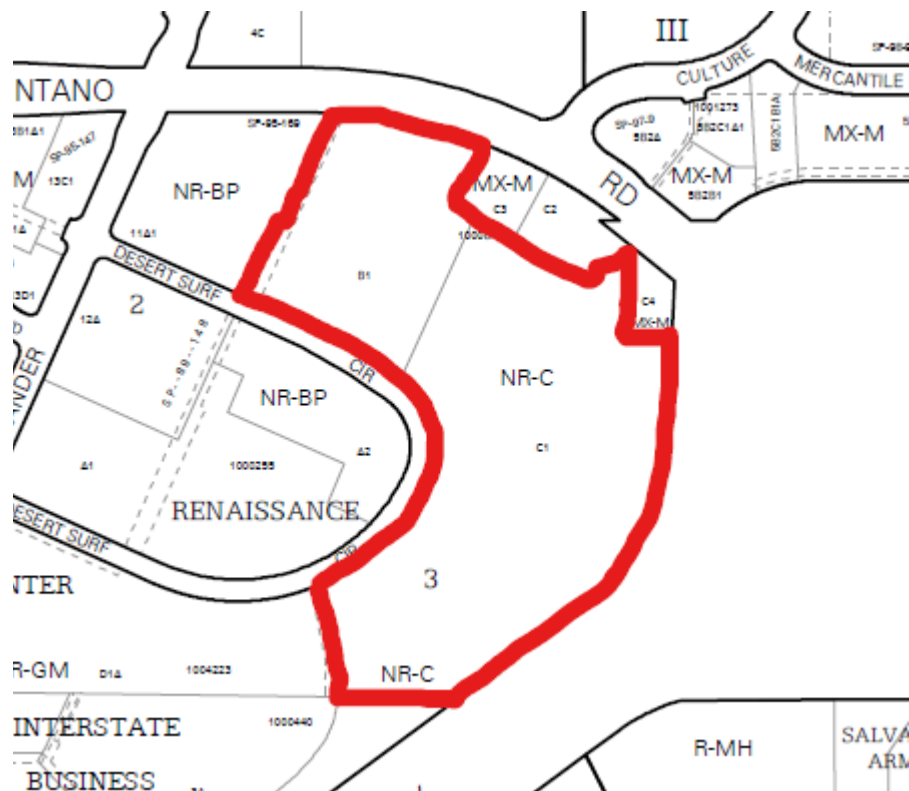


Figure 1: Site Vicinity Exhibit

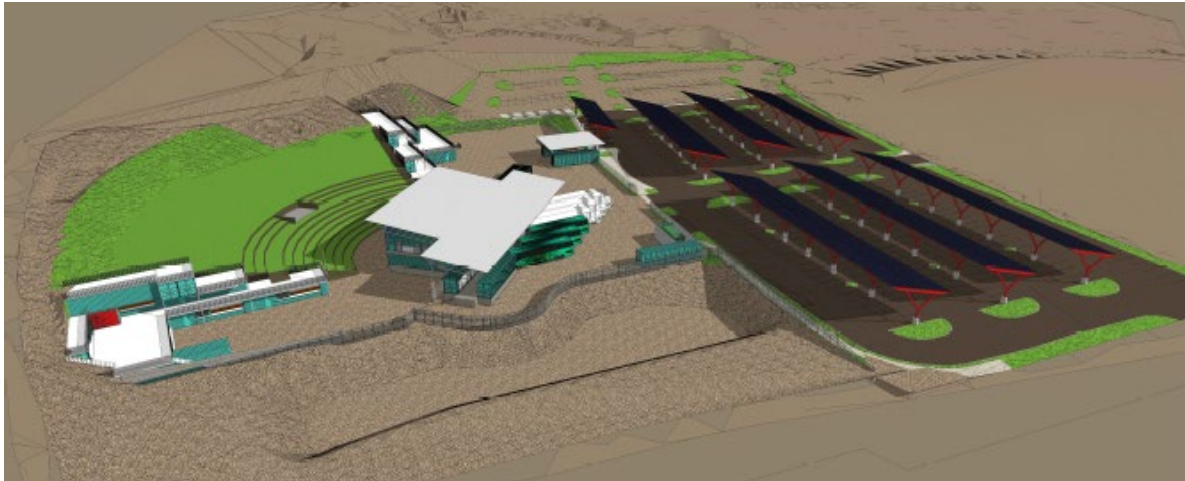


Figure 2: *Site Plan Sketch*

We have contacted the Office of Neighborhood Coordination and confirmed that the subject site is not within the jurisdiction of any neighborhood associations.

The Environmental Planning Commission will hold a public hearing regarding the request on July 16<sup>th</sup>, 2026, at 8:40 AM on Zoom: <https://cabq.zoom.us/j/83932559165>. The meeting is open to public comment following applicant presentation.

The following is enclosed in the notification package:

- IDO Zone Atlas Map showing site vicinity
- Site Plan
- Site Plan elevations
- Site Landscape Sketch
- Notice form
- Office of Neighborhood Coordination Inquiry Sheet

Please reach out to us if you would like to request any additional information or if you have any questions or concerns.

Sergio Lozoya - [slozoya@tierrawestllc.com](mailto:slozoya@tierrawestllc.com)

Thank you,

Sergio Lozoya  
Tierra West, LLC  
5571 Midway Park Pl  
ABQ, NM, 87109

Jn: 2026001

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice\*: 6-29-2026

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [§14-16-6-4\(J\) Public Notice](#). This notice is being provided to (mark as relevant):

- ☐ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.<sup>1</sup>
- ☒ Property Owners within 100 feet of the Subject Property.

### Information Required by IDO [§14-16-6-4\(J\)\(1\)\(a\)](#)

1. Subject Property Address\* 1500 DESERT SURF CIR NE, ALBUQUERQUE NM 87107

Location Description Parcel along Montano Rd NW, accessed by Desert Surf Cir and Ken Sanchez WY NE

2. Property Owner\* Prop Thirteen Albuquerque LLC

3. Agent/Applicant\* [if applicable] Tierra West, LLC

4. Application Type(s)<sup>2</sup>\* see IDO [Table 6-1-1](#)

- ☒ Site Plan – EPC
- ☐ Subdivision \_\_\_\_\_ (Minor, Major, or Bulk Land)
- ☐ Vacation \_\_\_\_\_ (Easement, Private Way, or Public Right-of-way)
- ☐ Variance – EPC
- ☐ Waiver \_\_\_\_\_ (DHO or Wireless Telecommunication Facility)
- ☐ Other: \_\_\_\_\_

Summary of project/request<sup>3</sup>\*:

Site Plan - EPC - Major Amendment to the controlling site plan to facilitate the development

of an outdoor amphitheater

5. This application will be heard at a public meeting or hearing by\*:

- ☐ Development Hearing Officer (DHO)
- ☐ Landmarks Commission (LC)
- ☒ Environmental Planning Commission (EPC)

<sup>1</sup> If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

<sup>2</sup> Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

<sup>3</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Hearing Date/Time\*: July 16th, 2026 at 8:40 AM on Zoom

Location\*<sup>4</sup>: <https://cabq.zoom.us/j/83932559165>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*:

Preferred project contact information:

Name: Sergio Lozoya

Email: [slozoya@tierrawestllc.com](mailto:slozoya@tierrawestllc.com)

Phone: (505)858-3100

☐ Website or project page: \_\_\_\_\_

☒ Attachments:

☒ Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination\*

☒ Other: Exhibits and information attached in notice

**Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(J\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>5</sup> F-16-Z

2. Project Materials, as relevant\*<sup>6</sup>

☐ Architectural drawings

☒ Elevations of the proposed building(s)

☒ Other relevant illustrations

☐ Neighborhood meeting summary, if held

*See attachments or the website/project page noted above for the items marked above.*

3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)      ☐ Variance(s)      ☐ Waiver(s)

Explanation\*:

\_\_\_\_\_  
\_\_\_\_\_

<sup>4</sup> Physical address or Zoom link

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas>

<sup>6</sup> While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

[Note: Items with an asterisk (\*) are required.]

4. **For Site Plan Applications only\***, attach the site plan showing, at a minimum:

- ☒ a. Location of proposed buildings and landscape areas.\*
- ☒ b. Access and circulation for vehicles and pedestrians.\*
- ☒ c. Maximum height of any proposed structures, with building elevations.\*
- ☐ d. **For residential development\***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development\***:
  - ☒ Total gross floor area of proposed project.
  - ☒ Gross floor area for each proposed use.

**Additional Information from IDO Zoning Map<sup>7</sup>:**

1. Area of Property [acres]<sup>9.22</sup> \_\_\_\_\_
2. IDO Zone District \_\_\_\_\_ NR-C
3. Overlay Zone(s) [if applicable] \_\_\_\_\_ Select      Select      Select      Select
4. Center or Corridor Area [if applicable]<sup>Montano Rd Major Transit Corridor, Renaissance Employment Center</sup> \_\_\_\_\_
5. Current Land Use(s) [vacant, if none] <sup>Drainage, Vacant</sup> \_\_\_\_\_

**NOTE:** Pursuant to [IDO §14-16-6-4\(K\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date. Requests for a facilitated meeting must be submitted through ABQ-Plan: <https://www.cabq.gov/planning/abq-plan>

**Useful Links**

**Integrated Development Ordinance (IDO):** <https://ido.abq-zone.com>  
**IDO Interactive Map:** <https://tinyurl.com/idozoningmap>

<sup>7</sup> Available here: <https://tinyurl.com/idozoningmap>

# Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

## **Notificación de Acceso Lingüístico.**

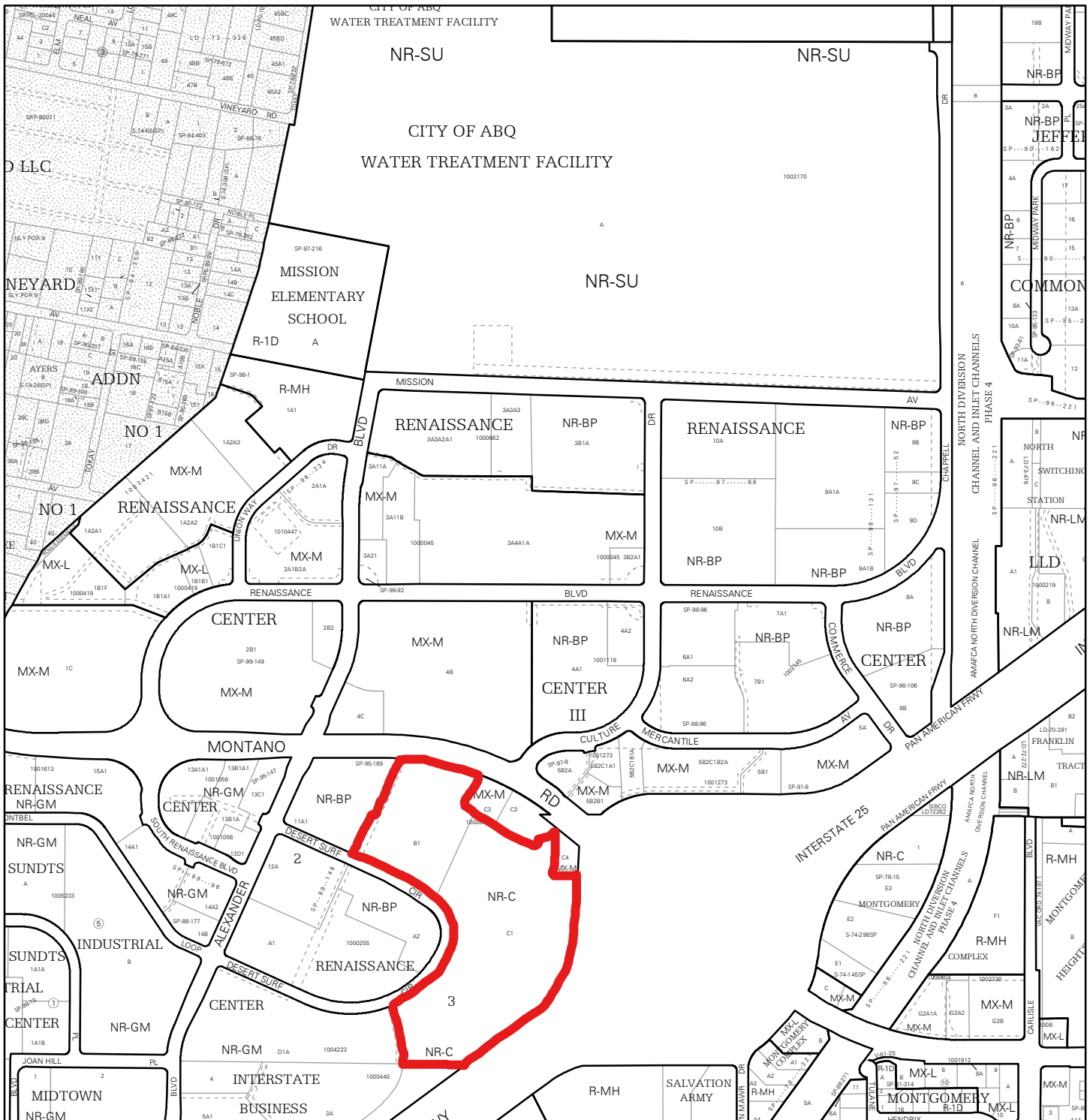
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**Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.**

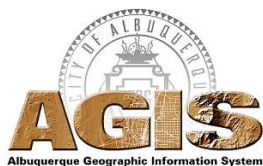
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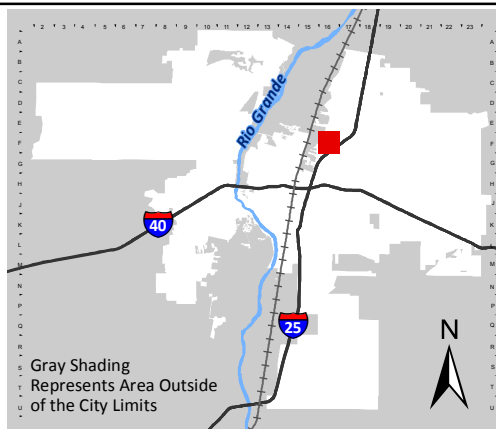


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# **IDO Zone Atlas** **May 2018**



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).

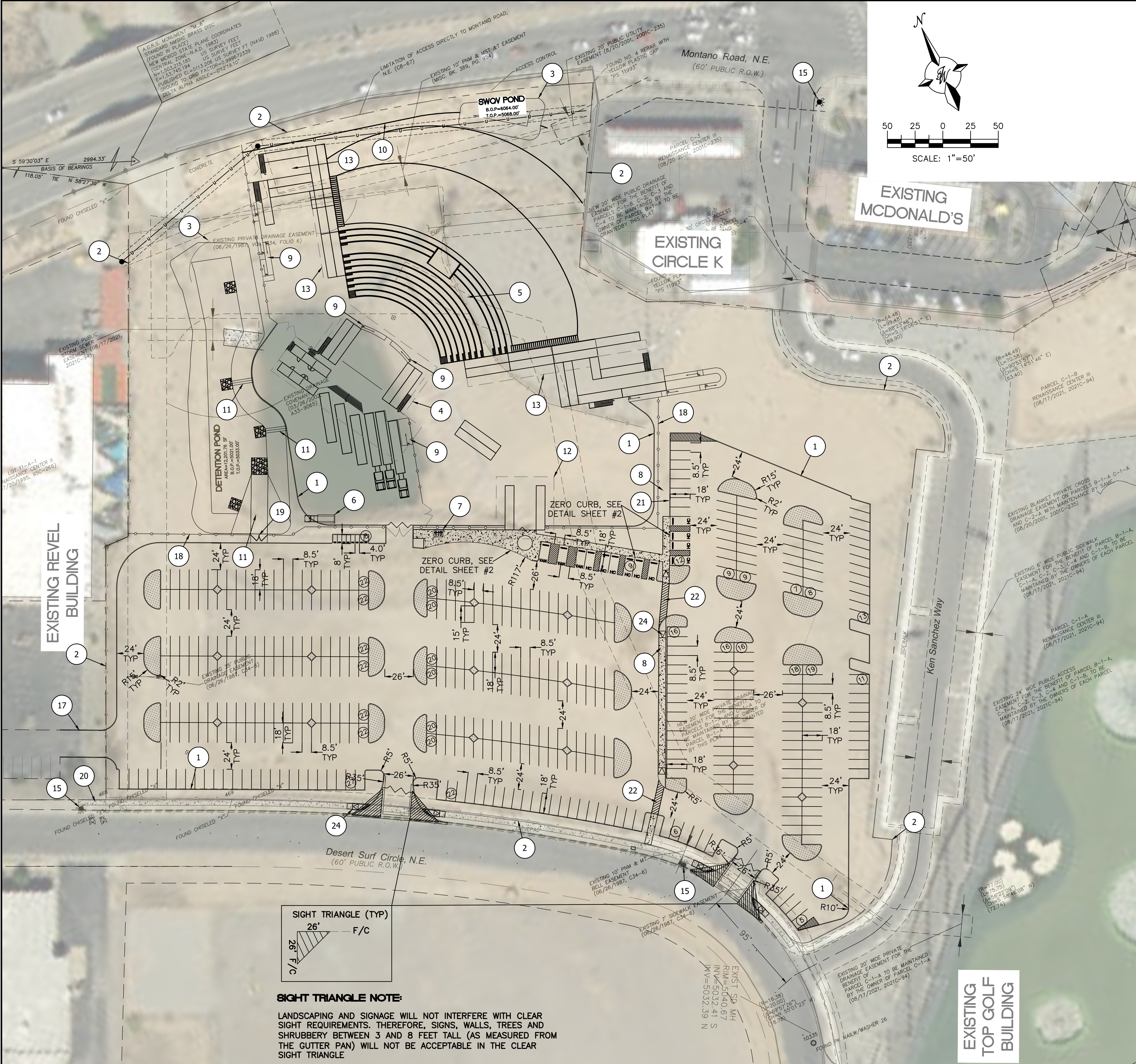


Zone Atlas Page:  
**F-16-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet





GENERAL NOTES - SITE PLANS:

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING THIS WORK. IN CASE OF ANY DISCREPANCIES, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT COMMENCE WITHOUT APPROVAL FROM THE ARCHITECT.
- WRITTEN DIMENSIONS OF DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
- GC AND LIGHTING CONTRACTOR TO ENSURE SITE LIGHTING FIXTURE HEADS HAVE THE CORRECT ORIENTATION. REFER TO PHOTOMETRIC DRAWINGS FOR HEAD PLACEMENT.
- GC TO COORDINATE SITE SECURITY LAYOUT AND CONDUIT SIZE & LOCATION WITH THE OWNER.
- GC TO ENSURE PAVING AT ALL EXITS SHALL NOT EXCEED A 2% MAX SLOPE IN ALL DIRECTIONS.

NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- PROPOSED UTILITY EASEMENT
- BUILDING
- EXISTING SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING WATERLINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM DRAIN PIPE
- PROPOSED 6' SIDEWALK

KEYED NOTES

- 6" CURB (TYPICAL) PER COA STD DWG #2415
- PROPERTY LINE
- DRAINAGE POND
- STAGE AREA
- SEATING AREA
- TRASH COMPACTOR
- COA APPROVED BIKE RACKS, SEE DETAIL SHEET #4
- 6' CONCRETE SIDEWALK PER COA STD DWG #2430, SEE COA DETAIL SHEET #4
- NOT USED
- PROPOSED DRAINAGE SWALE
- CONCRETE RUNDOWN
- TICKET BOOTHS
- VENDOR AREA
- GATE
- EXISTING FIRE HYDRANT
- VENDOR AREA
- PROPOSED ACCESS TO ADJOINER PROPERTY
- PROPOSED FENCE
- PROPOSED 15' GATE
- EXISTING 5' CONCRETE SIDEWALK, WITH 5' LANDSCAPE BUFFER
- 2HC SIGN (TYPICAL), SEE DETAIL SHEET #3
- PROPOSED STRIPING FOR PEDESTRIAN CROSSWALK
- PROPOSED 4' VALLEY GUTTER PER COA STD DWG #2415B, SEE COA STANDARD DETAILS SHEET #4
- PARALLEL CURB RAMP W/ DETECTABLE WARNING PER COA STD DWG #2443, SEE DETAIL SHEET #4 (TYPICAL)

PROJECT NUMBER: \_\_\_\_\_

APPLICATION NUMBER: \_\_\_\_\_

Is an Infrastructure List required? ( ) Yes ( ) No. If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

|                                                |      |
|------------------------------------------------|------|
| Traffic Engineer, Transportation Division      | Date |
| ABCWUA                                         | Date |
| Parks & Recreation Department                  | Date |
| Hydrology                                      | Date |
| Code Enforcement                               | Date |
| *Environmental Health Department (conditional) | Date |
| Solid Waste Management                         | Date |
| Planning Department                            | Date |

\* Environmental Health, if necessary



VICINITY MAP:

F-16-Z

LEGAL DESCRIPTION:

1500 DESERT SURF CIRCLE NORTHEAST, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

SITE DATA

LOT AREA: 401,549.47 SQFT (9.22 ACRES)  
CURRENT ZONING: NR-C (PER IDO ZONING MAP)  
PROPOSED ZONING: NR-C  
PROPOSED USE: AMPHITHEATRE (850 CAPACITY)  
BUILDING AREA: 74,452 SF W/ PLAZA AREA  
BUILDING SETBACK:  
FRONT 5'  
REAR 0'  
SIDE 0'

PARKING REQUIRED: 1 SPACE/4 SEATS = 213 SPACES  
PARKING PROVIDED: 445 SPACES  
ACCESSIBLE SPACES PROVIDED: 13 SPACES (3 VAN ACCESSIBLE)  
8 MOTORCYCLE)  
TOTAL 444 SPACES

LANDSCAPE REQUIRED: 10% OF LOT AREA = 40,154.95 SF  
LANDSCAPE PROVIDED: #### SF

NOTES:

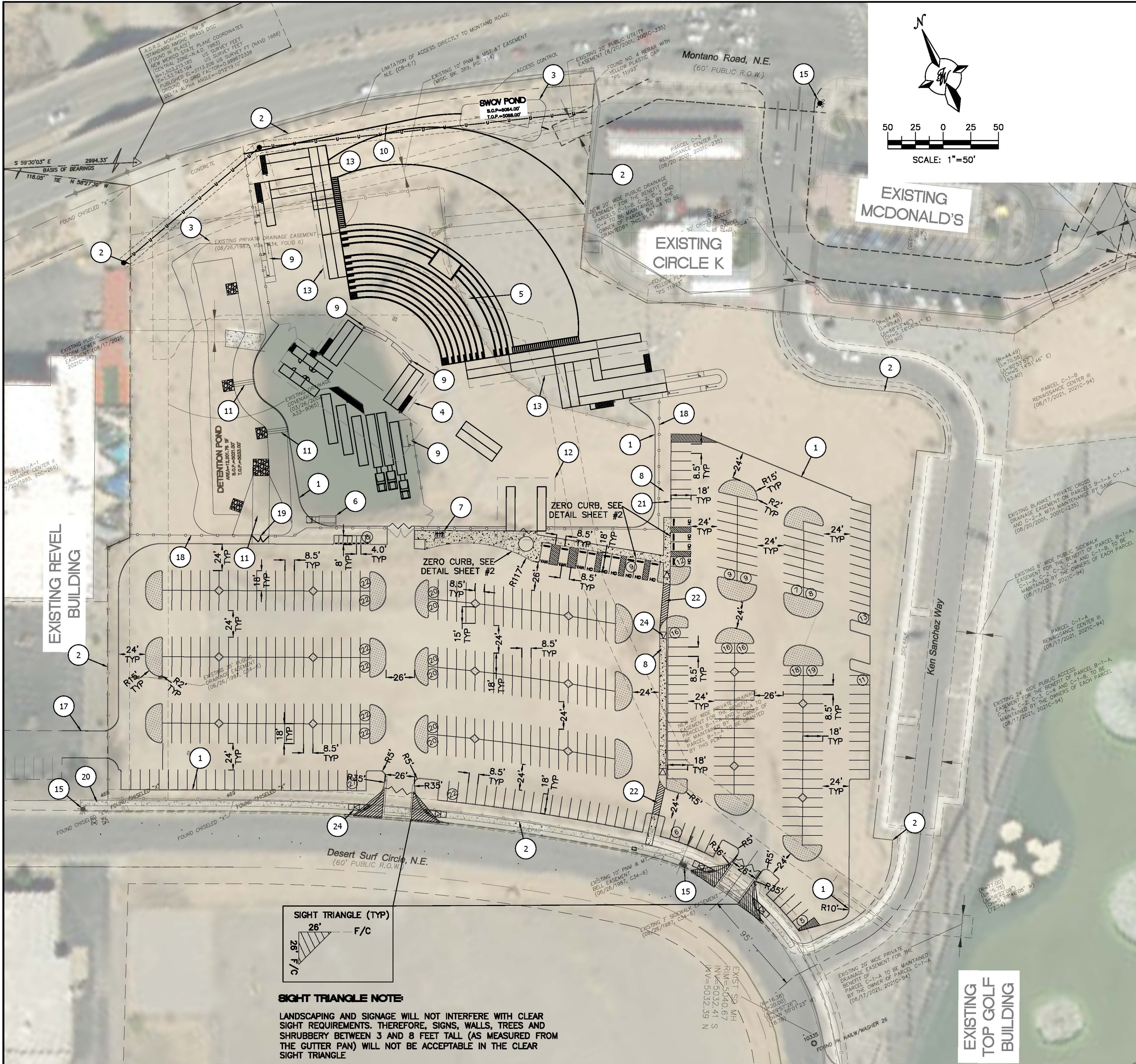
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|                                                                                                                                                                                                           |                                                                                         |                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------|
| <div>ENGINEER'S SEAL</div> <div>RONALD R. BOHANNAN</div> <div>NEW MEXICO</div> <div>7868</div> <div>PROFESSIONAL ENGINEER</div> <div>04/01/2026</div> <div>RONALD R. BOHANNAN</div> <div>P.E. #7868</div> | REVEL 2.0<br>ALBUQUERQUE, NM<br>SITE PLAN                                               | DRAWN BY MR<br>DATE<br>04/01/2026 |
|                                                                                                                                                                                                           | TIERRA WEST, LLC<br>8509 JEFFERSON NE<br>ALBUQUERQUE, NEW MEXICO 87113<br>(505)858-3100 | SHEET #<br>1                      |
|                                                                                                                                                                                                           |                                                                                         | JOB #<br>2026001                  |





GENERAL NOTES - SITE PLANS:

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING THIS WORK. IN CASE OF ANY DISCREPANCIES, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT COMMENCE WITHOUT APPROVAL FROM THE ARCHITECT.
2. WRITTEN DIMENSIONS OF DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
3. GC AND LIGHTING CONTRACTOR TO ENSURE SITE LIGHTING FIXTURE HEADS HAVE THE CORRECT ORIENTATION. REFER TO PHOTOMETRIC DRAWINGS FOR HEAD PLACEMENT.
4. GC TO COORDINATE SITE SECURITY LAYOUT AND CONDUIT SIZE & LOCATION WITH THE OWNER.
5. GC TO ENSURE PAVING AT ALL EXITS SHALL NOT EXCEED A 2% MAX SLOPE IN ALL DIRECTIONS.

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- PROPOSED UTILITY EASEMENT
- BUILDING
- EXISTING SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING WATERLINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM DRAIN PIPE
- PROPOSED 6' SIDEWALK

KEYED NOTES

- 1 6" CURB (TYPICAL) PER COA STD DWG #2415
- 2 PROPERTY LINE
- 3 DRAINAGE POND
- 4 STAGE AREA
- 5 SEATING AREA
- 6 TRASH COMPACTOR
- 7 COA APPROVED BIKE RACKS, SEE DETAIL SHEET #4
- 8 6' CONCRETE SIDEWALK PER COA STD DWG #2430, SEE COA DETAIL SHEET #4
- 9 NOT USED
- 10 PROPOSED DRAINAGE SWALE
- 11 CONCRETE RUNDOWN
- 12 TICKET BOOTHS
- 13 VENDOR AREA
- 14 GATE
- 15 EXISTING FIRE HYDRANT
- 16 VENDOR AREA
- 17 PROPOSED ACCESS TO ADJOINER PROPERTY
- 18 PROPOSED FENCE
- 19 PROPOSED 15' GATE
- 20 EXISTING 5' CONCRETE SIDEWALK, WITH 5' LANDSCAPE BUFFER
- 21 2HC SIGN (TYPICAL), SEE DETAIL SHEET #3
- 22 PROPOSED STRIPING FOR PEDESTRIAN CROSSWALK
- 23 PROPOSED 4' VALLEY GUTTER PER COA STD DWG #2415B, SEE COA STANDARD DETAILS SHEET #4
- 24 PARALLEL CURB RAMP W/ DETECTABLE WARNING PER COA STD DWG #2443, SEE DETAIL SHEET #4 (TYPICAL)

PROJECT NUMBER:

APPLICATION NUMBER:

Is an Infrastructure List required? ( ) Yes ( ) No. If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

|                                                |      |
|------------------------------------------------|------|
| Traffic Engineer, Transportation Division      | Date |
| ABCWUA                                         | Date |
| Parks & Recreation Department                  | Date |
| Hydrology                                      | Date |
| Code Enforcement                               | Date |
| *Environmental Health Department (conditional) | Date |
| Solid Waste Management                         | Date |
| Planning Department                            | Date |

\* Environmental Health, if necessary



VICINITY MAP:

F-16-Z

LEGAL DESCRIPTION:

1500 DESERT SURF CIRCLE NORTHEAST, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

SITE DATA

LOT AREA: 401,549.47 SQFT (9.22 ACRES)

CURRENT ZONING: NR-C (PER IDO ZONING MAP)

PROPOSED ZONING: NR-C

PROPOSED USE: AMPHITHEATRE (850 CAPACITY)

BUILDING AREA: 74,452 SF W/ PLAZA AREA

BUILDING SETBACK:

FRONT 5'  
REAR 0'  
SIDE 0'

PARKING REQUIRED: 1 SPACE/4 SEATS = 213 SPACES

PARKING PROVIDED: 445 SPACES

ACCESSIBLE SPACES PROVIDED: 13 SPACES (3 VAN ACCESSIBLE)

8 MOTORCYCLE

444 SPACES

LANDSCAPE REQUIRED: 10% OF LOT AREA = 40,154.95 SF

LANDSCAPE PROVIDED: #### SF

NOTES:

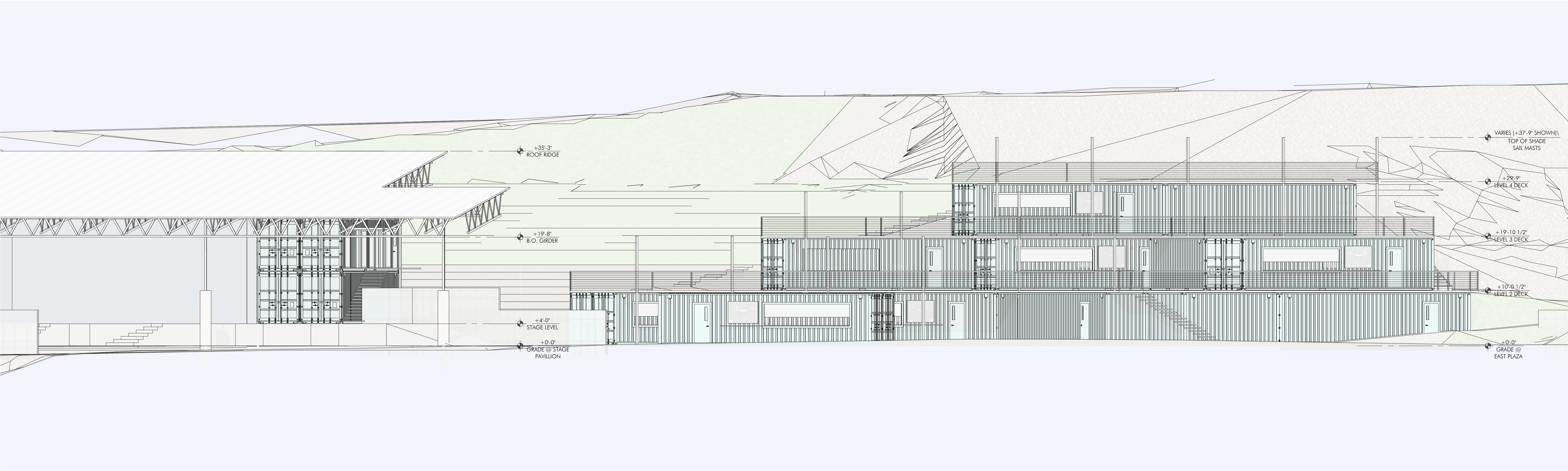
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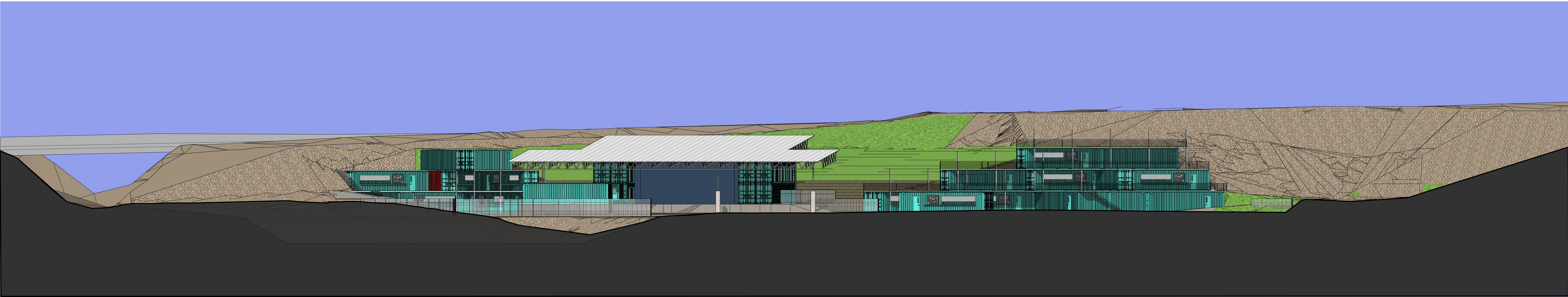
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|                                                                                                                                                                                     |                                           | DATE        |
|                                                                                                                                                                                     |                                           | 04/01/2026  |
| <div>TERRA WEST, LLC</div> <div>8509 JEFFERSON NE</div> <div>ALBUQUERQUE, NEW MEXICO 87113</div> <div>(505)858-3100</div>                                                           | SHEET #                                   | 1           |
|                                                                                                                                                                                     |                                           | JOB #       |
|                                                                                                                                                                                     |                                           | 2026001     |





**C1** BUILDING(S) @ EAST PLAZA - EXTERIOR ELEVATION SOUTH ENLARGED (WEST ELEVATION @ NORTH PLAZA SIMILAR)

1/8" = 1'-0"



**B1** BUILDING(S) @ EAST PLAZA - EXTERIOR ELEVATION SOUTH

1" = 20'-0"

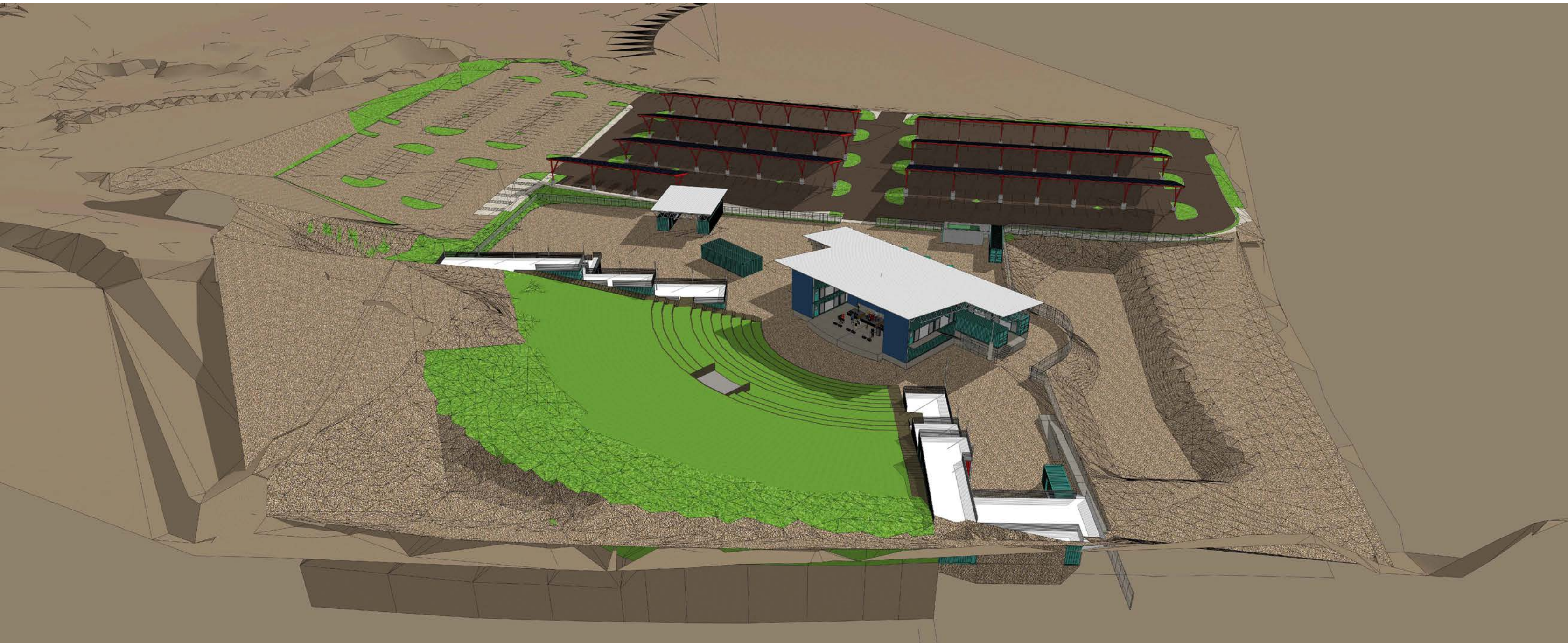




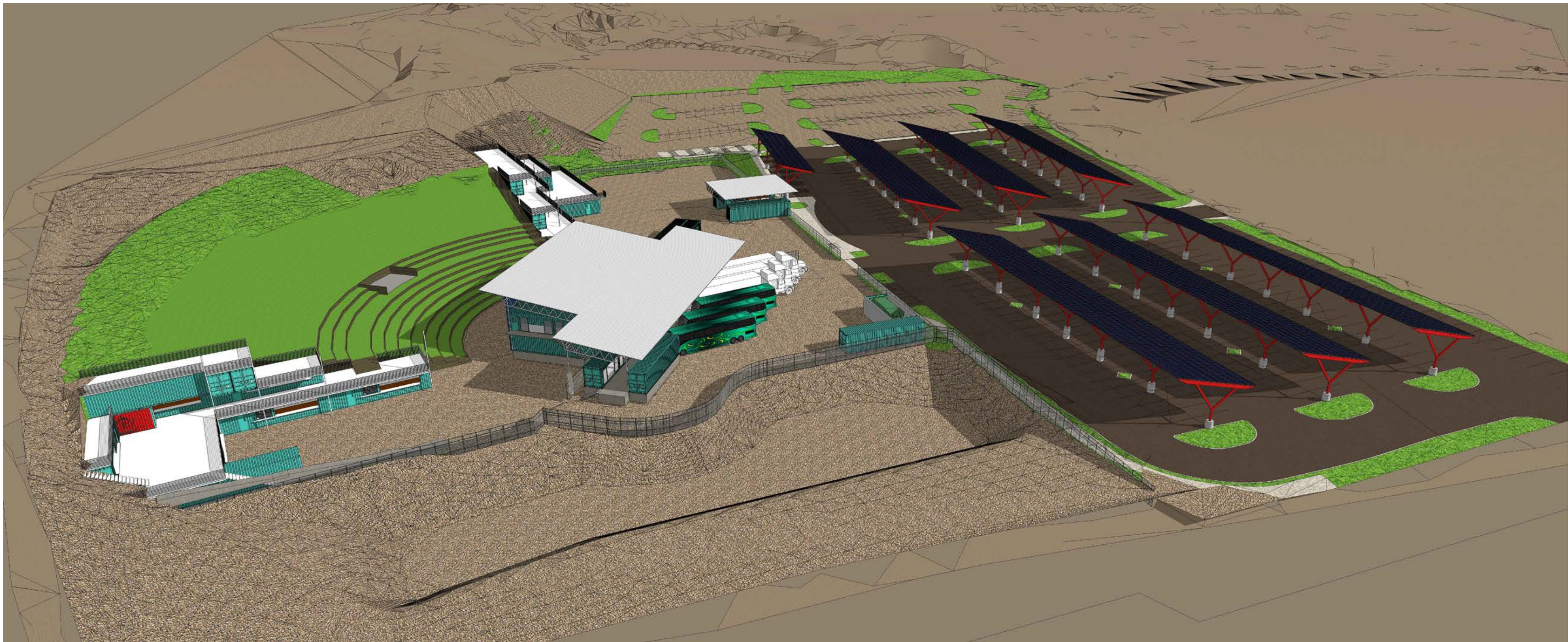
**C1** PERSPECTIVE - AERIAL FROM SOUTHEAST  
N.T.S.



**C4** PERSPECTIVE - AERIAL FROM EAST  
N.T.S.

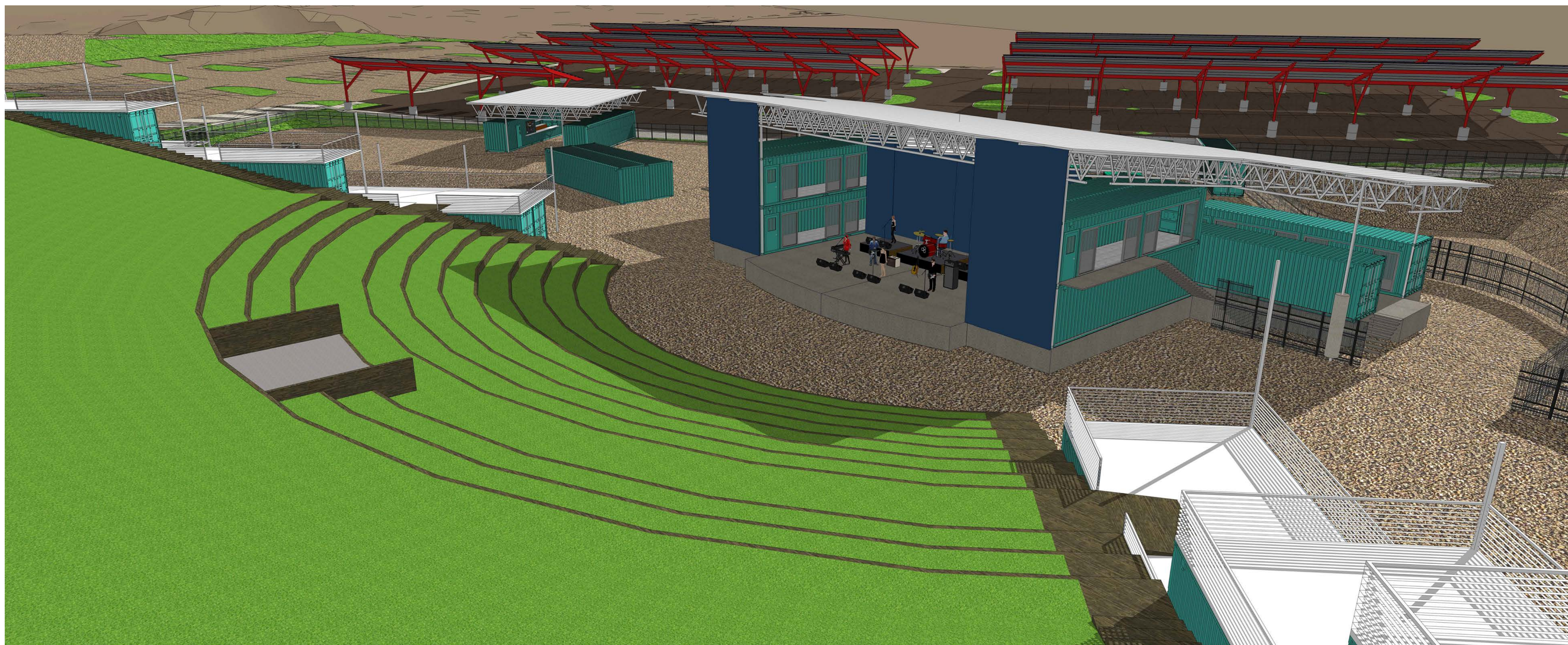


**A1** PERSPECTIVE - AERIAL FROM NORTH  
N.T.S.

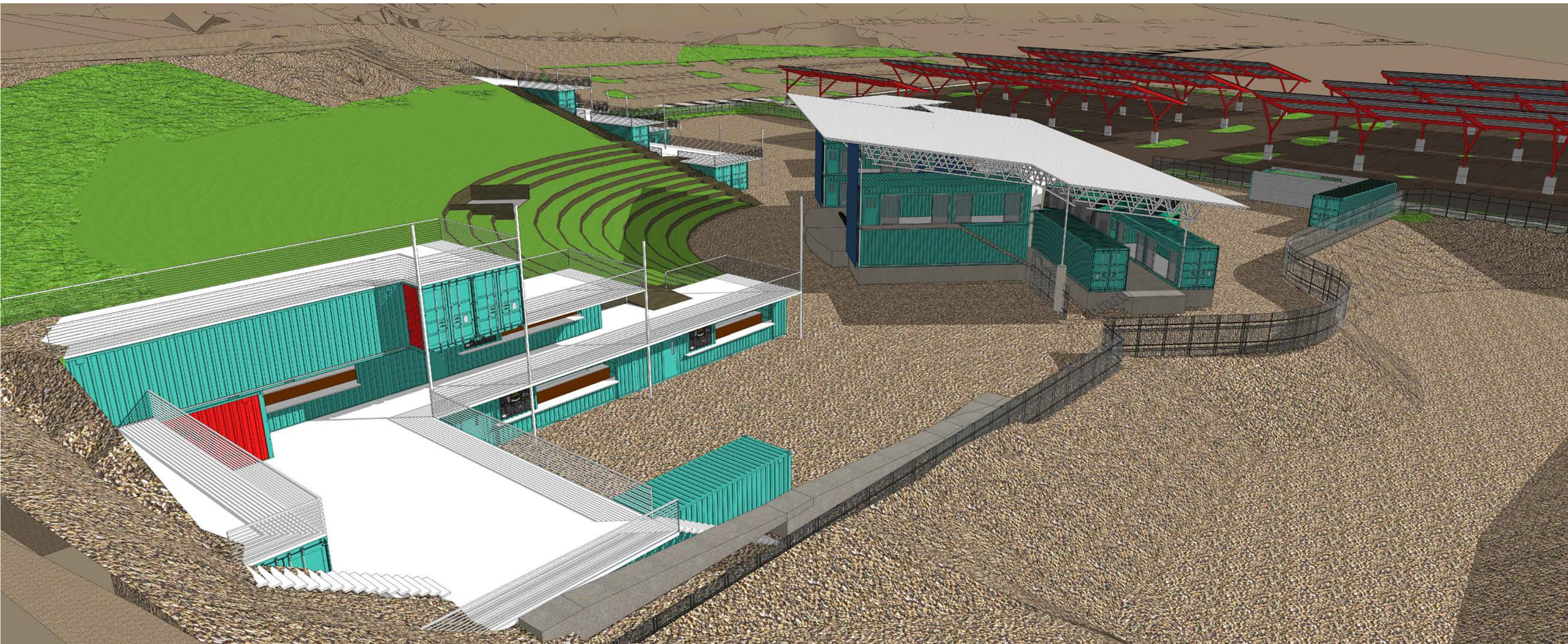


**A4** PERSPECTIVE - AERIAL FROM NORTHWEST  
N.T.S.





**C2** PERSPECTIVE - AERIAL FROM NORTH OVER SEATING TO STAGE  
N.T.S.



**A1** PERSPECTIVE - AERIAL FROM NORTHWEST OVER WEST PLAZA  
N.T.S.



**A4** PERSPECTIVE - AERIAL FROM SOUTHEAST OVER EAST PLAZA  
N.T.S.



## LANDSCAPE NOTES

Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain landscaping in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Albuquerque Water and IDO Ordinances.

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## DRAINAGE BASIN TREATMENTS

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Needs city inspection. Stormwater Quality Ordinance-final stabilization must be accepted by the City.



## PLANT SCHEDULE

| SYMBOL        | QTY | SIZE    | COMMON / BOTANICAL NAME                                        | DIM   | Coverage (sf) | Total Coverage (sf) |
|---------------|-----|---------|----------------------------------------------------------------|-------|---------------|---------------------|
| <b>TREES</b>  |     |         |                                                                |       |               |                     |
|               | 6   | 6' Ht.  | Austrian Pine<br>Pinus nigra                                   | 45x25 | 491           | 2,946               |
|               | 9   | 2' Cal. | Autumn Blaze® Freeman Maple<br>Acer x freemanii Jefferies      | 40x35 | 962           | 8,658               |
|               | 11  | 2' Cal. | Grape Myrtle<br>Lagerstroemia indica                           | 15x12 | 113           | 1,243               |
|               | 9   | 2' Cal. | Desert Willow<br>Chilopsis linearis                            | 20x25 | 491           | 4,419               |
|               | 15  | 2' Cal. | Gambel Oak<br>Quercus gambeli                                  | 15x25 | 491           | 1,365               |
|               | 45  | 2' Cal. | Gladiator™ Crabapple<br>Malus x adstringens Durlea             | 15x12 | 113           | 5,085               |
|               | 21  | 2' Cal. | Golden Rain Tree<br>Koeleria paniculata                        | 30x25 | 491           | 10,311              |
|               | 18  | 2' Cal. | Redbud<br>Cercis canadensis/Pink pom poms                      | 20x12 | 113           | 2,034               |
|               | 16  | 2' Cal. | Royal Raindrops® Crabapple<br>Malus x JFS-KWS                  | 15x15 | 171           | 2,832               |
|               | 150 |         | SUBTOTAL                                                       |       |               | 44,893              |
| <b>SHRUBS</b> |     |         |                                                                |       |               |                     |
|               | 24  | 5 gal.  | Buffalo Juniper<br>Juniperus spicata 'Buffalo'                 | 1x8   | 50            | 1,200               |
|               | 31  | 5 gal.  | Feather Reed Grass<br>Calamagrostis x acutiflora 'Karl Foster' | 2x2   | 3             | 93                  |
|               | 13  | 5 gal.  | Fernbush<br>Chamaebotaria millefolium                          | 6x6   | 28            | 364                 |
|               | 11  | 5 gal.  | Gro-Low Fragrant Sumac<br>Rhus aromatica 'Gro-Low'             | 3x8   | 50            | 550                 |
|               | 3   | 5 gal.  | Indian Hawthorn<br>Raphiolepis indica                          | 6x4   | 13            | 39                  |
|               | 40  | 5 gal.  | Knock Out Rose<br>Rosa shrub 'Knock Out'                       | 6x4   | 13            | 520                 |
|               | 66  | 5 gal.  | Oriental Fountain Grass<br>Pennisetum orientale                | 3x3   | 7             | 462                 |
|               | 2   | 5 gal.  | Palm Yucca<br>Yucca faxoniana                                  | 15x6  | 28            | 56                  |
|               | 51  | 5 gal.  | Red Yucca<br>Hesperaloe parviflora                             | 3x3   | 7             | 357                 |
|               | 45  | 5 gal.  | Russian Sage<br>Salvia variegata                               | 4x5   | 20            | 900                 |
|               | 6   | 5 gal.  | Scotch Broom<br>Cytisus scoparius                              | 7x6   | 28            | 168                 |
|               | 8   | 5 gal.  | Yellow Bird of Paradise<br>Coccoloba gillesii                  | 10x8  | 50            | 400                 |
|               | 300 |         | SUBTOTAL                                                       |       |               | 5,103               |

|  |        |       |                                                                                                  |
|--|--------|-------|--------------------------------------------------------------------------------------------------|
|  | 26     | 2-3cf | Boulders<br>To be placed at contractor discretion                                                |
|  | 34,125 |       | Landscape Gravel, 3" Depth<br>Submit samples of gravel and cobble for approval                   |
|  | 13,907 |       | Oversize Landscape Gravel<br>2-4" Adobe Rose<br>Submit samples of gravel and cobble for approval |
|  | 33,132 |       | Native Seed                                                                                      |
|  | 81,164 |       | Total Landscape Area                                                                             |

## LANDSCAPE CALCULATIONS

|                                                                       |         |
|-----------------------------------------------------------------------|---------|
| TOTAL LOT AREA (sf)                                                   | 401,634 |
| TOTAL BUILDING AREA (sf)                                              | -1,131  |
| TOTAL NET LOT AREA (sf)                                               | 400,503 |
| LANDSCAPE REQUIREMENT                                                 | x0.15   |
| TOTAL LANDSCAPE REQUIRED (15%)                                        | 60,075  |
| TOTAL ON-SITE LANDSCAPE PROVIDED                                      | 78,194  |
| TREE CANOPIES AND GROUND-LEVEL PLANTS REQUIRED (15%)                  | 83,134  |
| TREE CANOPIES AND GROUND-LEVEL PLANTS PROVIDED                        | 71,553  |
| GROUND-LEVEL PLANTS REQUIRED<br>(25% of Required Vegetation Coverage) | 14,686  |
| GROUND-LEVEL PLANTS PROVIDED                                          | 38,241  |

**PRELIMINARY  
NOT FOR CONSTRUCTION**  
Mitchell Associates, Inc



danny@mitchellassociatesinc.com 505.639.9583  
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|  |                                                                                                                               |                                               |
|--|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
|  | <b>Revel Amphitheater<br/>DESERT SURF CIRCLE NE</b>                                                                           | DRAWN BY<br>FV                                |
|  |                                                                                                                               | DATE<br>4/3/2026                              |
|  | <b>LANDSCAPE PLAN</b>                                                                                                         | Approved By:<br>DM                            |
|  | <b>TIERRA WEST, LLC</b><br>5571 MIDWAY PARK PL NE<br>ALBUQUERQUE, NEW MEXICO 87109<br>(505) 858-3100<br>www.tierrawestllc.com | SHEET #<br><b>LS-101</b><br>JOB #<br>2026-013 |



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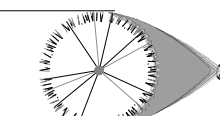
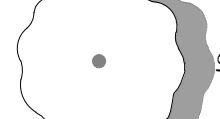
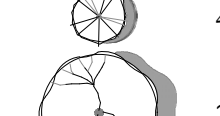
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Desert Surf Circle

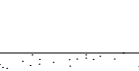
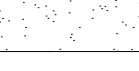
Montano Rd NE

Street Trees 25' O.C.  
Street Trees Required 11  
Street Trees Provided 11

PLANT SCHEDULE

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|-------------------------------------------------------------------------------------|-----|---------|----------------------------------------------------------------------|-------|---------------|---------------------|
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|    | 13  | 5 gal. | Fernbush<br><i>Chamaebotaria millefolium</i>                        | 6x6  | 28 | 364   |
|    | 11  | 5 gal. | Gro-Low Fragrant Sumac<br><i>Rhus aromatica</i> Gro-Low             | 3x8  | 50 | 550   |
|    | 3   | 5 gal. | Indian Hawthorn<br><i>Raphiolepis indica</i>                        | 6x4  | 13 | 39    |
|    | 40  | 5 gal. | Knock Out Rose<br><i>Rosa shrub</i> Knock Out                       | 6x4  | 13 | 520   |
|    | 66  | 5 gal. | Oriental Fountain Grass<br><i>Pennisetum orientale</i>              | 3x3  | 7  | 462   |
|    | 2   | 5 gal. | Palm Yucca<br><i>Yucca faxoniana</i>                                | 15x6 | 28 | 56    |
|  | 51  | 5 gal. | Red Yucca<br><i>Hesperaloe parviflora</i>                           | 3x3  | 7  | 357   |
|  | 45  | 5 gal. | Russian Sage<br><i>Salvia variegata</i>                             | 4x5  | 20 | 900   |
|  | 6   | 5 gal. | Scotch Broom<br><i>Cytisus scoparius</i>                            | 7x6  | 28 | 168   |
|  | 8   | 5 gal. | Yellow Bird of Paradise<br><i>Coccoloba gillesii</i>                | 10x8 | 50 | 400   |
|                                                                                       | 300 |        | SUBTOTAL                                                            |      |    | 5,103 |

|                                                                                       |        |       |                                                                                                  |
|---------------------------------------------------------------------------------------|--------|-------|--------------------------------------------------------------------------------------------------|
|  | 26     | 2-3cf | Boulders<br>To be placed at contractor discretion                                                |
|  | 34,125 |       | Landscape Gravel, 3" Depth<br>Submit samples of gravel and cobble for approval                   |
|  | 13,907 |       | Oversize Landscape Gravel<br>2-4" Adobe Rose<br>Submit samples of gravel and cobble for approval |
|  | 33,132 |       | Native Seed                                                                                      |
|                                                                                       | 8,164  |       | Total Landscape Area                                                                             |

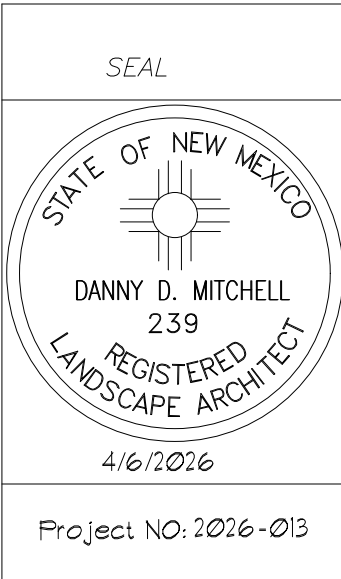
LANDSCAPE CALCULATIONS

|                                                                    |         |
|--------------------------------------------------------------------|---------|
| TOTAL LOT AREA (sf)                                                | 401,634 |
| TOTAL BUILDING AREA (sf)                                           | -1,131  |
| TOTAL NET LOT AREA (sf)                                            | 400,503 |
| LANDSCAPE REQUIREMENT                                              | x0.15   |
| TOTAL LANDSCAPE REQUIRED (15%)                                     | 60,075  |
| TOTAL ON-SITE LANDSCAPE PROVIDED                                   | 78,194  |
| TREE CANOPIES AND GROUND-LEVEL PLANTS REQUIRED (15%)               | 83,134  |
| TREE CANOPIES AND GROUND-LEVEL PLANTS PROVIDED                     | 71,553  |
| GROUND-LEVEL PLANTS REQUIRED (25% of Required Vegetation Coverage) | 14,686  |
| GROUND-LEVEL PLANTS PROVIDED                                       | 38,241  |

PRELIMINARY  
NOT FOR CONSTRUCTION  
Mitchell Associates, Inc



danny@mitchellassociatesinc.com 505.639.9583  
Copyright Mitchell Associates Inc all rights reserved

|                                                                                       |                                                                                                                       |                    |
|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|--------------------|
|  | Revel Amphitheater<br>DESERT SURF CIRCLE NE                                                                           | DRAWN BY<br>FV     |
|                                                                                       | LANDSCAPE PLAN                                                                                                        | DATE<br>4/3/2026   |
|                                                                                       | TERRA WEST, LLC<br>5571 MIDWAY PARK PL NE<br>ALBUQUERQUE, NEW MEXICO 87109<br>(505) 858-3100<br>www.tierrowestllc.com | Approved By:<br>DM |
|                                                                                       |                                                                                                                       | SHEET #<br>LS-101  |
|                                                                                       |                                                                                                                       | JOB #<br>2026-013  |



# SIGN POSTING AGREEMENT

## Landmarks Commission

All persons requesting a hearing before the Landmarks Commission are responsible for the posting and maintaining of one or more signs on the property.

Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.

Per Integrated Development Ordinance 14-16-6-4(J)(4): **The applicant shall post at least 1 sign on each street abutting the property that is the subject of the application, at a point clearly visible from that street, for at least 15 calendar days before the public hearing and for the appeal period of 15 calendar days following any decision, required pursuant to Subsection 14-16-6-4(T) and Subsection 14-16-6-4(U)(3)(a)1.**

### 1. LOCATION

- A. The sign shall be conspicuously located within twenty feet of the public sidewalk (or edge of public street).
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

### 2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

### 3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples help prevent tearing and are best for attaching signs to a post or backing.

**Signs must be posted from 15 days prior to the hearing to 15 days after the hearing.**

**Applicant/Agent Signature** Katie Niblett **date** 4-8-2026

**Sign(s) were issued for the property located at** Ken Sanchez Wy NE, Desert Surf Cir NE





## REQUEST

Site Plan EPC-Major Amendment  
PR-2019-002284

SP-2026-00042

Amend to add amphitheater to existing controlling site plan.  
And to replace indoor entertainment venue

The City of Albuquerque Environmental Planning Commission will hold a  
public hearing zoom link: https://cabq.zoom.us/j/83932559165 or call: +1(719)359-4580  
on July 16th, 2026 at 8:30 AM. All Persons

have a right to appear at such a hearing. For information on this case or  
other instructions on filing written comments, call the Planning  
Department at (505) 924-3860 or contact the applicant.

Required to be posted from MAY 21st, 2026 (DEFERRED) to July 31st, 2026  
by Daniel Chavez/Tierra West LLC  
applicant/agent Sergio Lozano Agent (505) 858-3100  
phone

REFER TO FILE# SP-2026-00042

It is illegal for an unauthorized person to remove or tamper with this sign



## REQUEST

Site Plan EPC-Major Amendment

PR-2019-002284

SP-2026-00042

Amend to add amphitheater to existing  
controlling Site Plan and to replace indoor entertainment  
venue.

The City of Albuquerque Environmental Planning Commission will hold a  
public hearing ~~Zoom link: https://calr.zoom.us/j/8393255165 or call: +1(703)357-1540~~ on ~~July 16th, 2026~~ <sup>May 21st 2026 (deferral)</sup> at 8:30 AM. All Persons  
have a right to appear at such a hearing. For information on this case or  
other instructions on filing written comments, call the Planning  
Department at (505) 924-3860 or contact the applicant. <sup>31st</sup>  
Required to be posted from ~~May 21st 2026~~ <sup>May 21st 2026</sup> to ~~July 16th, 2026~~  
by ~~Daniel Chavez/Tierra Vest LLC~~ <sup>SEP 9/0 LOZORA</sup> Agent (505) 858-3100  
applicant agent phone  
REFER TO FILE# ~~SP-2026-00042~~

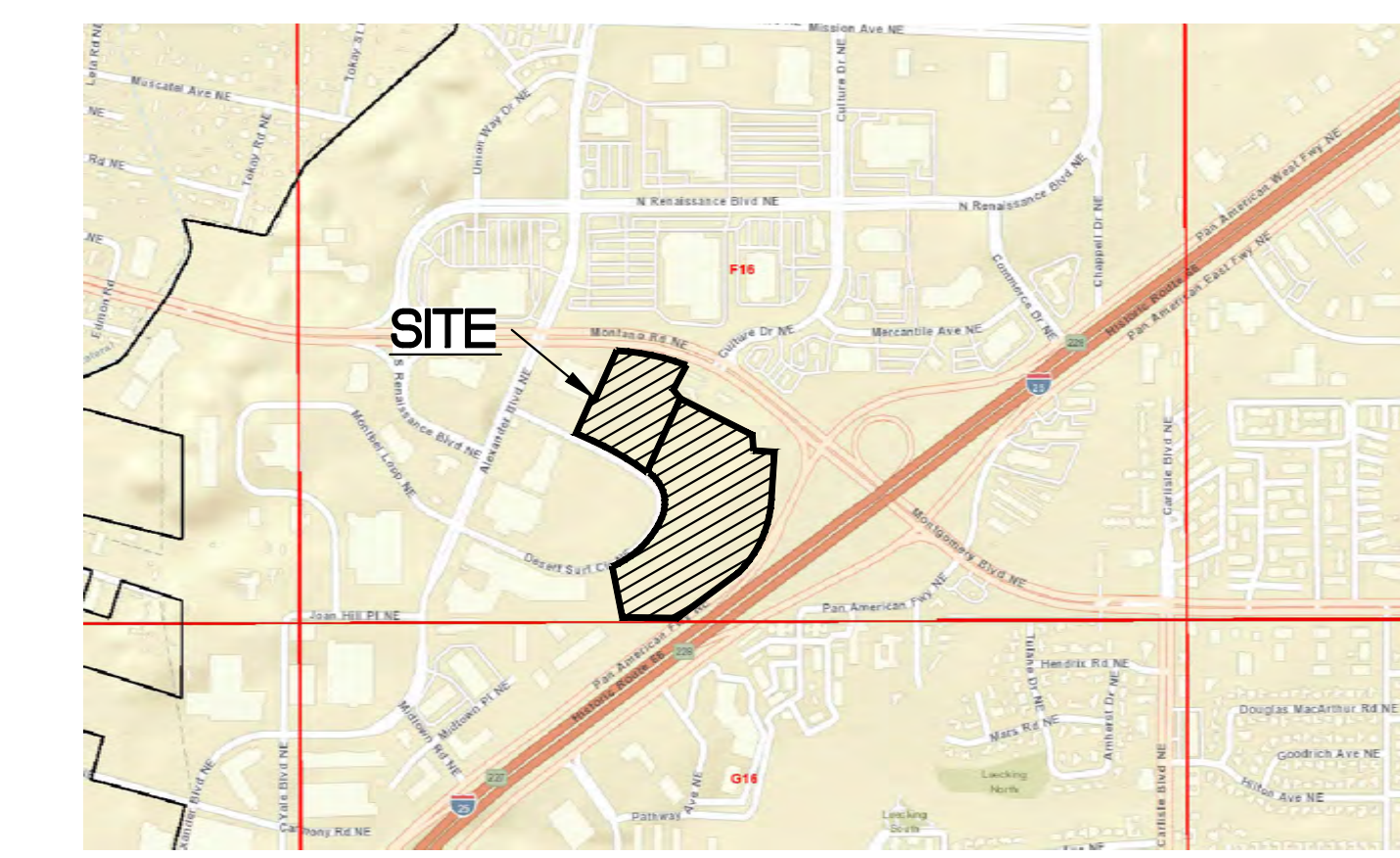
It is illegal for an unauthorized person to remove or tamper with this sign.



## F) MAJOR AMENDMENT TO THE SITE PLAN



CITY OF ALBUQUERQUE  
NEW MEXICO  
DEPARTMENT OF  
MUNICIPAL DEVELOPMENT  
ENVIRONMENTAL PLANNING COMMISSION



VICINITY MAP  
ZONE ATLAS MAP F-16-Z  
NTS



JULY, 2026

REVEL AMPHITHEATER

PR # 2026-00042  
SP # 2019-002284

| INDEX TO DRAWINGS |                                       |
|-------------------|---------------------------------------|
| Sheet Number      | Sheet Title                           |
| 1                 | COVER                                 |
| 1A                | APPROVED SITE PLAN                    |
| 2                 | SITE PLAN                             |
| 2A                | AREA PLAN 2A                          |
| 3                 | SITE DETAILS                          |
| 4                 | APPROVED GRADING AND DRAINAGE         |
| 5                 | APPROVED GRADING AND DRAINAGE DETAILS |
| 6                 | UTILITY PLAN                          |
| 7                 | UTILITY DETAILS                       |
| 8                 | LANDSCAPE PLAN                        |
| 9                 | AS101 ARCHITECTURAL SITE PLAN         |
| 10                | A-101 FLOOR PLAN                      |
| 11                | A-102 FLOOR PLAN                      |
| 12                | A-103 FLOOR PLAN                      |
| 13                | A-201 BUILDING ELEVATIONS             |
| 14                | A-202 BUILDING ELEVATIONS             |
| 15                | A-203 BUILDING ELEVATIONS             |
| 16                | A-204 BUILDING ELEVATIONS             |
| 17                | A-501 SIGNAGE DETAILS                 |
| 18                | LIGHTING PLAN                         |
| 19                | PHOTOMETRIC                           |

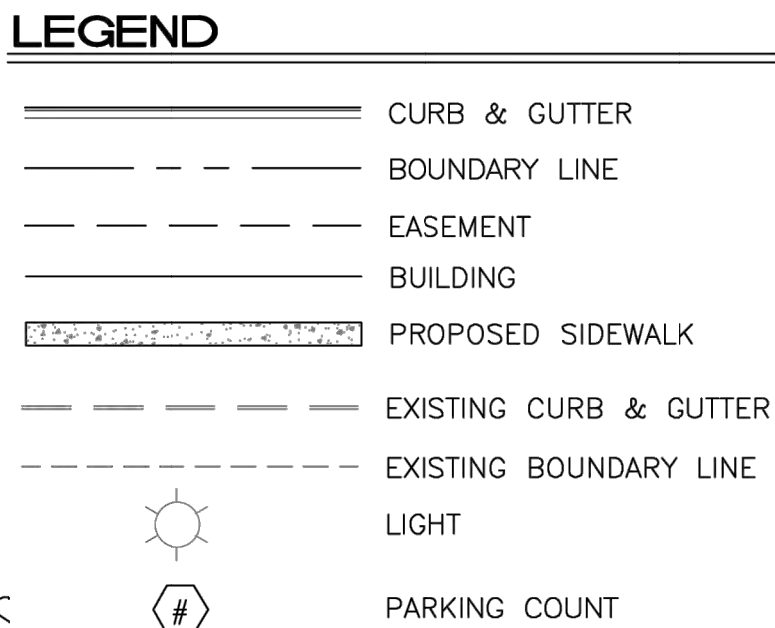


CALL NM ONE-CALL  
SYSTEM SEVEN (7) DAYS  
PRIOR TO ANY EXCAVATION

|                            |  |                  |  |          |      |                           |      |
|----------------------------|--|------------------|--|----------|------|---------------------------|------|
| ENGINEER STAMP & SIGNATURE |  | APPROVALS        |  | ENGINEER | DATE | *****                     |      |
|                            |  | DRC CHAIRPERSON  |  |          |      | APPROVED FOR CONSTRUCTION |      |
|                            |  | TRANSPORTATION   |  |          |      |                           |      |
|                            |  | WATER/WASTEWATER |  |          |      |                           |      |
|                            |  | HYDROLOGY        |  |          |      |                           |      |
|                            |  | PARKS            |  |          |      |                           |      |
| CONST. MGMT.               |  |                  |  |          |      | CITY ENGINEER             | DATE |
| CONST. COORD.              |  |                  |  |          |      |                           |      |
| CITY PROJECT NO.           |  | PR # 2019-002284 |  | SHEET    |      |                           |      |
|                            |  | SP # 2026-00042  |  | 1        |      | of 19                     |      |
| 07/01/2026                 |  |                  |  |          |      |                           |      |

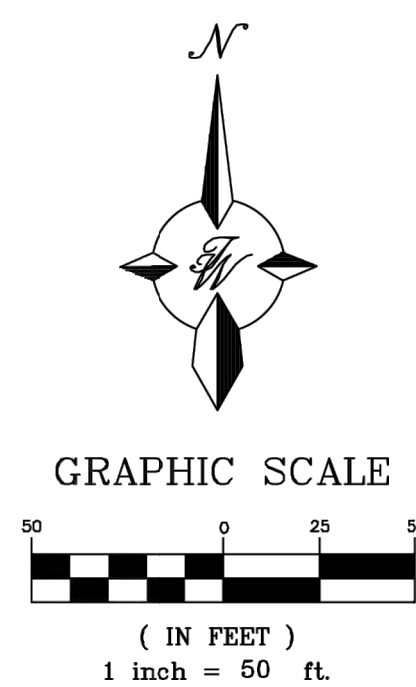
REVEL AMPHITHEATER  
PR # 2019-002284  
SP # 2026-00042





- ① ACCESSIBLE PARKING W/SIGN PER ADA STANDARDS (1.0% MIN - 2.0% MAX SLOPE), SEE DETAIL SHEET DET-1
- ② UNIDIRECTIONAL ACCESSIBLE RAMP PER COA DWG 2443, SEE DETAIL SHEET DET-2
- ③ STANDARD CURB AND GUTTER (TYP) PER COA STD DWG 2415A, SEE DETAIL SHEET DET-1
- ④ PARKING LOT LIGHT STANDARD (TYP) FULL CUTOFF LED'S, 25' HIGH, SEE DETAIL SHEET DET-2
- ⑤ 6' VALLEY GUTTER PER COA STD DWG 2415B, SEE DETAIL SHEET DET-1
- ⑥ MOTORCYCLE SPACE (4'X8' MIN) W/SIGN
- ⑦ RETENTION POND
- ⑧ NEW ASPHALT PAVING, SEE DETAIL SHEET DET-1
- ⑨ BICYCLE RACK, SEE DETAIL SHEET DET-1
- ⑩ MONUMENT SIGN
- ⑪ 6' PEDESTRIAN CROSSING, SEE DETAIL SHEET DET-1
- ⑫ NEW 5' CONCRETE SIDEWALK PER COA STD DW 2430 SEE DETAIL SHEET DET-1
- ⑬ ZERO-FLUSH CURB W/ 8" BOLLARDS SEE DETAIL SHEET DET-1
- ⑭ GREASE INTERCEPTOR
- ⑮ SANITARY SEWER FLOOR DRAIN PROVIDED AT COMPACTOR
- ⑯ LANDSCAPE ISLAND WATER HARVESTING (TYP), SEE DETAIL SHEET DET-3
- ⑰ 3' CMU BLOCK WALL
- ⑱ RETAINING WALL

|                                                                                   |                           |
|-----------------------------------------------------------------------------------|---------------------------|
| PROPOSED USAGE                                                                    | INDOOR ENTERTAINMENT      |
| LOT AREA                                                                          | 402445 SF (9.23 ACRES)    |
| ZONING                                                                            | NR-C                      |
|                                                                                   | FRONT: 5'                 |
| BUILDING SETBACKS                                                                 | SIDE: 0'                  |
|                                                                                   | REAR: 0'                  |
| PARKING REQUIRED                                                                  |                           |
| 1 SPACE/210 GSF FOR 51,000 GSF= 243 SPACES PER TABLE 5-5-2                        |                           |
| 1 SPACE/3 OCCUPANTS FOR INDOOR TRACK (50 OCCUPANTS)= 17 SPACES                    |                           |
| 20% PARKING REDUCTION FOR EMPLOYMENT CENTER AND MASS TRANSIT CORRIDOR= -52 SPACES |                           |
| TOTAL REQUIRED PARKING=                                                           | 208 SPACES                |
| PARKING PROVIDED=                                                                 | 343 SPACES                |
| HC PARKING REQUIRED                                                               | 12 SPACES (2 VAN SPACES)  |
| HC PARKING PROVIDED                                                               | 12 SPACES (2 VAN SPACES)  |
| BICYCLE SPACES REQUIRED                                                           | 10% OF OFF-STREET PARKING |
|                                                                                   | 35 SPACES                 |
| BICYCLE SPACES PROVIDED                                                           | 35 SPACES                 |
| MOTORCYCLE SPACES REQUIRED                                                        | 6 SPACES                  |
| MOTORCYCLE SPACES PROVIDED                                                        | 6 SPACES                  |

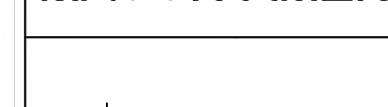


1. EXISTING PRIVATE DRAINAGE EASEMENT WILL BE VACATED BY PLAT.
2. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE REVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
3. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
4. LIGHT POLES SHALL BE A MAXIMUM OF 25' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 20' WITH FULL CUT OFF FIXTURES ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS.
5. SIGN PERMITS SHALL BE ACQUIRED FOR ALL MONUMENT SIGNS AS WELL AS WALL SIGNS GREATER THAN 24 SQUARE FT, PURSUANT TO IDO 5-12(D)(1).
6. ACCESS AT DESERT SURF CIRCLE BE FULL MOVEMENT.
7. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT OR SCREENED FROM VIEW. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.

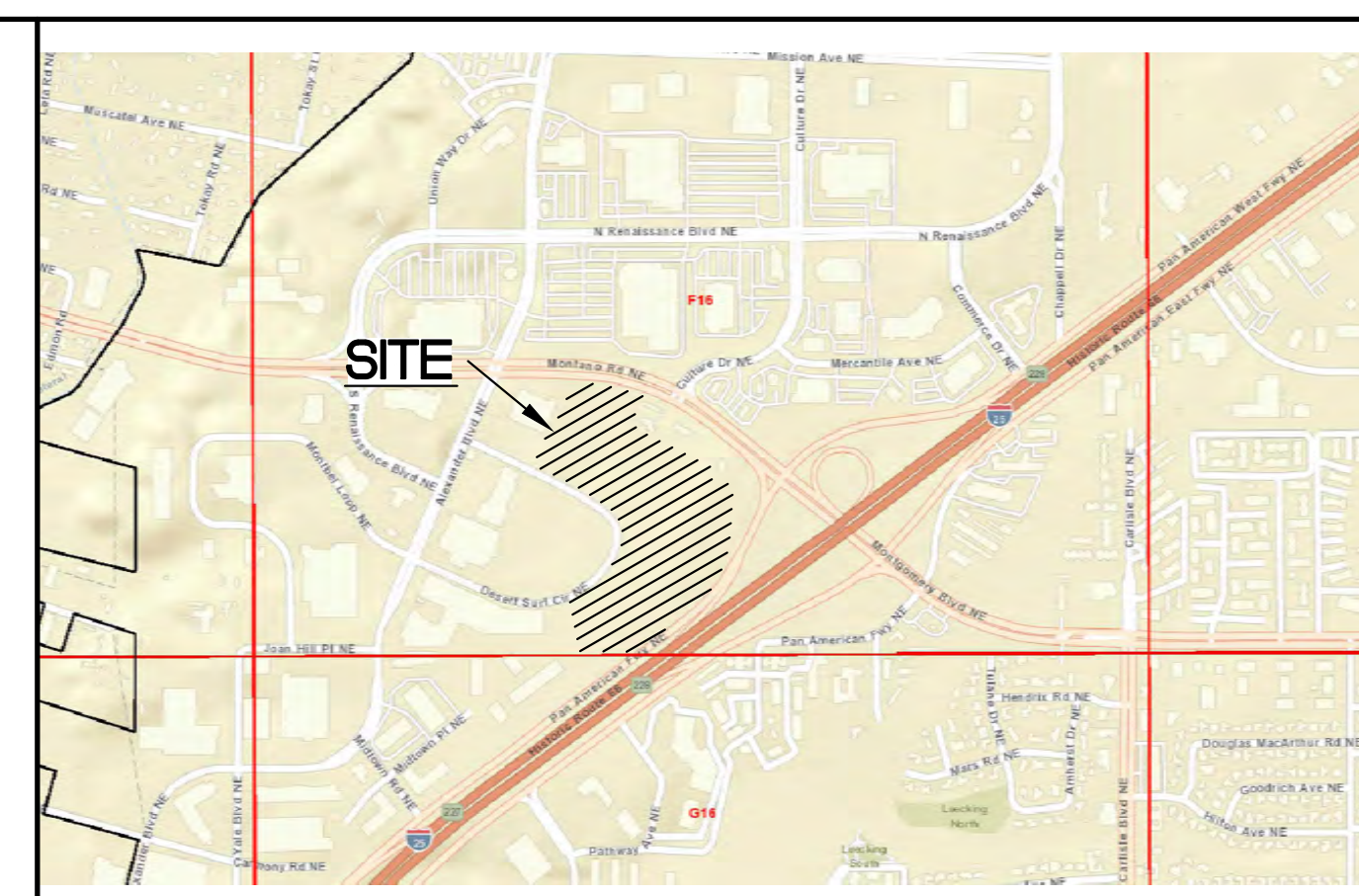
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <p><b>PROJECT NUMBER:</b> <u>LR-2019-002284</u></p> <p><b>APPLICATION NUMBER:</b> <u>SI-2021-00168</u></p>                                                                                                                                                                                                                                                                                                                                                                 |                                 |
| <p>This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____, and the Findings and Conditions in the Official Notification of Decision are satisfied.</p> <p>Is an approved Infrastructure List required? ( ) Yes ( ) No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.</p> |                                 |
| <p><b>SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                      |                                 |
| <p><i>[Signature]</i><br/>PLANNING<br/>Ernest Amijo</p>                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>Jul 16, 2024</p> <p>Date</p> |
| <p>TRANSPORTATION DEVELOPMENT<br/><i>[Signature]</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>Oct 16, 2023</p> <p>Date</p> |
| <p>UTILITY DEVELOPMENT</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>Oct 16, 2023</p> <p>Date</p> |
| <p>CITY ENGINEER<br/><i>[Signature]</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>Oct 12, 2023</p> <p>Date</p> |
| <p>PARKS &amp; RECREATION</p>                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>Date</p>                     |
| <p>AMAFCA<br/><i>[Signature]</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>Oct 12, 2023</p> <p>Date</p> |
| <p><small>July 16, 2024 11:23 AM</small><br/>CODE ENFORCEMENT<br/><i>[Signature]</i></p>                                                                                                                                                                                                                                                                                                                                                                                   |                                 |
| <p>HYDROLOGY</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>Oct 12, 2023</p> <p>Date</p> |

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING THIS WORK. IN CASE OF ANY DISCREPANCIES, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT COMMENCE WITHOUT APPROVAL FROM THE ARCHITECT.
2. WRITTEN DIMENSIONS OF DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
3. GC AND LIGHTING CONTRACTOR TO ENSURE SITE LIGHTING FIXTURE HEADS HAVE THE CORRECT ORIENTATION. REFER TO PHOTOMETRIC DRAWINGS FOR HEAD PLACEMENT.
4. GC TO COORDINATE SITE SECURITY LAYOUT AND CONDUIT SIZE & LOCATION WITH THE OWNER.
5. GC TO ENSURE PAVING AT ALL EXITS SHALL NOT EXCEED A 2% MAX SLOPE IN ALL DIRECTIONS.
6. PAVING SHALL BE LOWER THAN THE BUILDING SLAB BY THE FOLLOWING AMOUNTS UNO:
  - 1 1/2" @ ALL EXIT DOORS
  - 1 1/2" @ ALL SHOWROOM GLAZING LOCATIONS
  - 1 1/2" @ OVERHEAD DOORS
  - 1 1/2" @PRE-FAB METAL WALL PANELS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ANY WORK DETAILED ON THESE PLANS IS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL ALIGNMENT OF ALL EXISTING STRUCTURES.
5. IF A CONFLICT EXISTS, THE CONTRACTOR SHOULD NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

|                                                                                       |                                                                                                                                          |                                       |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| <p>ENGINEER'S<br/>SEAL</p>                                                            | <p>ANDRETTI'S RACING<br/>ALBUQUERQUE, NM</p>                                                                                             | <p>DRAWN BY<br/>JL</p>                |
|  | <p>SITE PLAN EPC-<br/>MAJOR AMENDMENT</p>                                                                                                | <p>DATE<br/>9-22-22</p>               |
|  |                                                     | <p>DRAWING</p>                        |
| <p>4/5/2023</p>                                                                       | <p><b>TIERRA WEST, LLC</b><br/>5571 MIDWAY PARK PL NE<br/>ALBUQUERQUE, NEW MEXICO 87109<br/>(505) 858-3100<br/>www.tierrawestllc.com</p> | <p>SHEET #<br/><b>SP-1<br/>1A</b></p> |
| <p>RONALD R. BOHANNAN<br/>P.E. #7868</p>                                              |                                                                                                                                          | <p>JOB #<br/>2022011</p>              |





**LEGAL DESCRIPTION:**

PARCELS C-1-A, C-1-B AND B-1-A) RENAISSANCE CENTER III, LOCATED ON DESERT SURF CIRCLE NE, BETWEEN ALEXANDER BLVD. NE, AND MONTANO RD. NE, APPROXIMATELY 24 ACRES (THE SUBJECT AREA)

IT IS UNDERSTOOD THAT THE SUBJECT SITE FOR THE PROPOSED SITE PLAN IS PARCEL B-1-A-1  
PLAT OF PARCEL B-1-A-1 RENAISSANCE CENTER III, AT 1500 DESERT SURF CIR NE (THE "SUBJECT SITE").

LOT AREA: 401,549.47 SQFT (9.22 ACRES)  
CURRENT ZONING: NR-C (PER IDO ZONING MAP)  
PROPOSED USE: AMPHITHEATRE (888 SEATING CAPACITY)  
BUILDING AREA: 15,200 SF BUILDING AREA  
27,309 SF SEATING AREA  
47,263.41 SF PLAZA AREA

BUILDING SETBACK:

|       |    |
|-------|----|
| FRONT | 5' |
| REAR  | 0' |
| SIDE  | 0' |

PARKING REQUIRED: 1 SPACE/3 SEATS = 296 SPACES  
 PARKING PROVIDED: 462 SPACES  
 ACCESSIBLE SPACES REQUIRED: 12  
 ACCESSIBLE SPACES PROVIDED: 13 SPACES (3 VAN ACCESSIBLE)  
 MC SPACES RQD: 6  
 MC SPACES PRD: 8

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2. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
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2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE ENGINEERING STANDARDS. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE ENGINEERING STANDARDS.
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4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

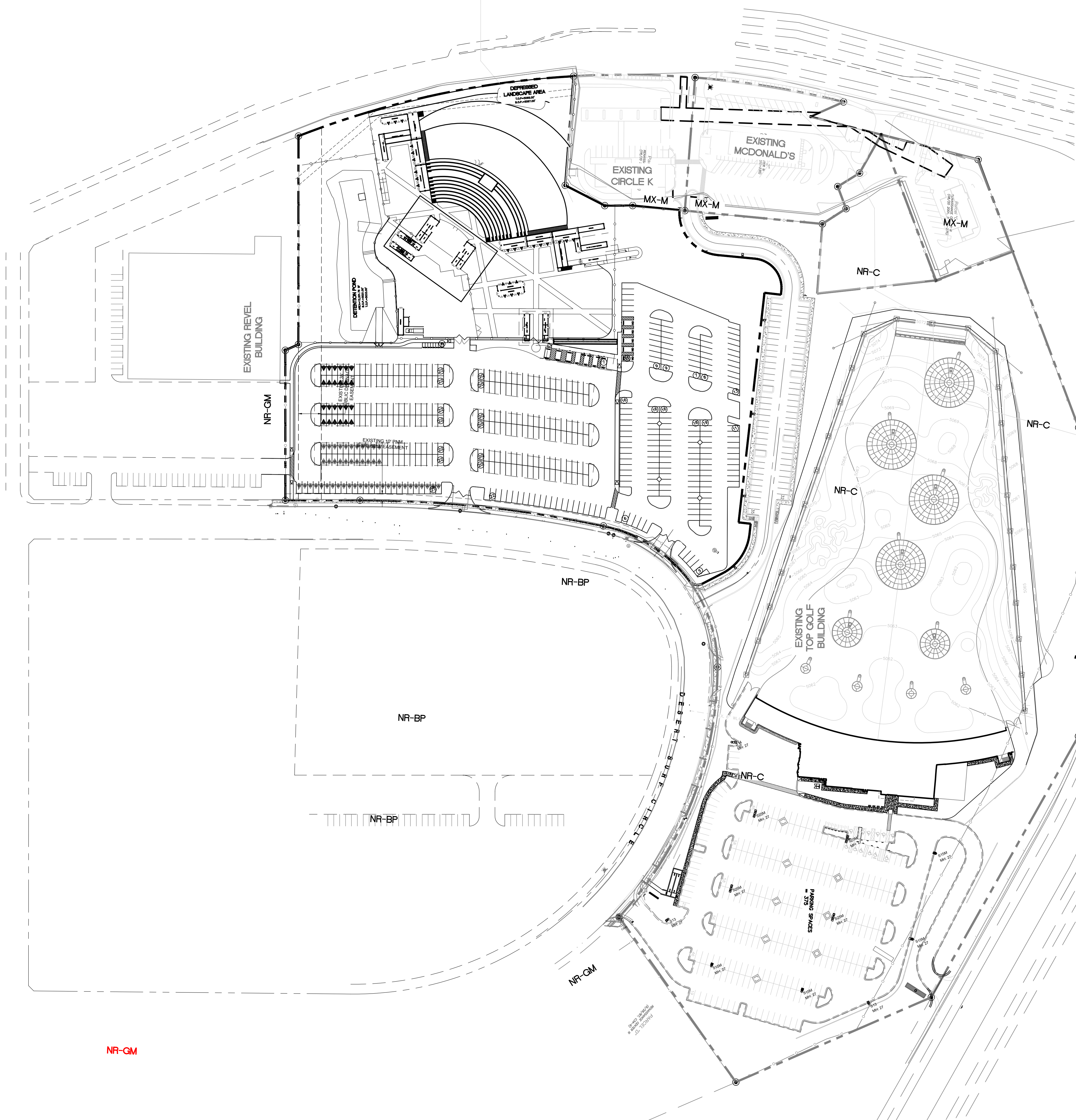
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

Is an Infrastructure List required? ( ) Yes ( ) No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

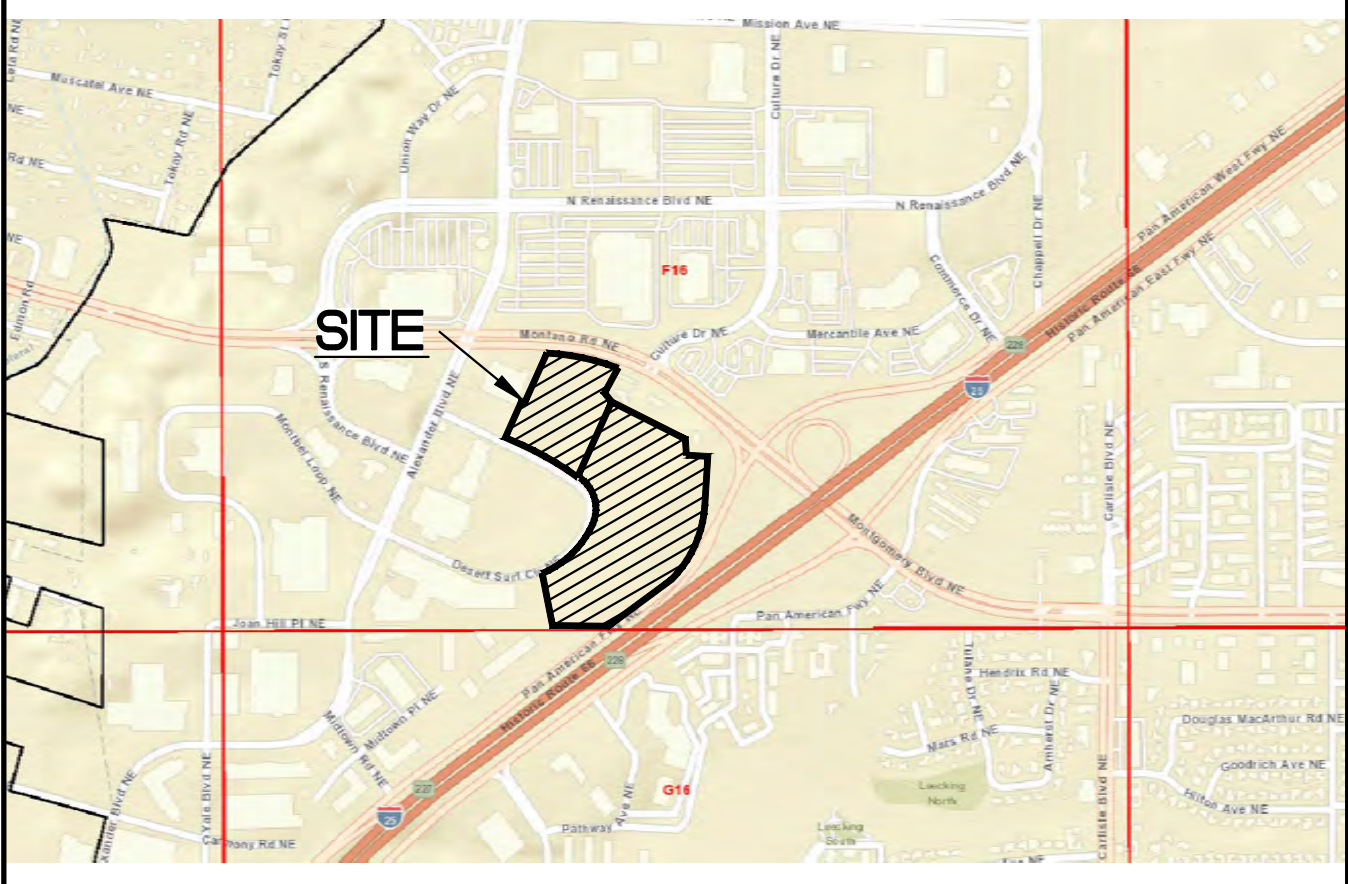
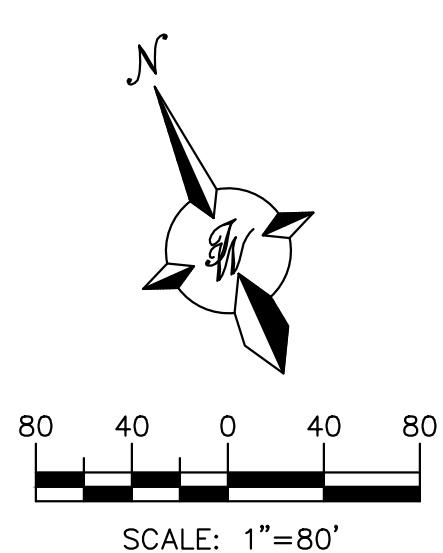
|                                                |      |
|------------------------------------------------|------|
| Traffic Engineer, Transportation Division      | Date |
| ABCWUA                                         | Date |
| Parks & Recreation Department                  | Date |
| Hydrology                                      | Date |
| Code Enforcement                               | Date |
| *Environmental Health Department (conditional) | Date |
| Solid Waste Management                         | Date |
| Planning Department                            | Date |

| NO.                                                                                                                                                                                                                                        | DATE                                                                                                                                                                                                                                                | REMARKS | BY                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------------------|
| REVISIONS                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                     |         |                    |
| ENGINEER'S<br>SEAL                                                                                                                                                                                                                         | <div>LEVEL 2.0</div> <div>ALBUQUERQUE, NM</div> <div><div><div></div><div></div><div></div></div><div><div>Tierra West, LLC</div><div>8509 JEFFERSON NE</div><div>ALBUQUERQUE, NEW MEXICO</div><div>(505)858-3100</div><div>87113</div></div></div> |         | DRAWN<br>BY MR     |
| <div><div><div>RONALD R. BOHANNAN</div><div>NEW MEXICO</div><div>7868</div><div>PROFESSIONAL ENGINEER</div></div><div><div></div><div></div><div></div></div><div>07/01/2026</div><div>RONALD R. BOHANNAN</div><div>P.E. #7868</div></div> |                                                                                                                                                                                                                                                     |         | DATE<br>07/01/2026 |
|                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                     |         | SHEET #            |
|                                                                                                                                                                                                                                            | JOB #<br>2026001                                                                                                                                                                                                                                    |         |                    |





- LEGEND**
- CURB & GUTTER
  - PROPERTY LINE
  - ADJOINING BOUNDARY LINE
  - EASEMENT
  - CENTERLINE
  - PROPOSED UTILITY EASEMENT
  - BUILDING
  - EXISTING SIDEWALK
  - EXISTING CURB & GUTTER
  - EXISTING FENCE
  - EXISTING WATERLINE
  - EXISTING SANITARY SEWER LINE
  - EXISTING STORM DRAIN PIPE
  - PROPOSED 6' SIDEWALK



**VICINITY MAP:** F-16-Z

**LEGAL DESCRIPTION:**

ALL OR A PORTION OF PARCELS C-1-A, C-1-B, AND B-1-A (CORRECTION PLAT OF PARCELS C-1-A, C-1-B AND B-1-A) RENAISSANCE CENTER III, LOCATED ON DESERT SURF CIRCLE NE, BETWEEN ALEXANDER BLVD. NE, AND MONTANO RD. NE, APPROXIMATELY 24 ACRES (THE SUBJECT AREA)

IT IS UNDERSTOOD THAT THE SUBJECT SITE FOR THE PROPOSED SITE PLAN IS PARCEL B-1-A-1 PLAT OF PARCEL B-1-A-1 RENAISSANCE CENTER III, AT 1500 DESERT SURF CIR NE (THE 'SUBJECT SITE').

**SITE DATA**

|                 |                                                                              |
|-----------------|------------------------------------------------------------------------------|
| LOT AREA:       | 401,549.47 SQFT (9.22 ACRES)                                                 |
| CURRENT ZONING: | NR-C (PER IDO ZONING MAP)                                                    |
| PROPOSED USE:   | AMPHITHEATRE (888 SEATING CAPACITY)                                          |
| BUILDING AREA:  | 15,200 SF BUILDING AREA<br>27,309 SF SEATING AREA<br>47,263.41 SF PLAZA AREA |

**BUILDING SETBACK:**

|       |    |
|-------|----|
| FRONT | 5' |
| REAR  | 0' |
| SIDE  | 0' |

**PARKING REQUIRED:** 1 SPACE/3 SEATS = 296 SPACES  
**PARKING PROVIDED:** 482 SPACES

**ACCESSIBLE SPACES REQUIRED:** 12  
**ACCESSIBLE SPACES PROVIDED:** 13 SPACES (3 VAN ACCESSIBLE)  
MC SPACES RQD: 6  
MC SPACES PRD: 8

**TOTAL** 475 SPACES  
**LANDSCAPE REQUIRED:** 40,155 SF  
**LANDSCAPE PROVIDED:** 77,827 SF

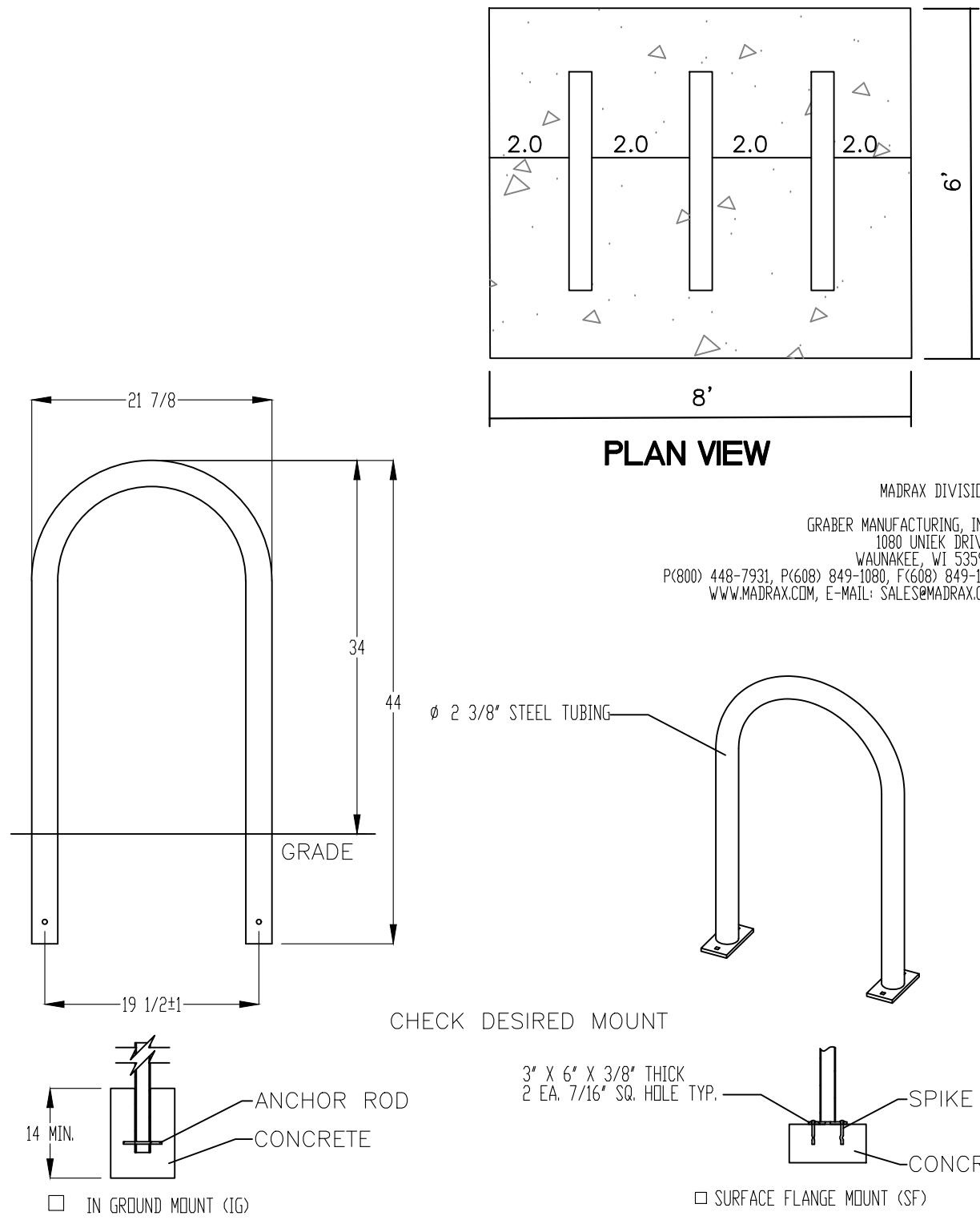
- NOTES:**
- EXISTING PRIVATE DRAINAGE EASEMENT WILL BE VACATED BY PLAT.
  - APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
  - LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
  - LIGHT POLES SHALL BE A MAXIMUM OF 25' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 20' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS.
  - SIGN PERMITS SHALL BE ACQUIRED FOR ALL MONUMENT SIGNS AS WELL AS WALL SIGNS GREATER THAN 24 SQUARE FT. PURSUANT TO IDO 5-12(D)(1).
  - ACCESS AT DESERT SURF CIRCLE BE FULL MOVEMENT.
  - ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT OR SCREENED FROM VIEW. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.

**CAUTION:**

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

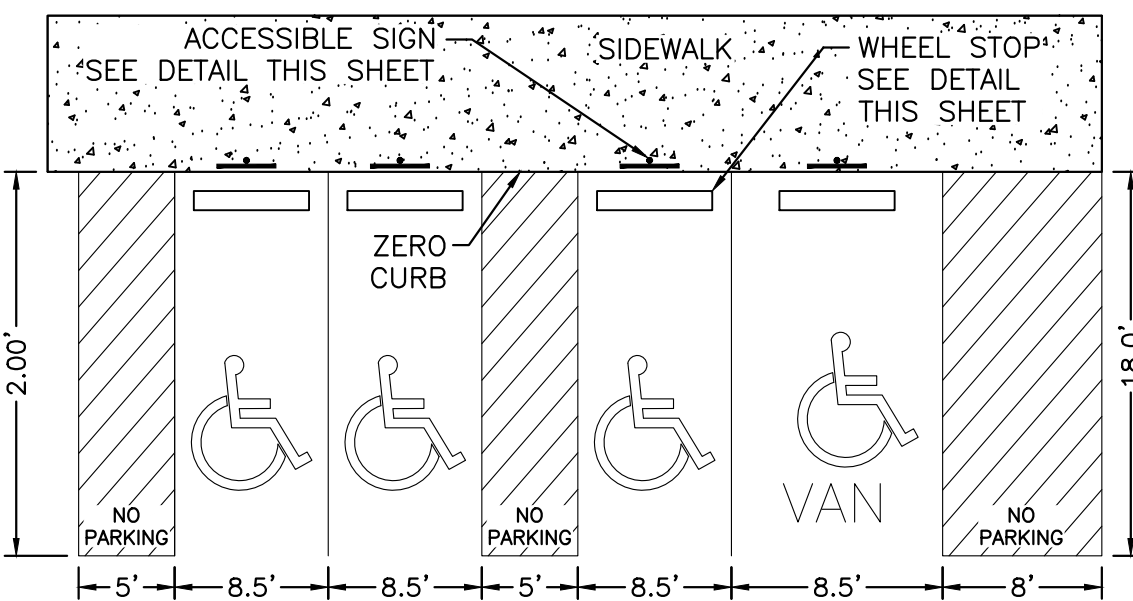
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|------------------------------------------------|-------------------------------------------------------------------|---------------|-----------------|
|                                                |                                                                   |               |                 |
|                                                |                                                                   |               |                 |
| NO.                                            | DATE                                                              | REMARKS       | BY              |
| REVISIONS                                      |                                                                   |               |                 |
|                                                | <b>REVEL 2.0</b><br><b>ALBUQUERQUE, NM</b><br><b>AREA PLAN 2A</b> |               | DRAWN BY MR     |
|                                                |                                                                   |               | DATE 07/01/2026 |
|                                                |                                                                   |               | SHEET #         |
|                                                |                                                                   | <b>2A</b>     |                 |
| 07/01/2026<br>RONALD R. BOHANNAN<br>P.E. #7868 |                                                                   | JOB # 2026001 |                 |





PLAN VIEW

MADAX DIVISION  
GRABER MANUFACTURING, INC.  
1000 LINCOLN DRIVE  
VALMONT, VT 05559  
P:800 448-7931, P:603 849-1080, F:603 849-1081  
WWW.MADAX.COM, E-MAIL: SALES@MADAX.COM

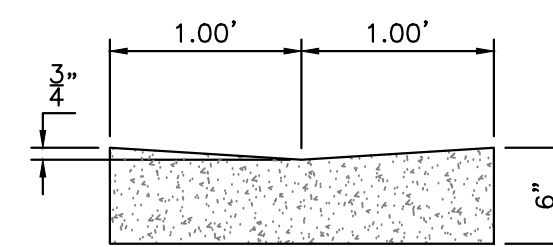


NOTES:

- 1) International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
- 2) Parking space lines and diagonal striping to be painted blue.
- 3) Access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tires would be placed.

HC PARKING DETAIL

NTS



CONCRETE VALLEY GUTTER DETAIL

NTS

PRODUCT: 10238-10237  
DESCRIPTION: 1" BIKE RACK  
2" BIKE, SURFACE OR IN GROUND MOUNT  
DATE: 10-4-18  
ENG: SNC  
CONFIDENTIAL DRAWING AND INFORMATION IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF GRABER MANUFACTURING, INC. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.  
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BIKE RACK DETAIL

NTS

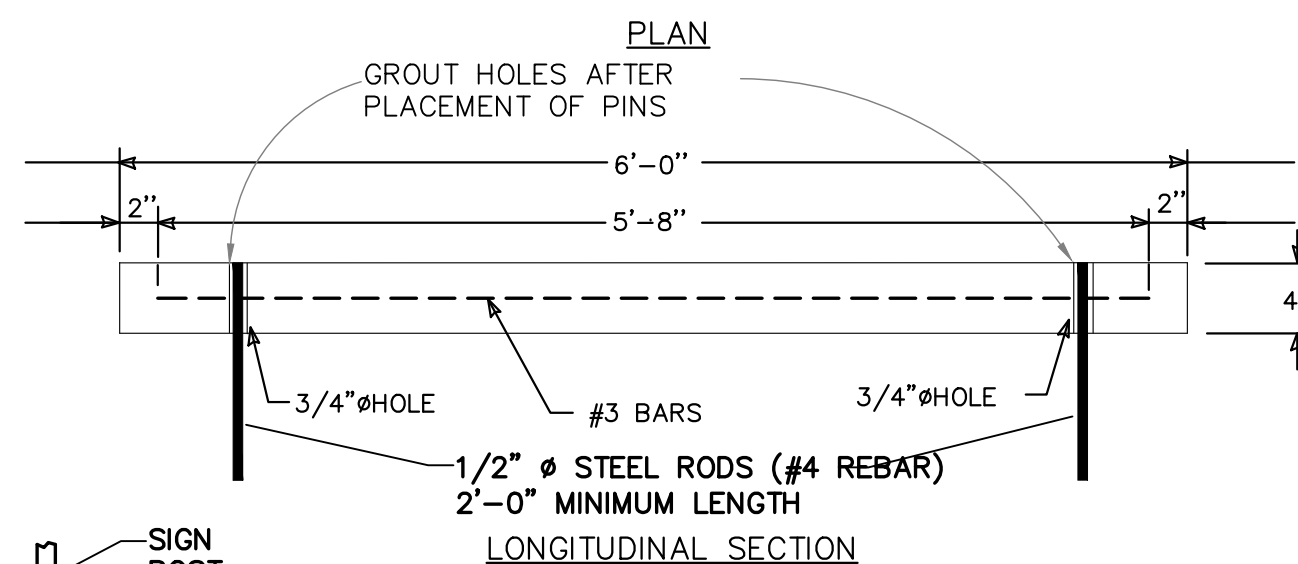
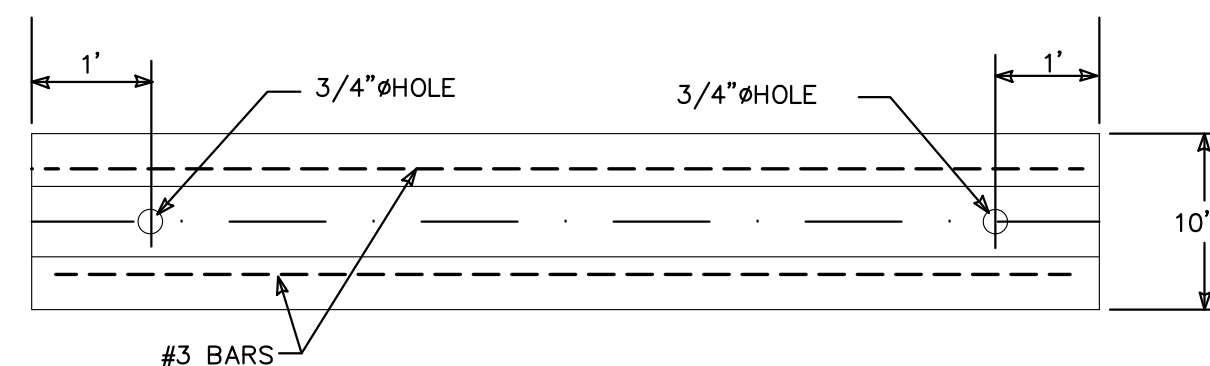
- NON-VAN ACCESSIBLE SPACES  
BOTTOM OF THIS SIGN  
60" MIN. ABOVE GROUND  
ANSI 502.7
- VAN ACCESSIBLE SPACES  
BOTTOM OF THIS SIGN  
60" MIN. ABOVE GROUND  
ANSI 502.7
- SIGN TYPE R7-8 (12"x18")  
SIGN FIELD IS WHITE  
SIGN LETTERING AND BORDER ARE GREEN  
INTERNATIONAL SYMBOL OF ACCESSIBILITY IS WHITE ON A BLUE BACKGROUND
- REQUIRED LANGUAGE PER  
NMSA 197866-7-352.4C  
(Violators are subject to a  
fine and/or towing)
- SIGN TYPE R7-8A (6"x12")  
SIGN FIELD IS WHITE  
SIGN LETTERING AND BORDER ARE GREEN
- REQUIRED LANGUAGE  
(VAN ACCESSIBLE)  
PER ANSI 502.7

NOTE:

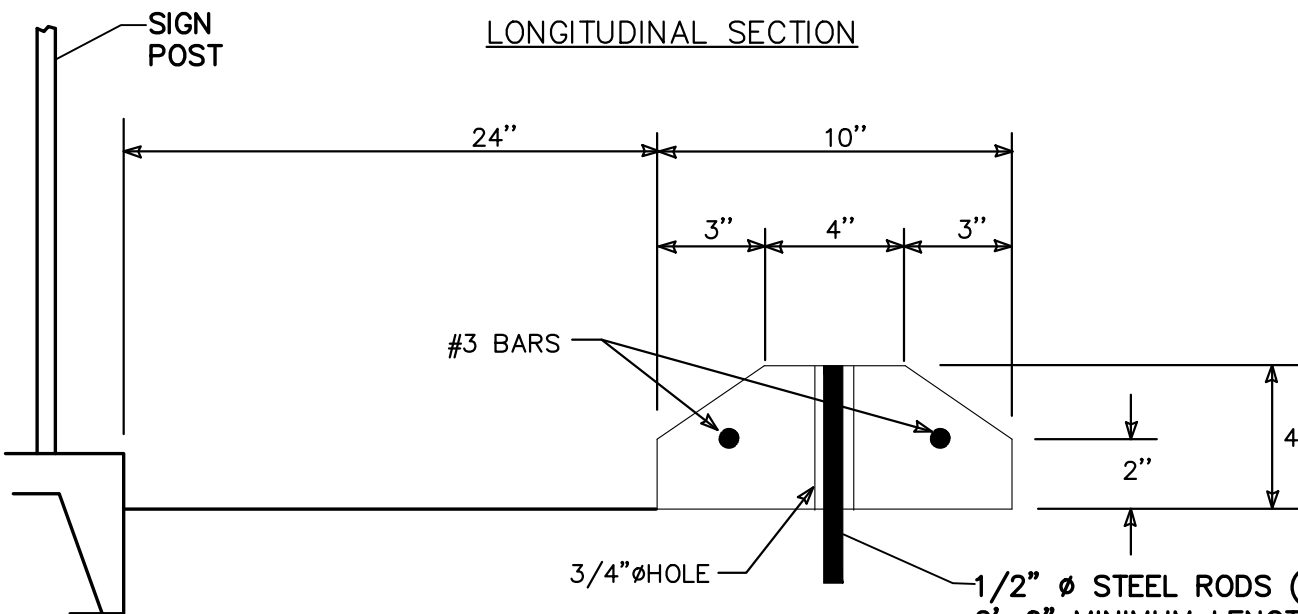
1. MARKINGS WITHIN PRIVATE PARKING LOT SHALL BE PER THIS DETAIL.
2. THESE MARKINGS ARE TO BE PAINTED REFLECTIVE WHITE.

CROSSWALK/PED. CROSSING

NTS



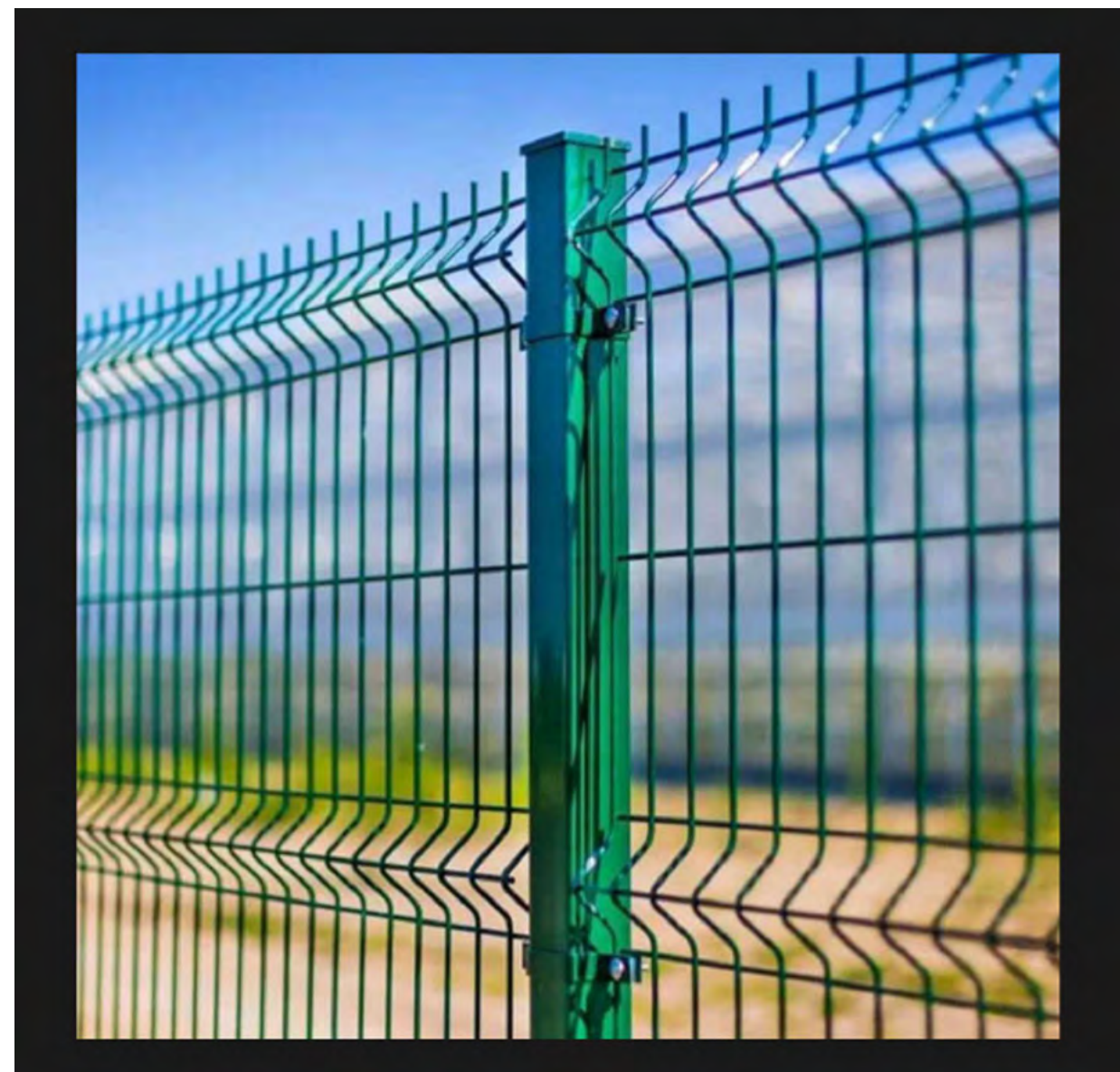
LONGITUDINAL SECTION



CROSS SECTION

WHEEL STOP

NTS

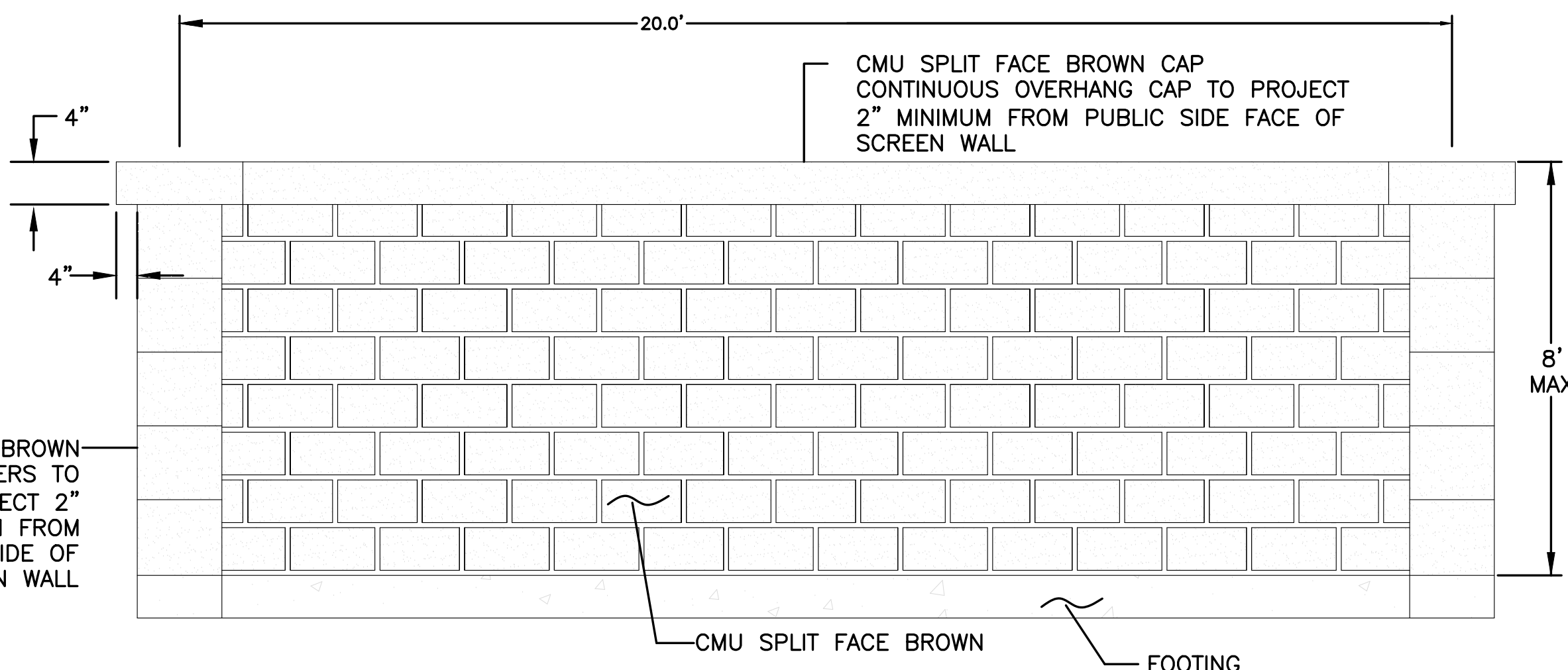


8' TALL V-SHAPED 3D SECURITY FENCE

NTS

TYPICAL CURB  
AND GUTTER

SPLIT FACE BROWN  
PILASTERS TO  
PROJECT 2"  
MINIMUM FROM  
PUBLIC SIDE OF  
SCREEN WALL

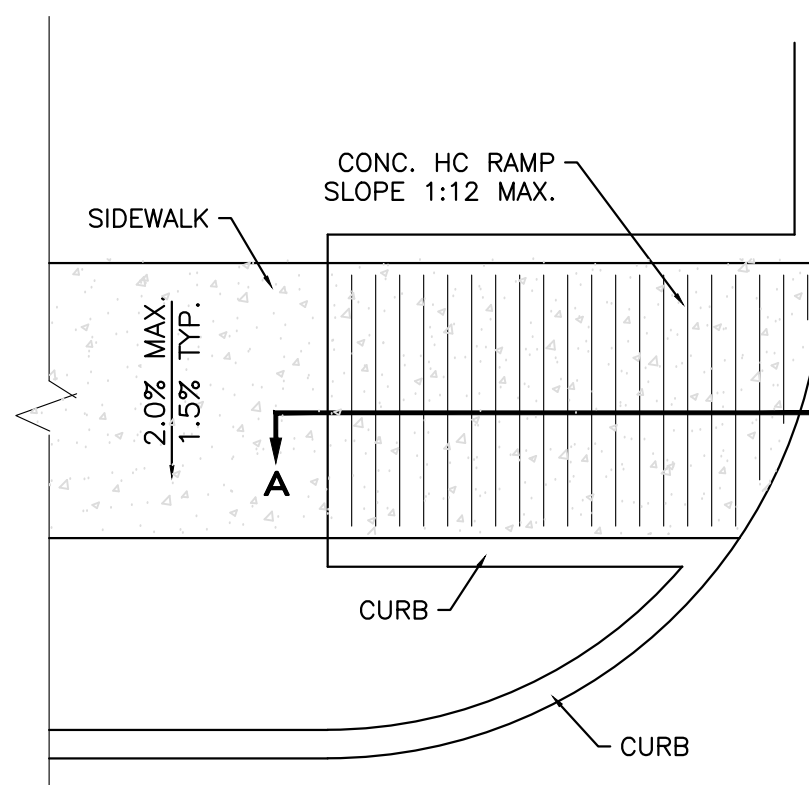


8' SCREENWALL/RETAINING WALL- ELEVATION  
FOR STREET FACING WALL

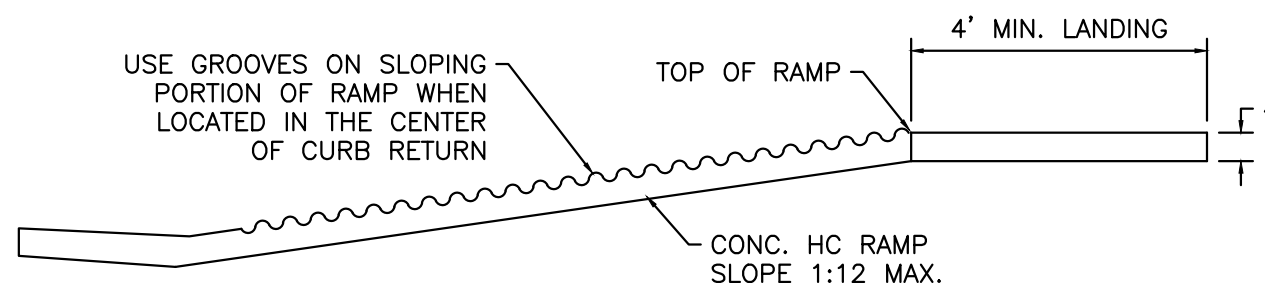
NTS

NOTES:

1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. THE RAMP SHALL BE GROOVED IN A TRANSVERSE PATTERN WITH 1/4" GROOVES APPROXIMATELY 1-1/2" O.C. SEE SECTION A-A.
3. THE BOTTOM OF THE RAMP SHALL HAVE A 1/4" LIP OF 45°.
4. RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.
5. CONSTRUCT PER A.D.A. STANDARDS.



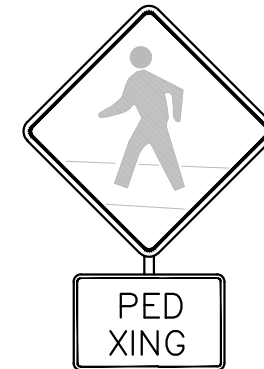
PLAN



SECTION A-A

UNIDIRECTIONAL HC RAMP

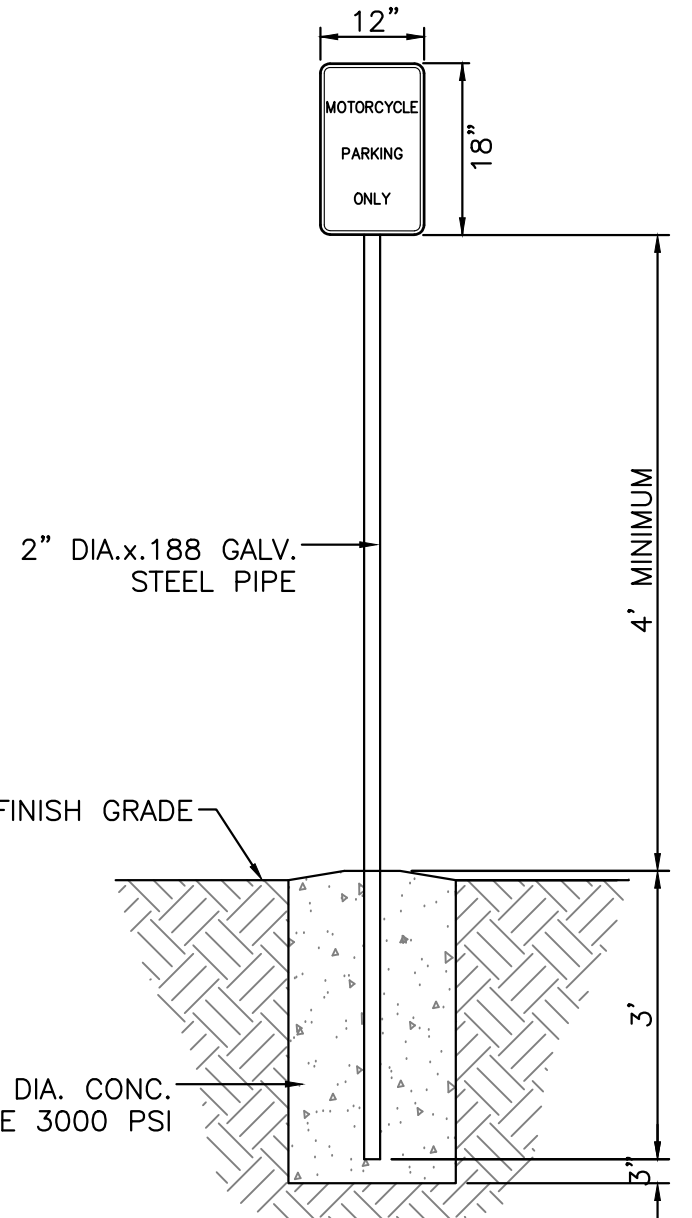
NTS



BLACK LEGEND ON  
YELLOW BACKGROUND  
(W11A-2) (W11A-2P)

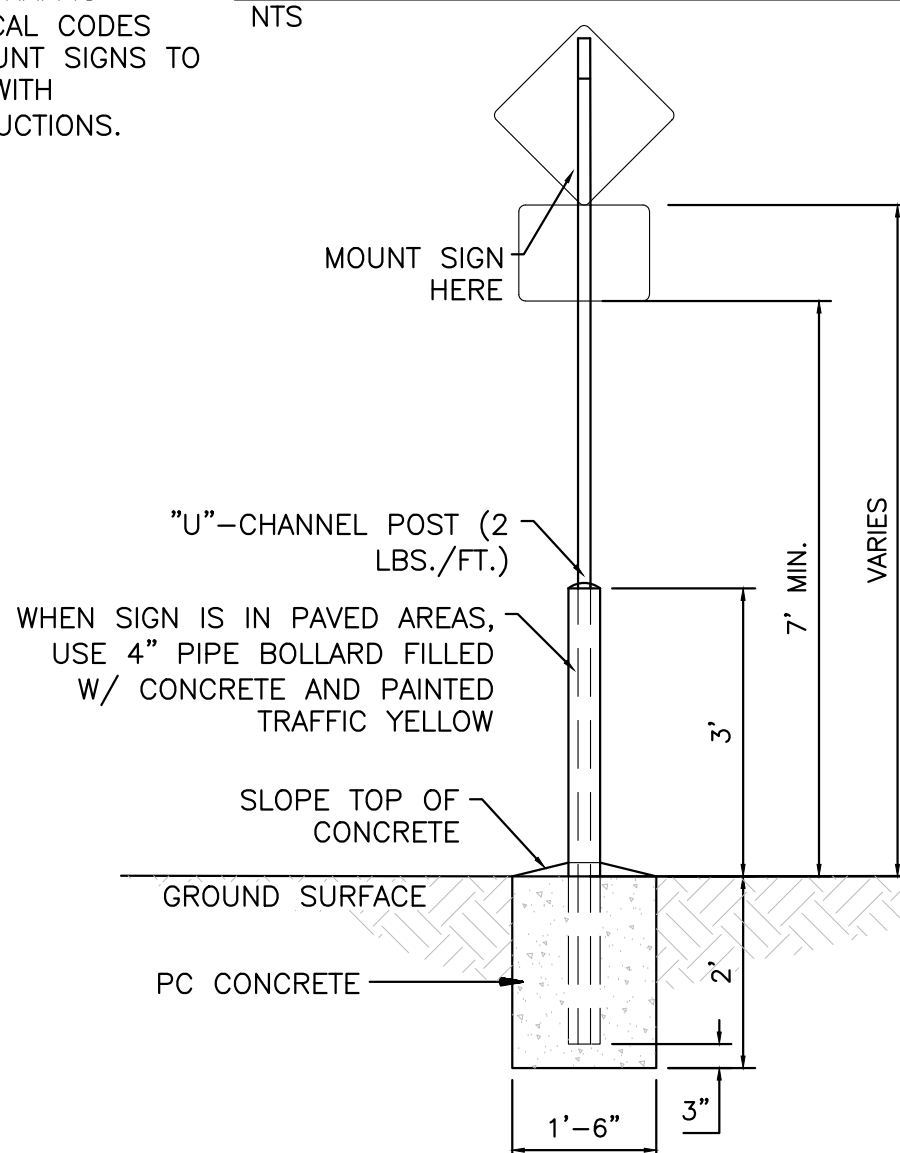
PEDESTRIAN CROSSING SIGN

NTS



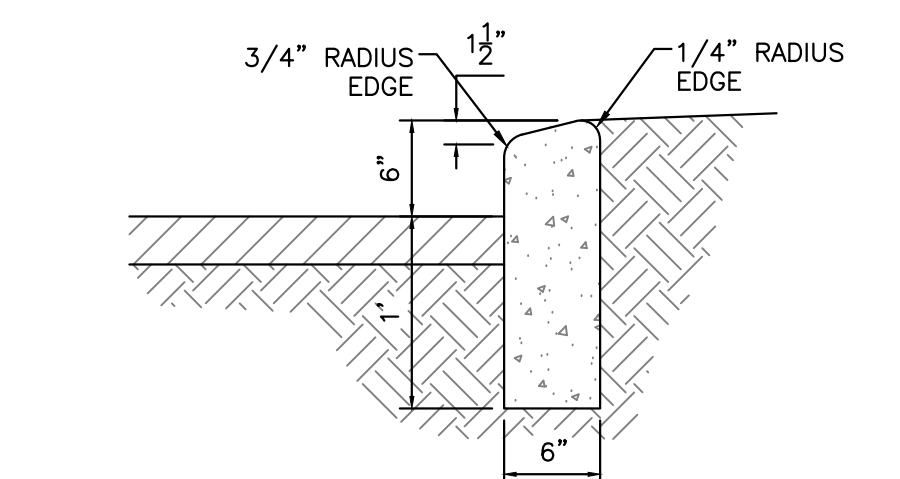
MOTORCYCLE PARKING SIGN

NTS



PEDESTRIAN SIGN BASE

NTS



6" HEADER CURB DETAIL

NTS

- CURB GENERAL NOTES:
1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, PER COA SPECIFICATIONS.
  2. PROVIDE CONTRACTION JTS. 12" MAX., SPACING, 1/2" EXP. JTS. AT CURB RETURNS AND AT A MAX. SPACING OF 120' BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JTS., SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES.
  3. ALL EDGES SHALL BE EDGED WITH A 3/8" RADUIS EDGING TOOL.
  4. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.

REVEL 2.0  
ALBUQUERQUE, NM  
SITE DETAILS

TIERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE, NEW MEXICO 87109  
(505)858-3100

DRAWN BY  
MR  
DATE  
07/01/2026

SHEET #  
3

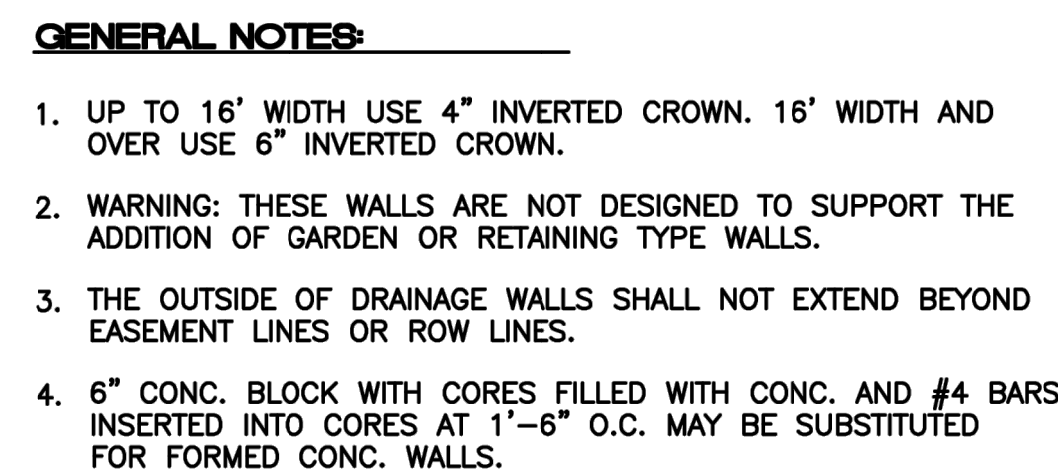
JOB #  
2026001

ENGINEER'S  
SEAL  
RONALD R. BOHANNAN  
NEW MEXICO  
7868  
07/01/2026  
RONALD R. BOHANNAN  
P.E. #7868









**CONSTRUCTION NOTES:**

- A. EXPANSION JOINT
- B. #4 REBARS @ 6" O.C. LONG AND 12" O.C. TRANSVERSE
- C. 6" COMPACTED SOIL 95% ASTM D 1557

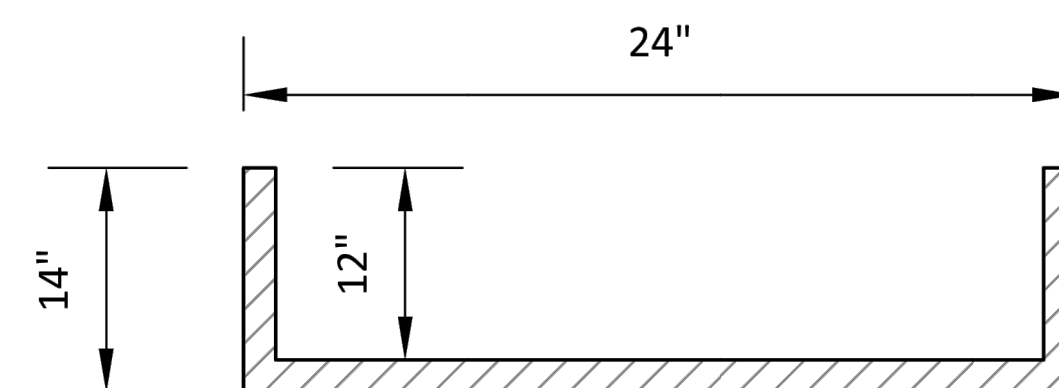


## CONCRETE DRAINAGE RUNDOWN

NTS



NTS



NTS

*Planning Department*  
Alan Varela, Director



April 29, 2026

Jonathan Niski  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, NM, 87109

RE: REVEL 2.0  
1500 DESERT SURF CIR NE  
Conceptual Grading and Drainage Plan  
Engineer's Stamp Date: 04/29/2026  
Hydrology File: F16D003E3  
Case # HYDR-2026-00146

Dear Mr. Niski:

Based upon the information provided in your submittal received 04/29/2026, the Conceptual Grading & Drainage Plan is preliminary approved for action by the Development Facilitation Team (DFT) / Development Hearing Officer (DHO) on Site Plan for Building Permit and platting action.

PRIOR TO BUILDING PERMIT:

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval.

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, [jhughes@cabq.gov](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3314 or [amontoya@cabq.gov](mailto:amontoya@cabq.gov).

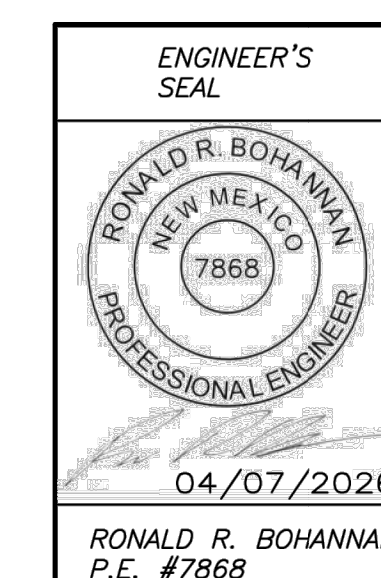
Sincerely,

Anthony Martin

Anthony Montoya, Jr., P.E., C.F.M.  
Senior Engineer, Hydrology  
Planning Department, Development Review Services

Find Hydrology forms and information at: [cabq.gov/planning/development-review-services/hydrology-section](http://cabq.gov/planning/development-review-services/hydrology-section)

Page 1 of 1



|                      |  |
|----------------------|--|
| REVEL 2.0            |  |
| ALBUQUERQUE, NM      |  |
| GRADING AND DRAINAGE |  |
| DETAILS              |  |

**TIERRA WEST, LLC**  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE, NEW MEXICO 87109  
(505)858-3100

DRAWN BY  
MR

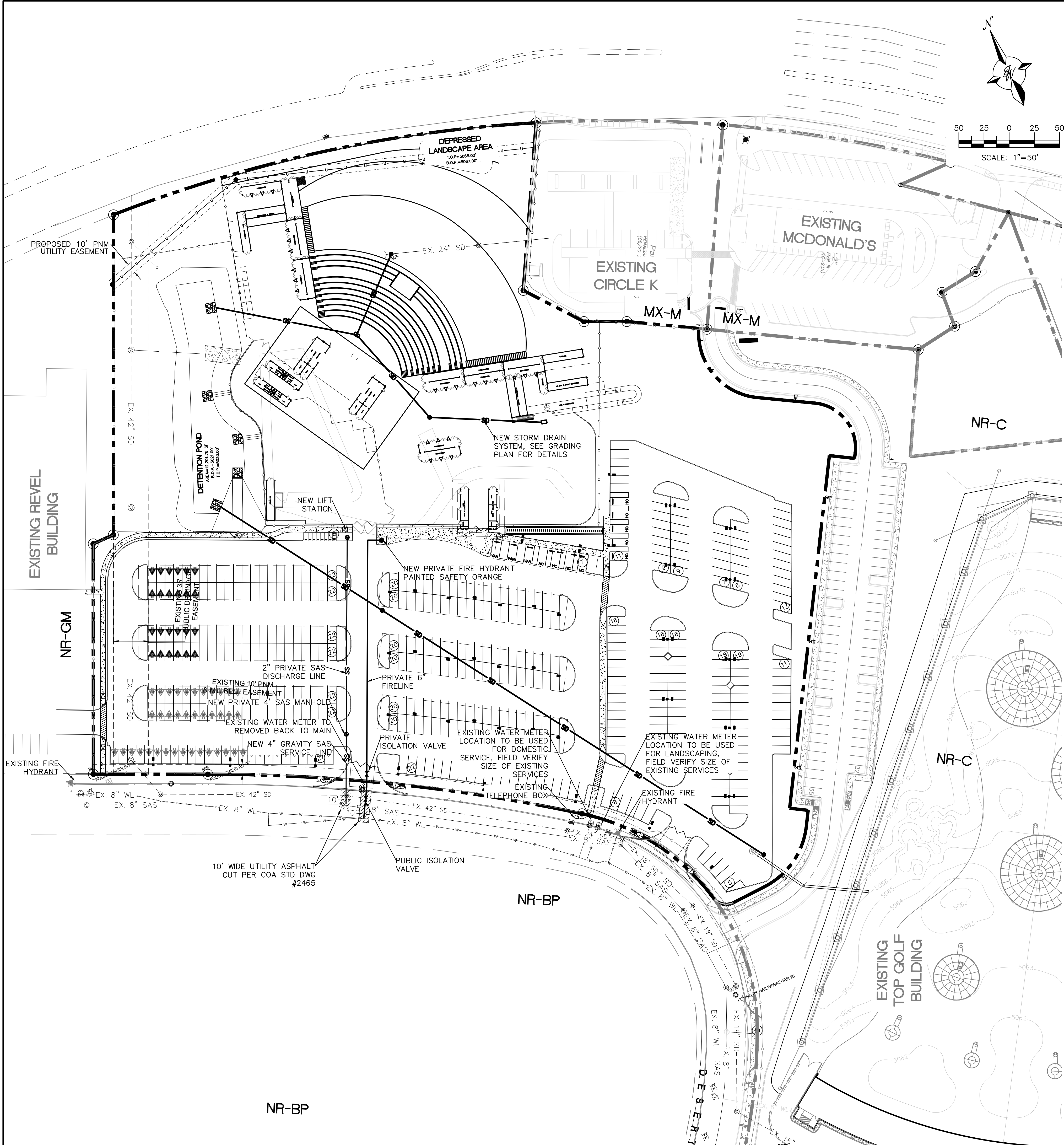
DATE  
04/07/2026

SHEET #

5

JOB #  
2026001





**WATER SHUT-OFF PLAN** SHUT OFF VALVES # 782 AND #269

**WATER SHUTOFF NOTES**

THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF WELL COLLECTORS, TRANSMISSION LINES OR FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [HTTP://WWW.ABCWUA.ORG/WATER\\_SHUT\\_OFF\\_AND\\_TURN\\_ON\\_PROCEDURES.ASPX](http://www.abcwua.org/water_shut_off_and_turn_on_procedures.aspx).

**GENERAL UTILITY NOTES:**

1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH ABCWUA STANDARDS AND SPECIFICATIONS LATEST EDITION.
2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. REFERENCE PLUMBING PLANS FOR WATER LINE RISER LOCATIONS. BACKFLOW PREVENTOR LOCATED INSIDE BUILDING
4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS AT LOCATIONS INDICATED AND AT MID RUN IF LONGER THAN 100'
5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. TO BE PROVIDED IN THE BUILDING
7. ALL EX. SD INLETS AND MH'S SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
10. PNM HAS NUMEROUS ELECTRIC FACILITIES AT THIS SITE CURRENTLY SERVING EXISTING CUSTOMERS. THE APPLICANT SHALL COORDINATE WITH PNM REGARDING THESE EXISTING FACILITIES. ANY RELOCATION, CHANGES OR REALIGNMENT OF EXISTING ELECTRIC UTILITIES WILL BE THE DEVELOPER EXPENSE. IN SOME CASES, RELOCATION OR CHANGES TO EXISTING FACILITIES MAY NOT BE FEASIBLE DUE TO PHYSICAL, USE OR SAFETY CLEARANCE CONSTRAINTS.
11. PNM WILL REVIEW ALL TECHNICAL NEEDS, ISSUES AND SAFETY CLEARANCES FOR ITS ELECTRIC POWER SYSTEMS. ANY EXISTING AND PROPOSED PUBLIC UTILITY EASEMENTS SHALL BE INDICATED ON THE SITE PLAN UTILITY SHEET PRIOR TO DRB REVIEW. PNM'S STANDARD FOR PUBLIC UTILITY EASEMENTS IS 10 FEET IN WIDTH TO ENSURE ADEQUATE, SAFE CLEARANCES.
12. SCREENING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET SURROUNDING ALL GROUND-MOUNTED UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

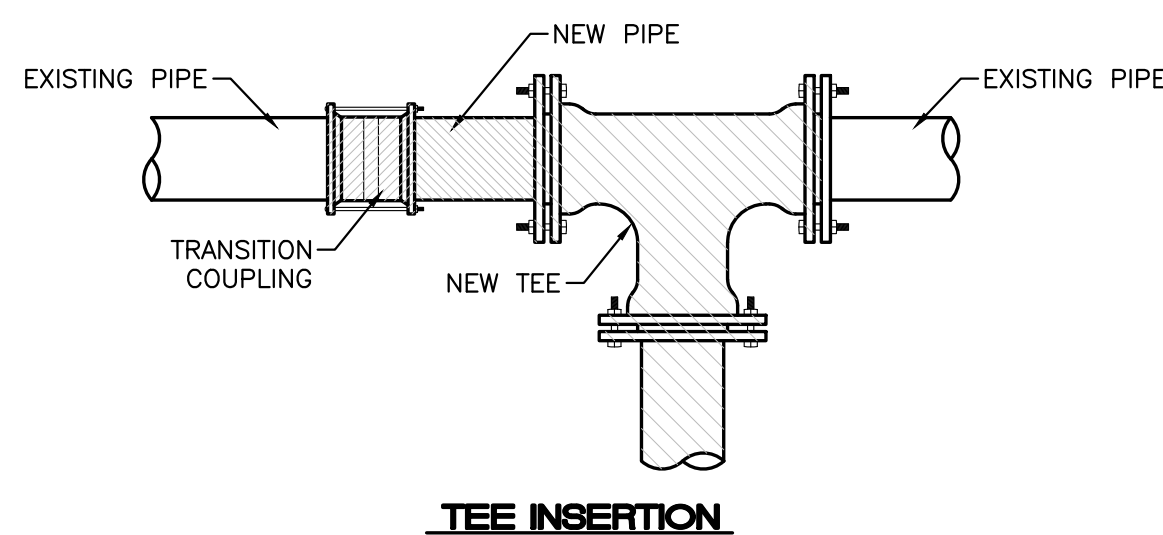
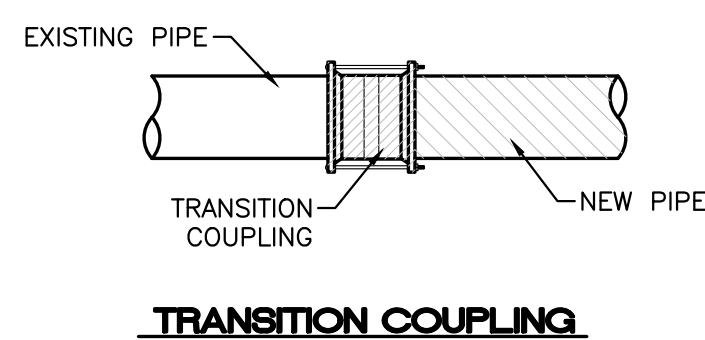
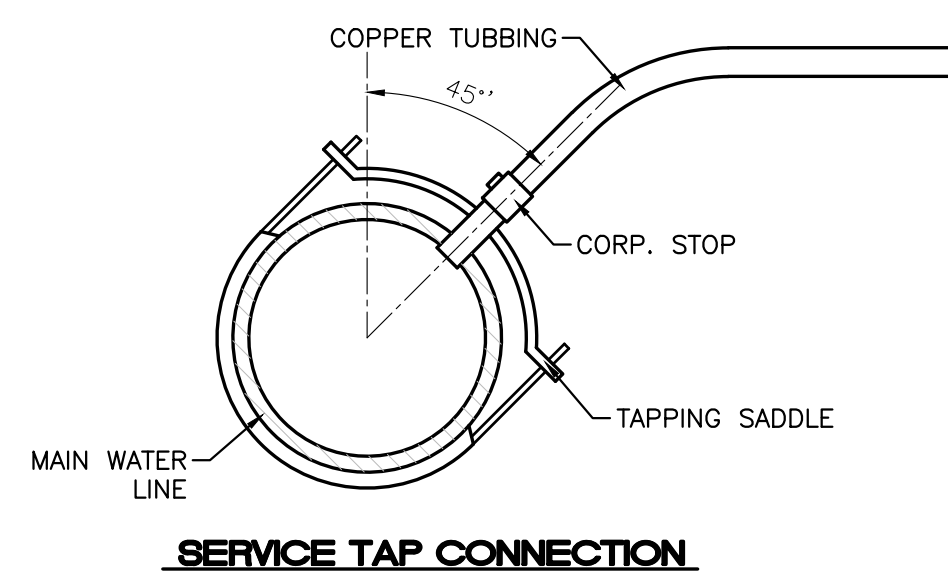
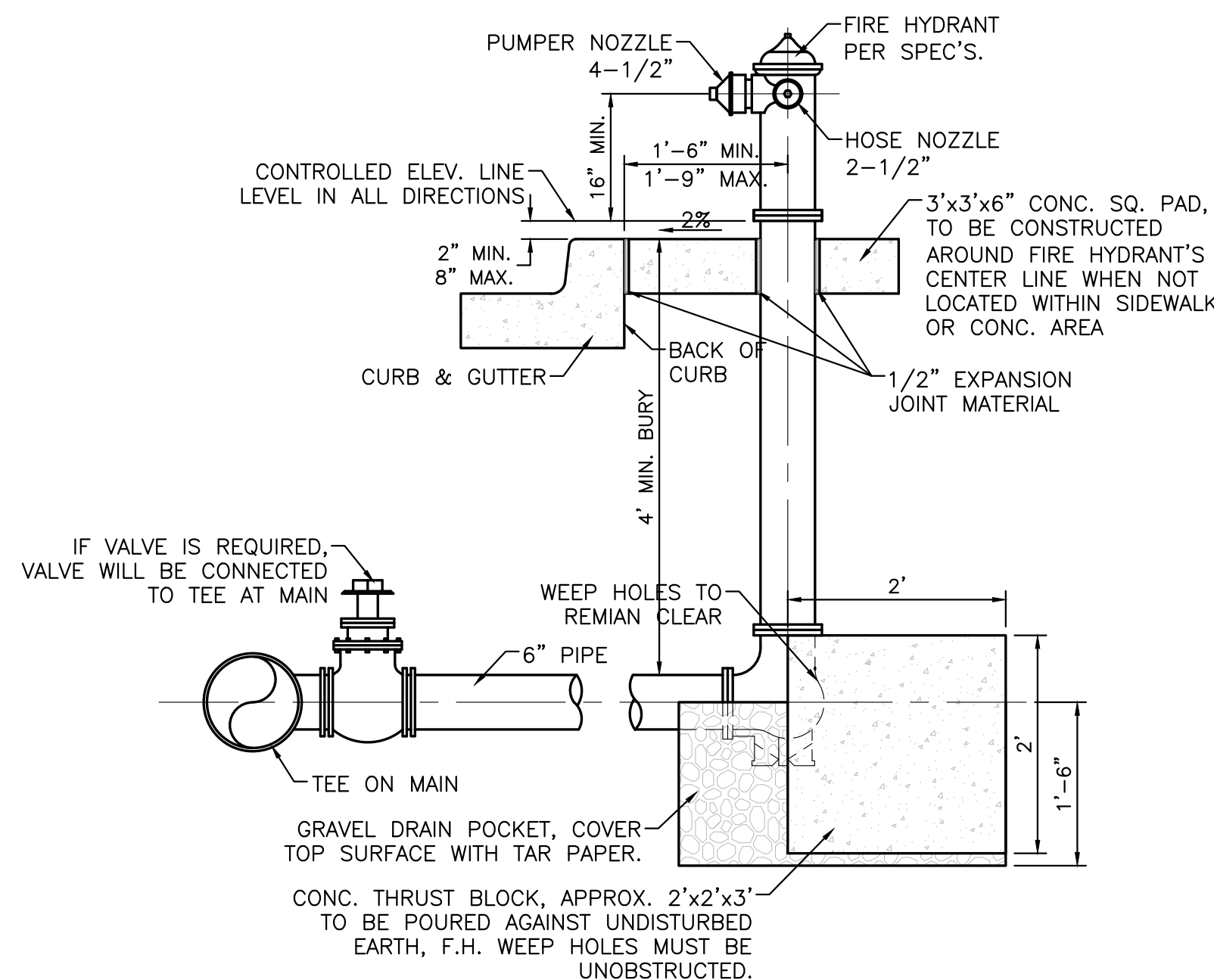
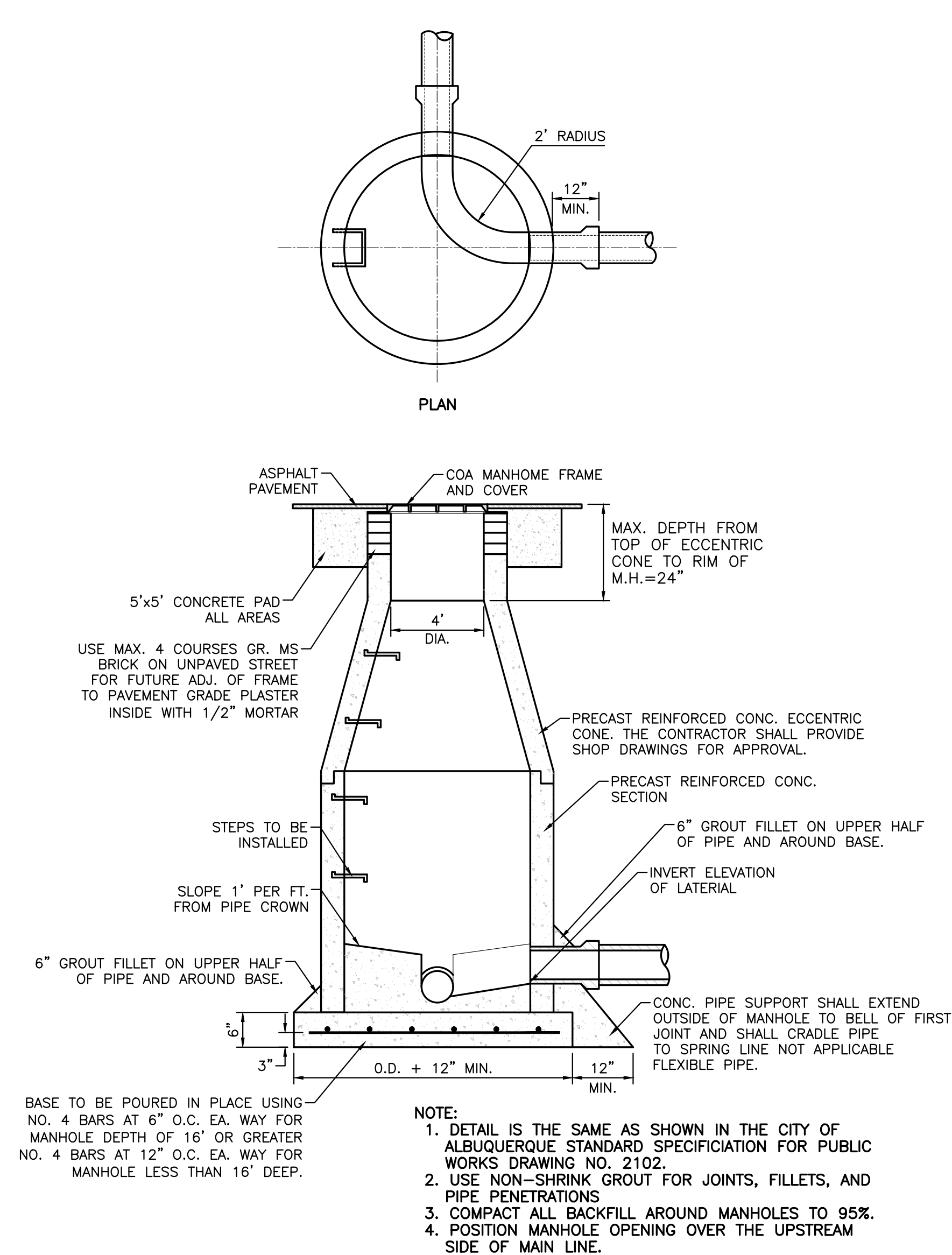
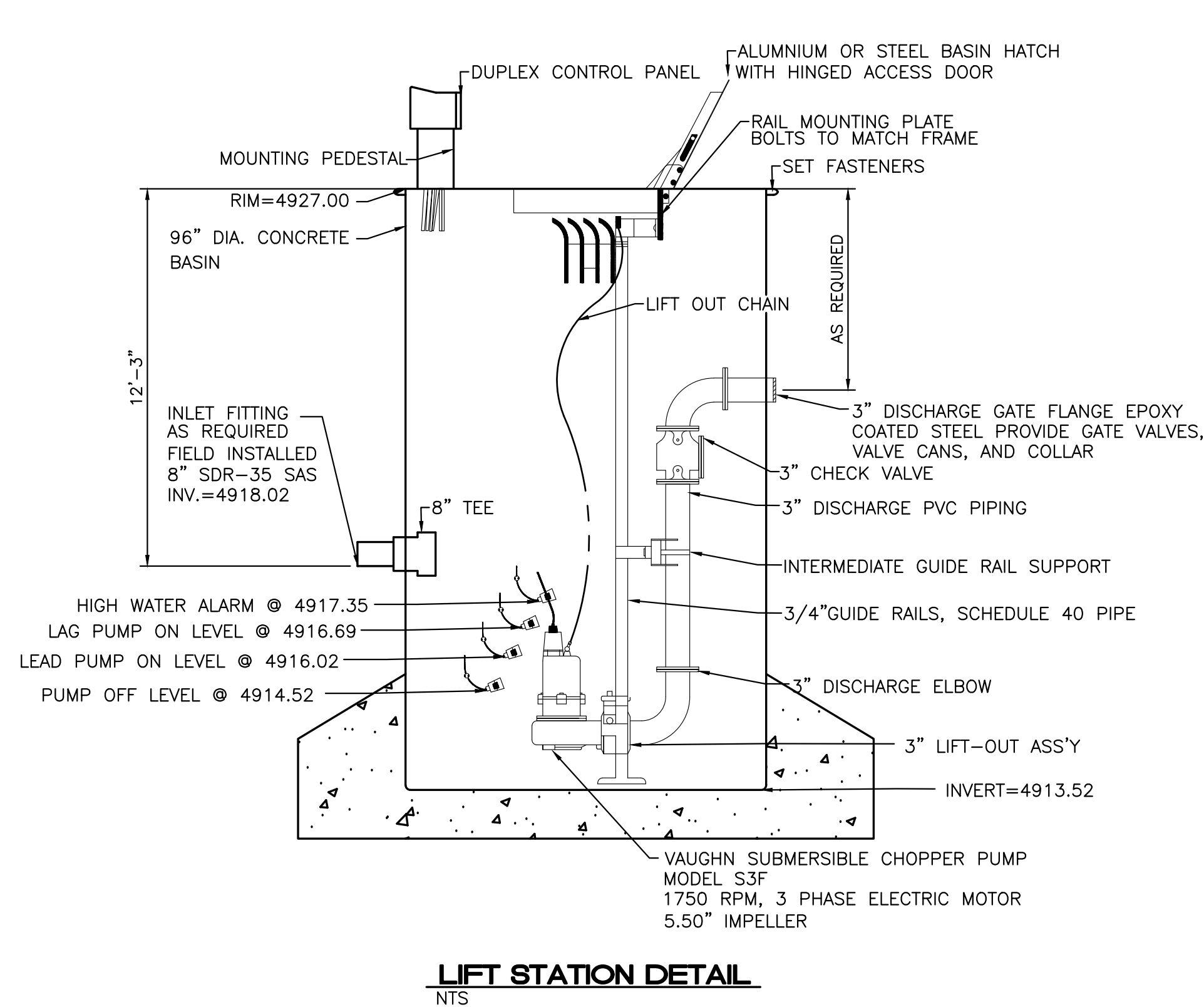
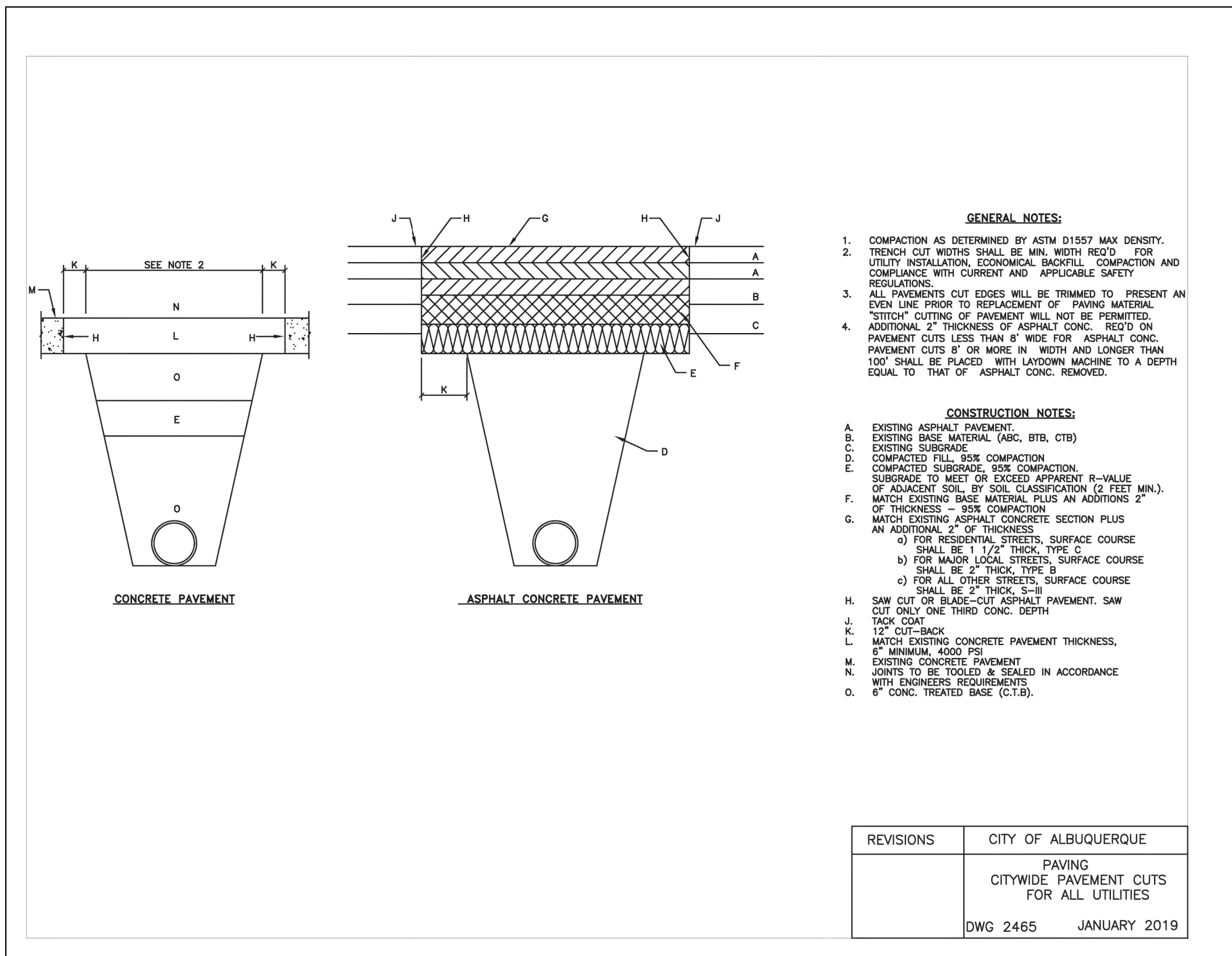
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**CAUTION:**

UNDERGROUND AND/OR OVERHEAD UTILITIES EXIST IN THE AREA. CONTRACTOR SHALL CONTACT NM ONE CALL AT 811 OR WWW.NMONECALL.ORG PRIOR TO CONSTRUCTION IN ORDER TO HAVE UTILITIES LOCATED.

|                                                                                       |                                                                                                                                                              |  |                     |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------|
|  | <b>REVEL 2.0</b><br><b>ALBUQUERQUE, NM</b><br><b>UTILITY PLAN</b>                                                                                            |  | DRAWN<br>BY MR      |
|                                                                                       |                                                                                                                                                              |  | DATE<br>07/01/2026  |
|                                                                                       |                                                                                                                                                              |  | SHEET #<br><b>6</b> |
|                                                                                       | <br>8509 JEFFERSON NE<br>ALBUQUERQUE, NEW MEXICO 87113<br>(505)858-3100 |  | JOB #<br>2026001    |





### WATER CONNECTION DETAILS

NTS

|                                                                                      |                                                                                                                                                 |                                |
|--------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| <div>ENGINEER'S SEAL</div> <div> </div> <div>RONALD R. BOHANNAN<br/>P.E. #7868</div> | <b>REVEL 2.0</b><br><b>ALBUQUERQUE, NM</b><br><b>UTILITY DETAILS</b>                                                                            | DRAWN BY MR<br>DATE 07/01/2026 |
|                                                                                      |                                                                                                                                                 | SHEET #                        |
|                                                                                      | <div> </div> <div>             8509 JEFFERSON NE<br/>             ALBUQUERQUE, NEW MEXICO 87113<br/>             (505)858-3100           </div> | 7                              |
|                                                                                      |                                                                                                                                                 | JOB # 2026001                  |



LANDSCAPE NOTES

Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain landscaping in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Albuquerque Water and IDO Ordinances.

It is the intent of this plan to comply with the City of Albuquerque Landscape Regulations Applicable to Apartments and Nonresidential Development, Revised 6/14.

Water management is the sole responsibility of the Property Owner.

Landscape Gravel without Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas. Contractor shall supply to the owner samples and prices of various gravel samples for approval prior to installing.

25% of landscape area shall be covered with organic mulch. Mulch shall be a minimum of 4" deep in areas as shown on the details. Landscape maintenance shall ensure that all organic mulch areas are maintained and refreshed on a regular basis. Filter Fabric shall not be placed in areas to receive organic mulch.

Landscape shall be watered by a complete underground irrigation system operated by automatic timer.

Landscape shall be installed according to the approved plan. Installation shall be completed within 60 days of the related building's occupancy.

No substitutions or alterations to this plan with out the express written permission of the Landscape Architect, and approval of the City of Albuquerque, approved permit set.

Clear Site Triangle Note: Landscaping and signage will not interfere with clear site requirements. Signs, walls, trees and shrubbery between 3 and 8 feet tall, (as measured from the gutter pan) are not included within the clear site triangle.

DRAINAGE BASIN TREATMENTS

Per City of Albuquerque

The bottom and sides must be seeded with a native mix per City Standard specification 102.2 depending on soil type for that City area. Please reference this native seed selection and the section on plan sheet.

For pond bottoms: Gravel 1/2 to 1 inch mulch. One layer thick, not stacked. Native grass establishment must be achieved by the contractor within a 3 year time frame. Temporary irrigation or water trucks must be used when rain is lacking. Seeds must germinate in one year or reseeded will likely be needed.

Maintenance will be per City of Albuquerque Specification 102.3.1 and 102.3.2.

Contractor must weed the basin during/after the first growing season.

Needs city inspection. Stormwater Quality Ordinance-final stabilization must be accepted by the City.

| Seed Mix 4 Rate:          | BOTANICAL                           |              |
|---------------------------|-------------------------------------|--------------|
| COMMON                    |                                     |              |
| Sideoats Grama 'Niner'    | <i>Bouteloua Curtipendula</i> (35%) | 35 Lb.PLB/AC |
| Blue Grama 'Hachita'      | <i>Bouteloua Gracilis</i> (26%)     | 35 Lb.PLB/AC |
| Galletta 'Viva'           | <i>Hilaria Jamesii</i>              | 20 Lb.PLB/AC |
| Indian Ricegrass 'Paloma' | <i>Oryzopsis hymenoides</i>         | 15 Lb.PLB/AC |
| Sand Dropseed             | <i>Sporobolus Cryptandrus</i> (8%)  | 1 Lb.PLB/AC  |
| Apache Plume              | <i>Fallugia Paradoxa</i> (3%)       | 05 Lb.PLB/AC |
| Winterfat                 | <i>Ceratoides Lanata</i> (9%)       | 05 Lb.PLB/AC |
| Chamisa                   | <i>Chrysothamnus nauseosus</i>      | 02Lb.PLB/AC  |
| Fern Verbena              | <i>Verbena Bipinnatifida</i> (9%)   | 02Lb.PLB/AC  |
| Purple Aster              | <i>Aster Bigelovii</i>              | 05 Lb.PLB/AC |
| Threadleaf Goundsel       | <i>Senecio flaccidus</i>            | 15 Lb.PLB/AC |
| Pinkflower                | <i>Psilostrophe tagetina</i>        | 02Lb.PLB/AC  |

\*Acquire from Plants of The Southwest.



PLANT SCHEDULE

| SYMBOL | QTY    | SIZE    | COMMON / BOTANICAL NAME                                                                             | DIM   | Coverage (sf) | Total Coverage (sf) |
|--------|--------|---------|-----------------------------------------------------------------------------------------------------|-------|---------------|---------------------|
| TREES  |        |         |                                                                                                     |       |               |                     |
|        | 12     | 2' Cal. | Arizona White Oak<br><i>Quercus arizonica</i>                                                       | 40x35 | 962           | 11,544              |
|        | 6      | 6' Ht.  | Austrian Pine<br><i>Pinus nigra</i>                                                                 | 45x25 | 491           | 2,946               |
|        | 11     | 2' Cal. | Grape Myrtle<br><i>Lagerstroemia indica</i>                                                         | 15x12 | 113           | 1,243               |
|        | 9      | 2' Cal. | Desert Willow<br><i>Chilopsis linearis</i>                                                          | 20x25 | 491           | 4,419               |
|        | 15     | 2' Cal. | Gambel Oak<br><i>Quercus gambeli</i>                                                                | 15x25 | 491           | 1,365               |
|        | 50     | 2' Cal. | Gladiator™ Crabapple<br><i>Molus x adstringens Durtel</i>                                           | 15x12 | 113           | 5,650               |
|        | 22     | 2' Cal. | Golden Rain Tree<br><i>Koeleruteria paniculata</i>                                                  | 30x25 | 491           | 10,802              |
|        | 20     | 2' Cal. | Redbud<br><i>Cercis canadensis</i> Pink pom poms                                                    | 20x12 | 113           | 2,260               |
|        | 3      | 2' Cal. | Rio Grande Cottonwood<br><i>Populus deltoides wislizeni</i>                                         | 80x60 | 2,826         | 8,418               |
|        | 21     | 2' Cal. | Royal Raindrops® Crabapple<br><i>Molus x JFS-KWS</i>                                                | 15x15 | 171           | 3,111               |
|        | 169    |         | SUBTOTAL                                                                                            |       |               | 58,424              |
| SHRUBS |        |         |                                                                                                     |       |               |                     |
|        | 37     | 5 gal.  | Apache Plume<br><i>Fallugia paradoxa</i>                                                            | 6x5   | 20            | 140                 |
|        | 24     | 5 gal.  | Buffalo Juniper<br><i>Juniperus sabina</i> 'Buffalo'                                                | 1x8   | 50            | 1200                |
|        | 21     | 5 gal.  | Chamisa<br><i>Ericameria nauseosa</i>                                                               | 6x5   | 20            | 420                 |
|        | 31     | 5 gal.  | Feather Seed Grass<br><i>Calamagrostis x acutiflora</i> Karl Foster                                 | 2x2   | 3             | 93                  |
|        | 13     | 5 gal.  | Fernbush<br><i>Chamaebatia millefolium</i>                                                          | 6x6   | 28            | 364                 |
|        | 11     | 5 gal.  | Gro-Low Fragrant Sumac<br><i>Rhus aromatica</i> 'Gro-Low'                                           | 3x8   | 50            | 550                 |
|        | 3      | 5 gal.  | Indian Hawthorn<br><i>Raphiolepis indica</i>                                                        | 6x4   | 13            | 39                  |
|        | 40     | 5 gal.  | Knock Out Rose<br><i>Rosa shrub</i> 'Knock Out'                                                     | 6x4   | 13            | 520                 |
|        | 66     | 5 gal.  | Oriental Fountain Grass<br><i>Pennisetum orientale</i>                                              | 3x3   | 7             | 462                 |
|        | 2      | 5 gal.  | Palm Yucca<br><i>Yucca faxoniana</i>                                                                | 15x6  | 28            | 56                  |
|        | 51     | 5 gal.  | Red Yucca<br><i>Hesperaloe parviflora</i>                                                           | 3x3   | 7             | 357                 |
|        | 45     | 5 gal.  | Russian Sage<br><i>Salvia var yag</i>                                                               | 4x5   | 20            | 900                 |
|        | 6      | 5 gal.  | Scotch Broom<br><i>Cytisus scoparius</i>                                                            | 1x6   | 28            | 168                 |
|        | 8      | 5 gal.  | Yellow Bird of Paradise<br><i>Caesalpinia gilliesii</i>                                             | 10x8  | 50            | 400                 |
|        | 358    |         | SUBTOTAL                                                                                            |       |               | 6,269               |
|        | 28     | 2-3cf   | Boulders<br>To be placed at contractor discretion                                                   |       |               |                     |
|        | 19,273 |         | Landscape Gravel, 3" Depth<br>3/4" Crushed (sf)<br>Submit samples of gravel and cobble for approval |       |               |                     |
|        | 13,320 |         | Over-size Landscape Gravel<br>2-4" (sf)<br>Submit samples of gravel and cobble for approval         |       |               |                     |
|        | 20,838 |         | Native Seed (sf)                                                                                    |       |               |                     |
|        | 20,022 |         | Organic Mulch (refer to IDO sheet)                                                                  |       |               |                     |
|        | 83,214 |         | Total Landscape Area (Off-site and On-site)                                                         |       |               |                     |

LANDSCAPE CALCULATIONS

|                                                                            |            |
|----------------------------------------------------------------------------|------------|
| TOTAL LOT AREA (sf)                                                        | 401,549.41 |
| LANDSCAPE REQUIREMENT (sf)                                                 | X0.15      |
| TOTAL LANDSCAPE REQUIRED (15%) (sf)                                        | 60,232.42  |
| TOTAL ON-SITE LANDSCAPE PROVIDED (sf)                                      | 11,821     |
| TREE CANOPIES AND GROUND-LEVEL PLANTS REQUIRED (15%)                       | 45,114     |
| TREE CANOPIES AND GROUND-LEVEL PLANTS PROVIDED (sf)                        | 96,563     |
| GROUND-LEVEL PLANTS REQUIRED (sf)<br>(25% of Required Vegetation Coverage) | 11,293     |
| GROUND-LEVEL PLANTS PROVIDED (sf)                                          | 27,104     |

|  |      |                                                                                                                        |                    |
|--|------|------------------------------------------------------------------------------------------------------------------------|--------------------|
|  | SEAL | Revel Amphitheater<br>DESERT SURF CIRCLE NE                                                                            | DRAWN BY<br>FV     |
|  |      | LANDSCAPE PLAN                                                                                                         | DATE<br>05/04/2026 |
|  |      | TIERRA WEST, LLC<br>5571 MIDWAY PARK PL NE<br>ALBUQUERQUE, NEW MEXICO 87109<br>(505) 858-3100<br>www.tierrawestllc.com | Approved By:<br>DM |
|  |      |                                                                                                                        | SHEET #<br>LS-101  |
|  |      |                                                                                                                        | JOB #<br>2026-013  |



| BUILDING AREAS |                             |                       |      |
|----------------|-----------------------------|-----------------------|------|
| LEVEL          | LAND USE                    | FUNCTION              | AREA |
| 1              | AMPHITHEATER INCIDENTAL USE | BATTERY STORAGE       | 320  |
| 1              | AMPHITHEATER INCIDENTAL USE | BOX OFFICE/FIRST AID  | 320  |
| 1              | AMPHITHEATER INCIDENTAL USE | BOX OFFICE/FIRST AID  | 320  |
| 1              | AMPHITHEATER INCIDENTAL USE | RESTAURANT            | 640  |
| 1              | AMPHITHEATER INCIDENTAL USE | RESTAURANT            | 640  |
| 1              | AMPHITHEATER INCIDENTAL USE | RESTAURANT            | 640  |
| 1              | AMPHITHEATER INCIDENTAL USE | RESTAURANT            | 640  |
| 1              | AMPHITHEATER INCIDENTAL USE | BAR                   | 640  |
| 1              | AMPHITHEATER INCIDENTAL USE | CONTROL AREA/OFFICE   | 320  |
| 1              | AMPHITHEATER INCIDENTAL USE | CONTROL AREA          | 160  |
| 1              | AMPHITHEATER INCIDENTAL USE | SPECTATOR BOX         | 160  |
| 1              | AMPHITHEATER INCIDENTAL USE | DRESSING ROOMS        | 320  |
| 1              | AMPHITHEATER INCIDENTAL USE | DRESSING ROOMS        | 320  |
| 1              | AMPHITHEATER INCIDENTAL USE | RESTROOM              | 640  |
| 1              | AMPHITHEATER INCIDENTAL USE | RESTROOM              | 640  |
| 1              | AMPHITHEATER INCIDENTAL USE | RESTROOM              | 320  |
| 1              | AMPHITHEATER INCIDENTAL USE | RESTROOM              | 480  |
| 1              | AMPHITHEATER INCIDENTAL USE | STORAGE               | 640  |
| 1              | AMPHITHEATER INCIDENTAL USE | STORAGE               | 320  |
| 1              | AMPHITHEATER INCIDENTAL USE | STORAGE               | 320  |
| 1              | AMPHITHEATER INCIDENTAL USE | STORAGE               | 320  |
| 2              | AMPHITHEATER INCIDENTAL USE | GENERAL RETAIL, SMALL | 480  |
| 2              | AMPHITHEATER INCIDENTAL USE | GENERAL RETAIL, SMALL | 320  |
| 2              | AMPHITHEATER INCIDENTAL USE | RESTAURANT            | 640  |
| 2              | AMPHITHEATER INCIDENTAL USE | GENERAL RETAIL, SMALL | 320  |
| 2              | AMPHITHEATER INCIDENTAL USE | RESTAURANT            | 640  |
| 2              | AMPHITHEATER INCIDENTAL USE | RESTROOMS             | 160  |
| 2              | AMPHITHEATER INCIDENTAL USE | STORAGE               | 160  |
| 2              | AMPHITHEATER INCIDENTAL USE | STORAGE               | 160  |
| 2              | AMPHITHEATER INCIDENTAL USE | BAR                   | 160  |
| 2              | AMPHITHEATER INCIDENTAL USE | SPECTATOR BOX         | 425  |
| 2              | AMPHITHEATER INCIDENTAL USE | SPECTATOR BOX         | 425  |
| 2              | AMPHITHEATER INCIDENTAL USE | OFFICE                | 215  |
| 2              | AMPHITHEATER INCIDENTAL USE | OFFICE                | 215  |
| 2              | AMPHITHEATER INCIDENTAL USE | DRESSING ROOMS        | 320  |
| 3              | AMPHITHEATER INCIDENTAL USE | RESTAURANT            | 320  |
| 3              | AMPHITHEATER INCIDENTAL USE | RESTAURANT            | 480  |
| 3              | AMPHITHEATER INCIDENTAL USE | STORAGE               | 320  |
| 3              | AMPHITHEATER INCIDENTAL USE | STORAGE               | 320  |
| 3              | AMPHITHEATER INCIDENTAL USE | SPECTATOR BOX         | 320  |

TOTAL BUILDING AREA 15520

| BUILDING AREA BY TYPE       |                       |      |
|-----------------------------|-----------------------|------|
| LAND USE                    | FUNCTION              | AREA |
| AMPHITHEATER INCIDENTAL USE | BATTERY STORAGE       | 320  |
| AMPHITHEATER INCIDENTAL USE | BAR                   | 800  |
| AMPHITHEATER INCIDENTAL USE | BOX OFFICE/FIRST AID  | 640  |
| AMPHITHEATER INCIDENTAL USE | CONTROL AREA/OFFICE   | 480  |
| AMPHITHEATER INCIDENTAL USE | DRESSING ROOMS        | 960  |
| AMPHITHEATER INCIDENTAL USE | GENERAL RETAIL, SMALL | 1120 |
| AMPHITHEATER INCIDENTAL USE | OFFICE                | 430  |
| AMPHITHEATER INCIDENTAL USE | RESTAURANT            | 4640 |
| AMPHITHEATER INCIDENTAL USE | RESTROOM              | 2240 |
| AMPHITHEATER INCIDENTAL USE | SPECTATOR BOX         | 1330 |
| AMPHITHEATER INCIDENTAL USE | STORAGE               | 2560 |

TOTAL BUILDING AREA 15520

| BUILDING MATERIALS        |                  |                            |
|---------------------------|------------------|----------------------------|
| ELEMENT                   | MATERIAL         | COLOR                      |
| CONTAINERS                | PAINTED METAL    | TURQUOISE BLUE             |
| GUARDS AND RAILINGS       | PAINTED METAL    | CHARCOAL GRAY              |
| EXPOSED TRUSS STRUCTURES  | PAINTED METAL    | CHARCOAL GRAY              |
| ROOFING                   | METAL            | WHITE                      |
| COLUMN BASES              | EXPOSED CONCRETE | NATURAL CONCRETE           |
| STAGE                     | EXPOSED CONCRETE | NATURAL CONCRETE           |
| COMPACTOR ENCLOSURE       | EXPOSED CONCRETE | NATURAL CONCRETE           |
| PV/PARKING ROOF STRUCTURE | PAINTED METAL    | CHARCOAL GRAY              |
| BERM STAIRS               | COMPOSITE WOOD   | BROWN                      |
| BERM                      | SYNTHETIC TURF   | GREEN                      |
| STAIRS                    | STEEL            | CHARCOAL GRAY              |
| RAMPS                     | CONCRETE/STEEL   | RAW CONCRETE/CHARCOAL GRAY |
| COURTYARD                 | SYNTHETIC TURF   | GREEN                      |
| COURTYARD WALKWAYS        | COLORED CONCRETE | RAW CONCRETE               |
| DANCE FLOOR ACCENT AREA   | COLORED CONCRETE | LIGHT BROWN                |

A3 SITE PLAN - EPC

1" = 40'-0"







## LEVEL 1 - EPC

---

1" = 20'-0"

# EPC SITE PLAN - NOT FOR CONSTRUCTION

26002  
A-101

DRAWN BY: MC  
CHECKED BY: DD, KDE  
DATE : APR 08, 2026

1500 DESERT SURF NE, ALBUQUERQUE, NM 87102

DANIEL CHAVEZ

DANIEL C. VALEZ  
4425 TOWNER AVENUE NE, ALBUQUERQUE, NM 87110

302 central ave se  
albuquerque, nm 87102  
ph 505.242.2851 regenerative design

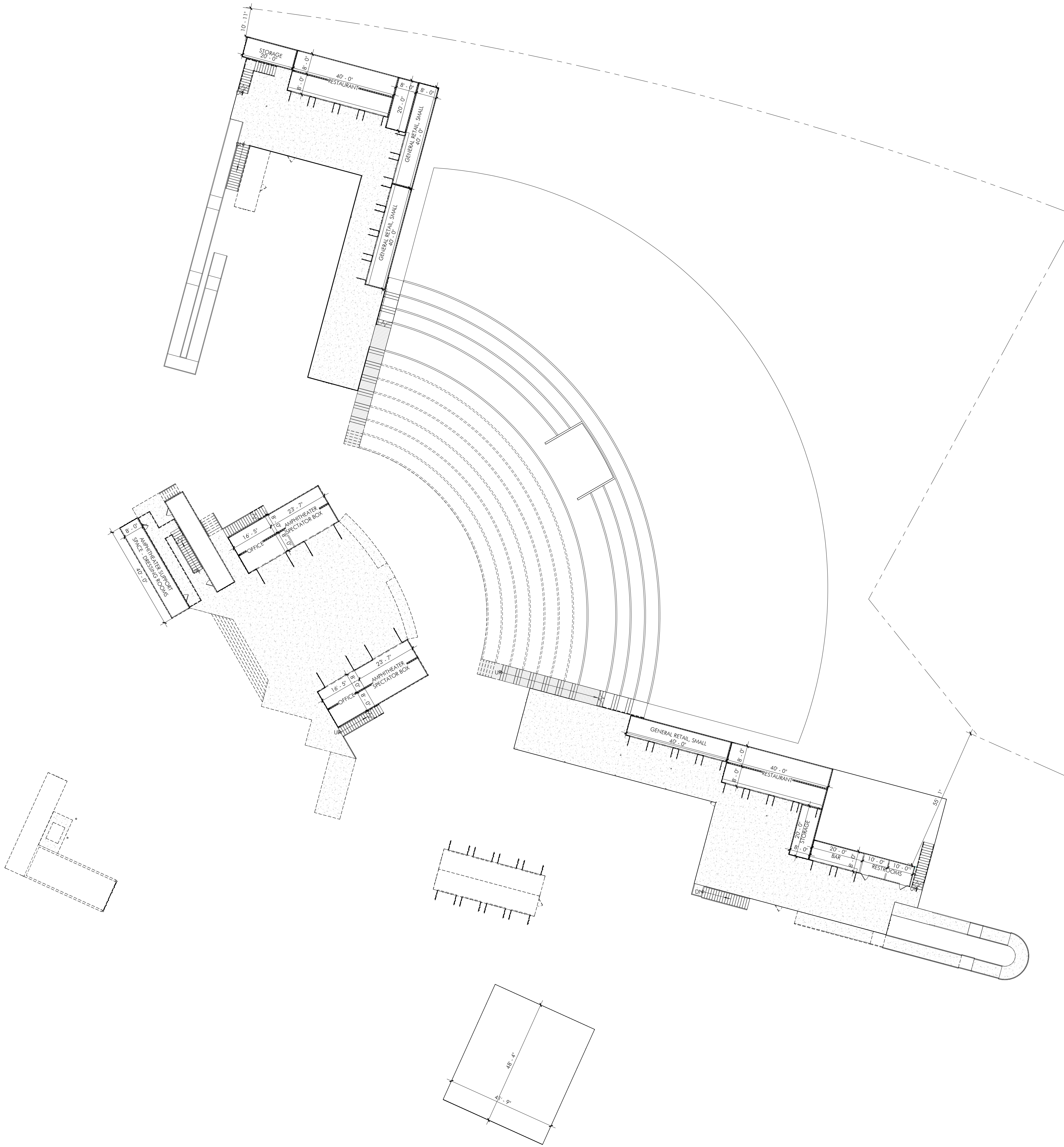
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A  
B  
C  
D  
E  
F  
G  
H



**A4** LEVEL 2 - EPC  
1" = 20'-0"

# EPC SITE PLAN - NOT FOR CONSTRUCTION

EPC SUBMITTAL  
DRAWN BY: NIC  
CHECKED BY: DD, KDB  
DATE: APR 08, 2026

FLOOR PLAN

26002  
A-102

REVEL AMPHITHEATER  
1500 DESERT SURF NE, ALBUQUERQUE, NM 87102  
DANIEL CHAVEZ  
4425 TOWNER AVENUE NE, ALBUQUERQUE, NM 87110

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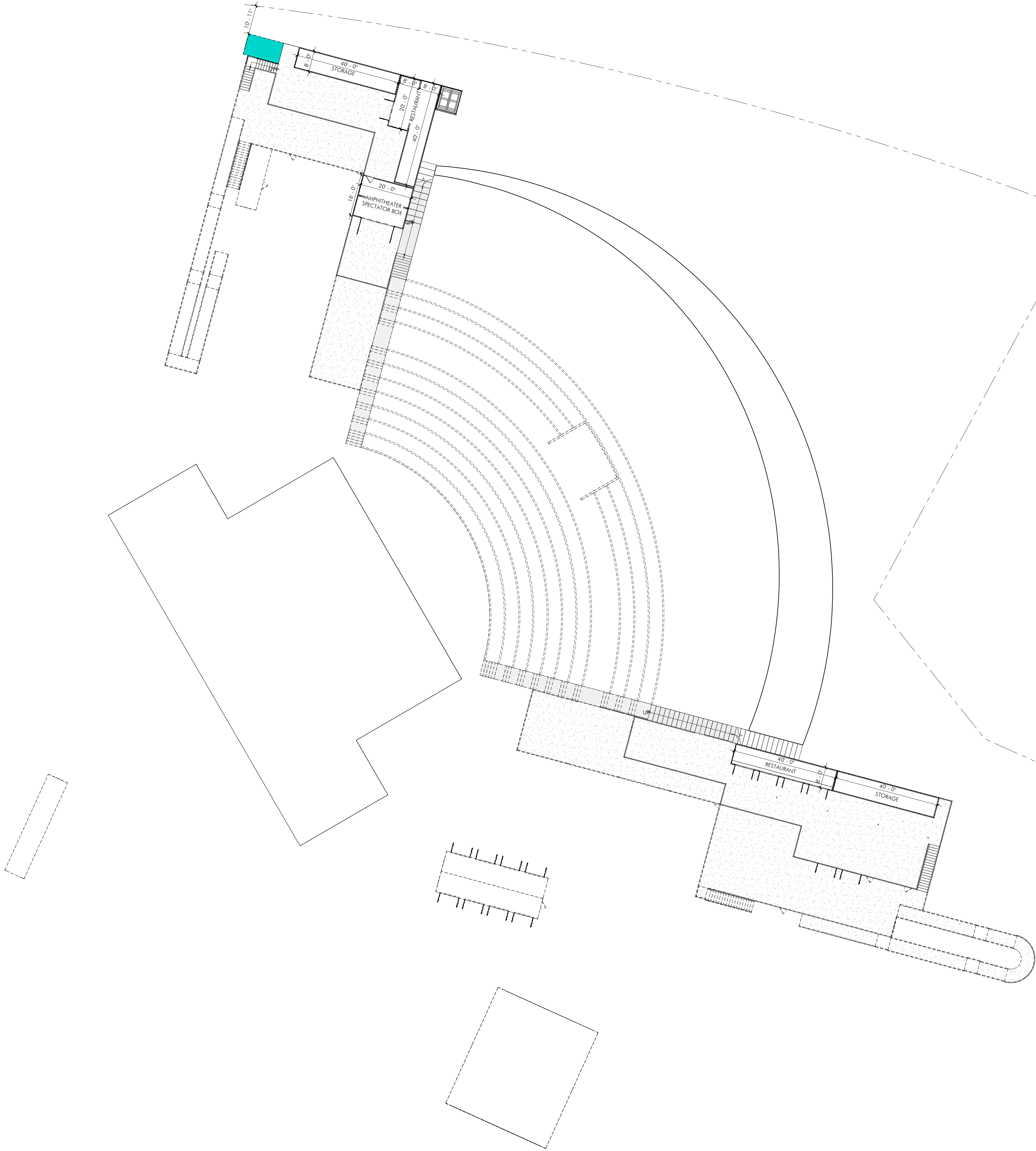
A  
B  
C  
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E  
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H



A4

LEVEL 3 - EPC

1" = 20'-0"



# EPC SITE PLAN - NOT FOR CONSTRUCTION

EPC SUBMITTAL

DRAWN BY: NIC  
CHECKED BY: DD, KDB  
DATE: APR 08, 2026

REVEL AMPHITHEATER  
1500 DESERT SURF NE, ALBUQUERQUE, NM 87102  
DANIEL CHAVEZ  
4425 TOWNER AVENUE NE, ALBUQUERQUE, NM 87110

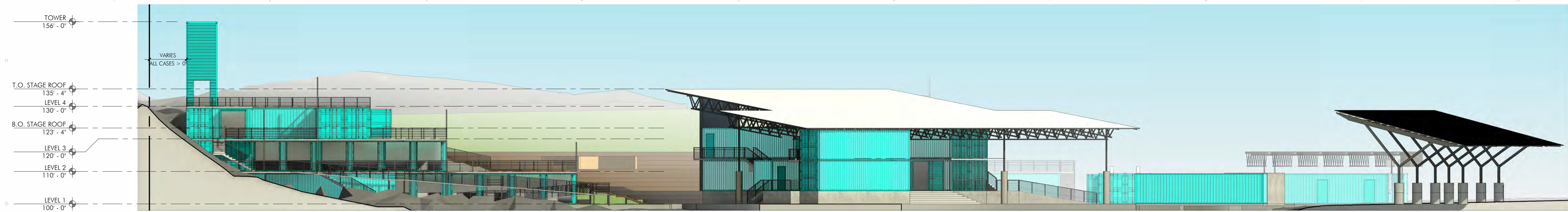
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albuquerque, nm 87102  
ph 505.242.2851  
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FLOOR PLAN

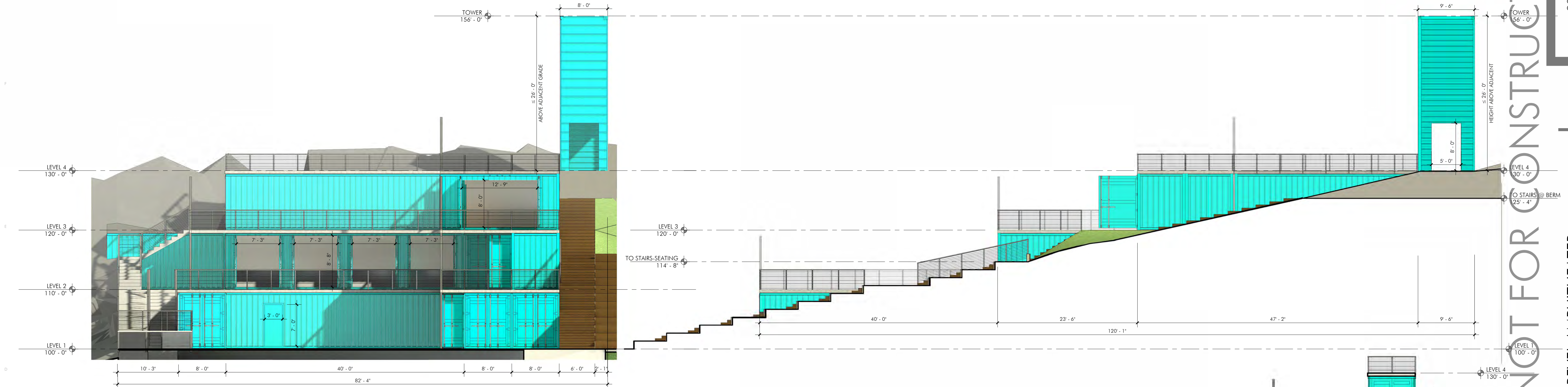
26002  
**A-103**





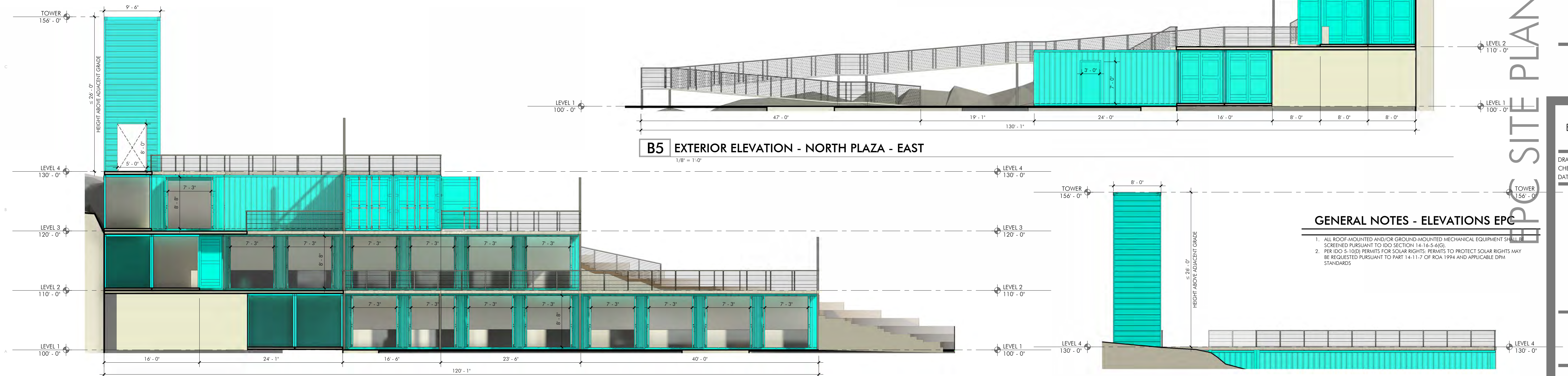
**G1** EXTERIOR ELEVATION - OVERALL - WEST

1/16" = 1'-0"



**D1** EXTERIOR ELEVATION - NORTH PLAZA - SOUTH

1/8" = 1'-0"



**D5** EXTERIOR ELEVATION - NORTH PLAZA - EAST WING - EAST

1/8" = 1'-0"



**A8** EXTERIOR ELEVATION - TOWER - NORTH

1/8" = 1'-0"

**GENERAL NOTES - ELEVATIONS EPC**

1. ALL ROOF-MOUNTED AND/OR GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED PURSUANT TO IDO SECTION 14-16-5-6(G).
2. PER IDO 5-10(D) PERMITS FOR SOLAR RIGHTS: PERMITS TO PROTECT SOLAR RIGHTS MAY BE REQUESTED PURSUANT TO PART 14-11-7 OF ROA 1994 AND APPLICABLE DPM STANDARDS

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REVEL AMPHITHEATER

1500 DESERT SURF NE, ALBUQUERQUE, NM 87102

DANIEL CHAVEZ

4425 TOWNER AVENUE NE, ALBUQUERQUE, NM 87110

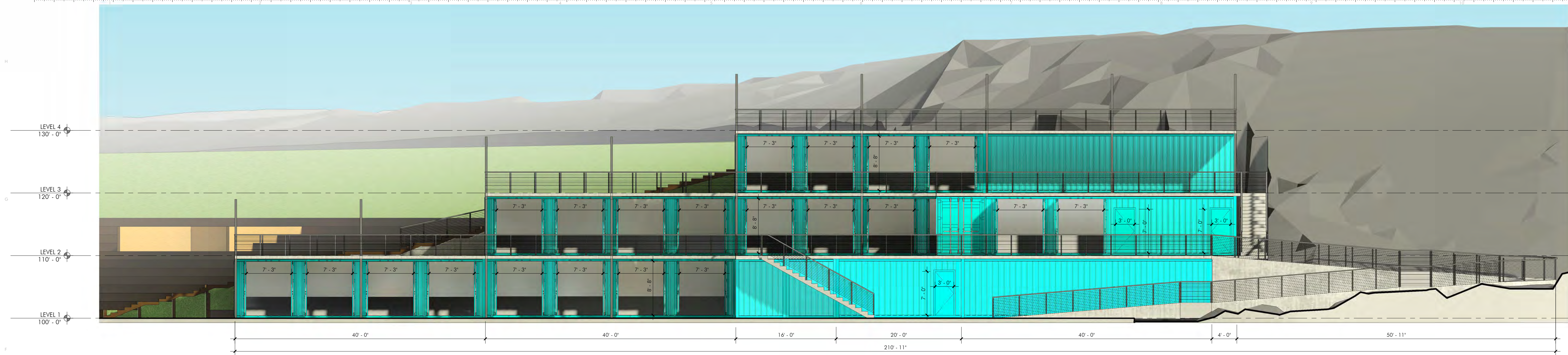
EPC SUBMITTAL

DRAWN BY: MJC  
CHECKED BY: DD, KDB  
DATE: APR 08, 2026

EXTERIOR  
ELEVATIONS

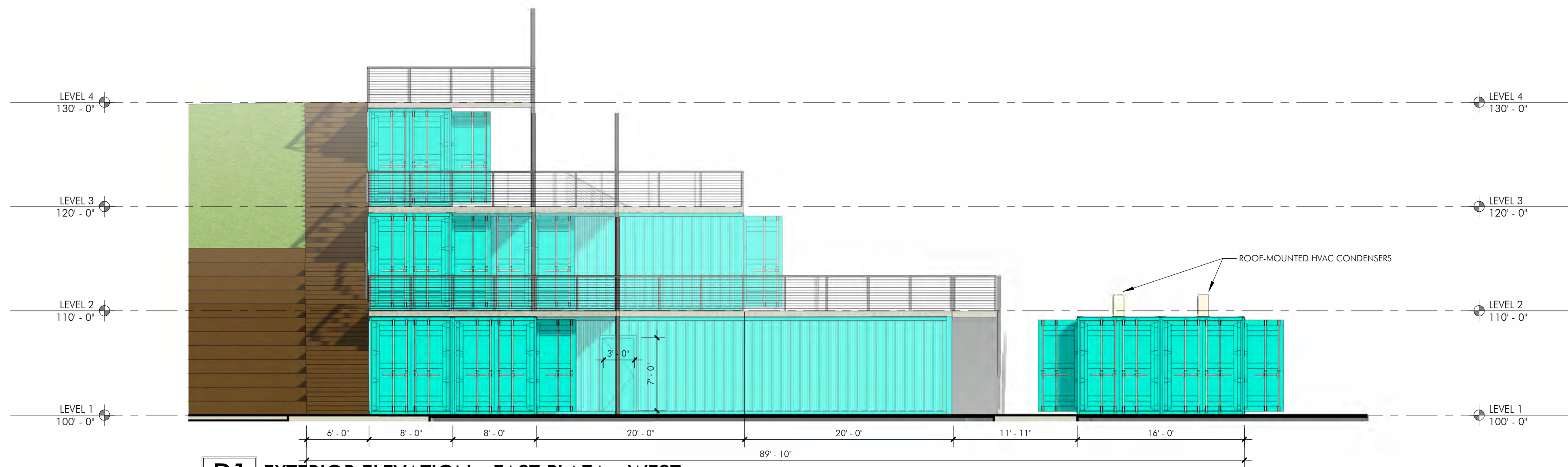
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A-201





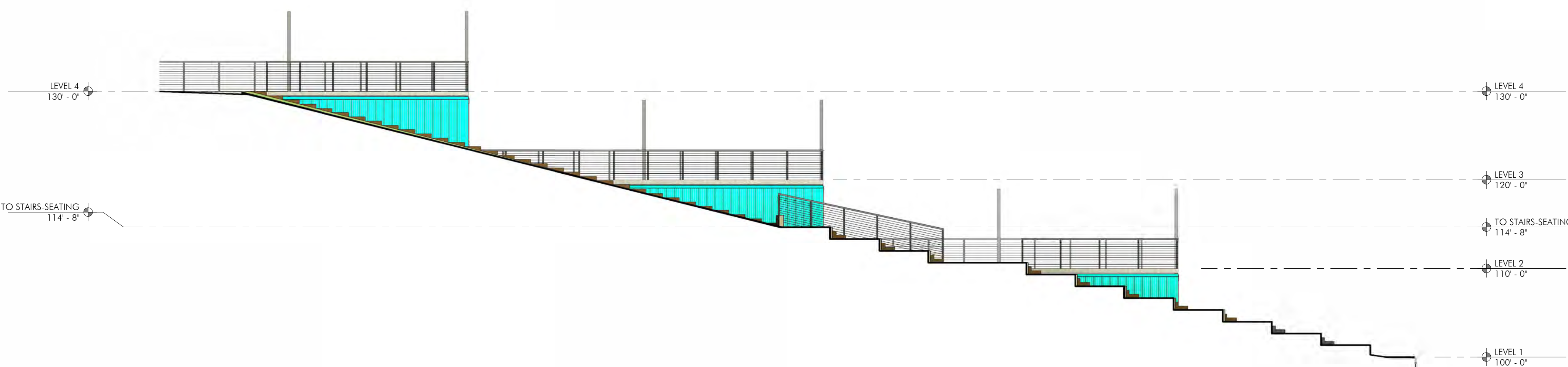
**F1** EXTERIOR ELEVATION - EAST PLAZA - SOUTH

1/8" = 1'-0"



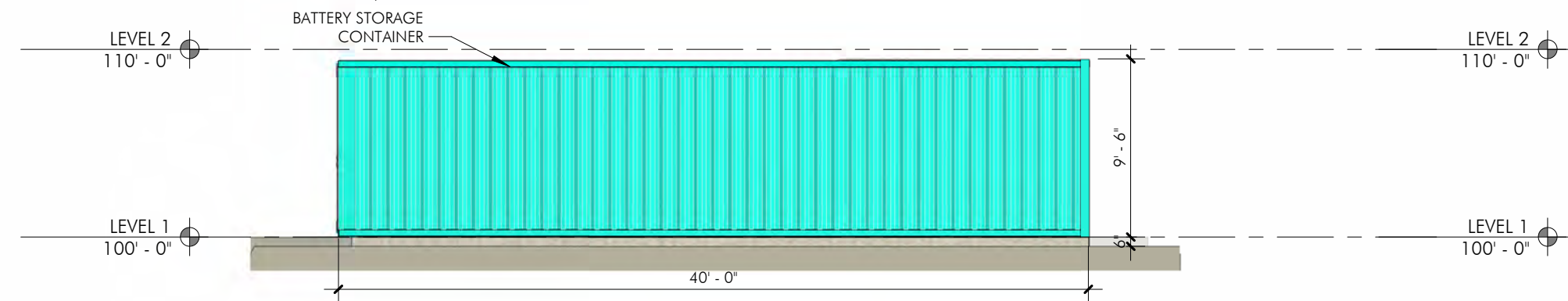
**D1** EXTERIOR ELEVATION - EAST PLAZA - WEST

1/8" = 1'-0"



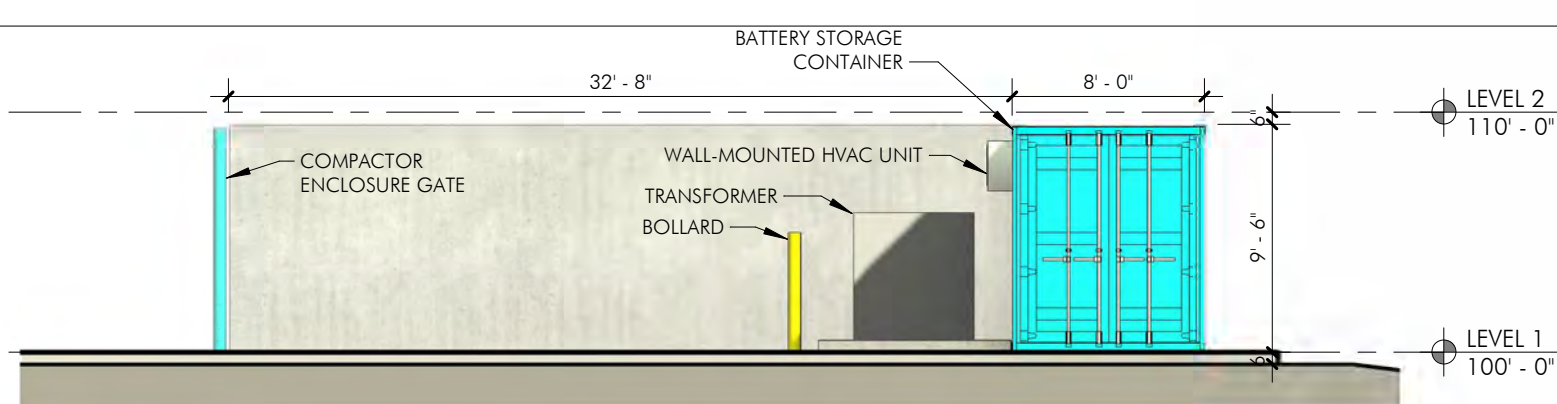
**B1** EXTERIOR ELEVATION - EAST PLAZA - NORTH WING - NORTH

1/8" = 1'-0"



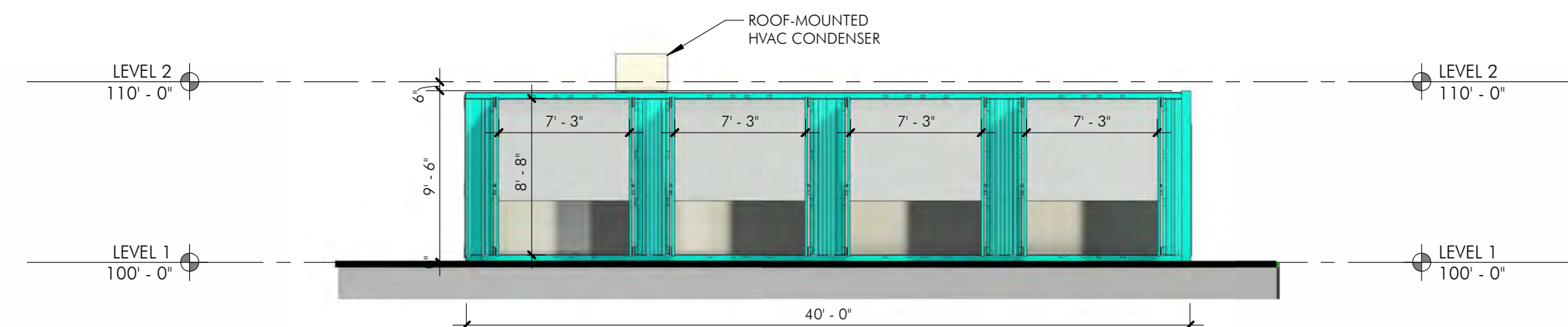
**A1** EXTERIOR ELEVATION - UTILITY AREA - WEST

1/8" = 1'-0"



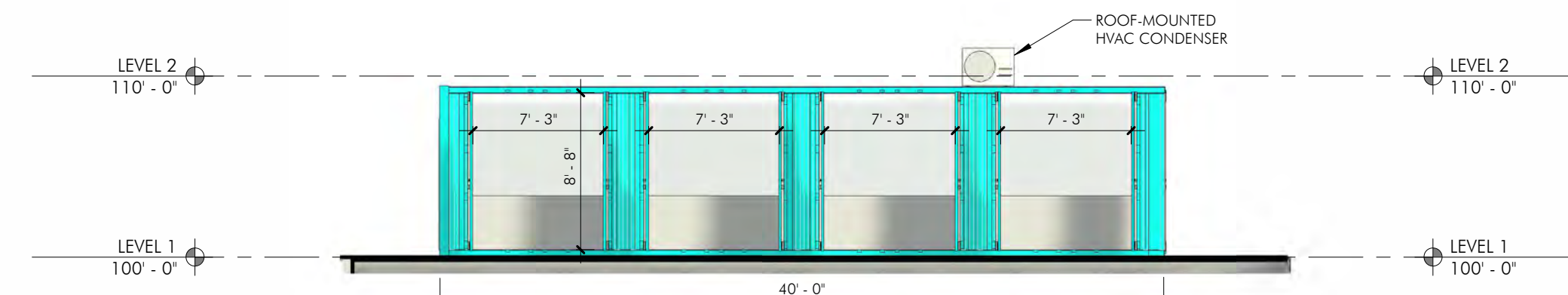
**A4** EXTERIOR ELEVATION - UTILITY AREA - NORTH

1/8" = 1'-0"



**E8** EXTERIOR ELEVATION - EAST PLAZA - CONCESSIONS - SOUTH

1/8" = 1'-0"

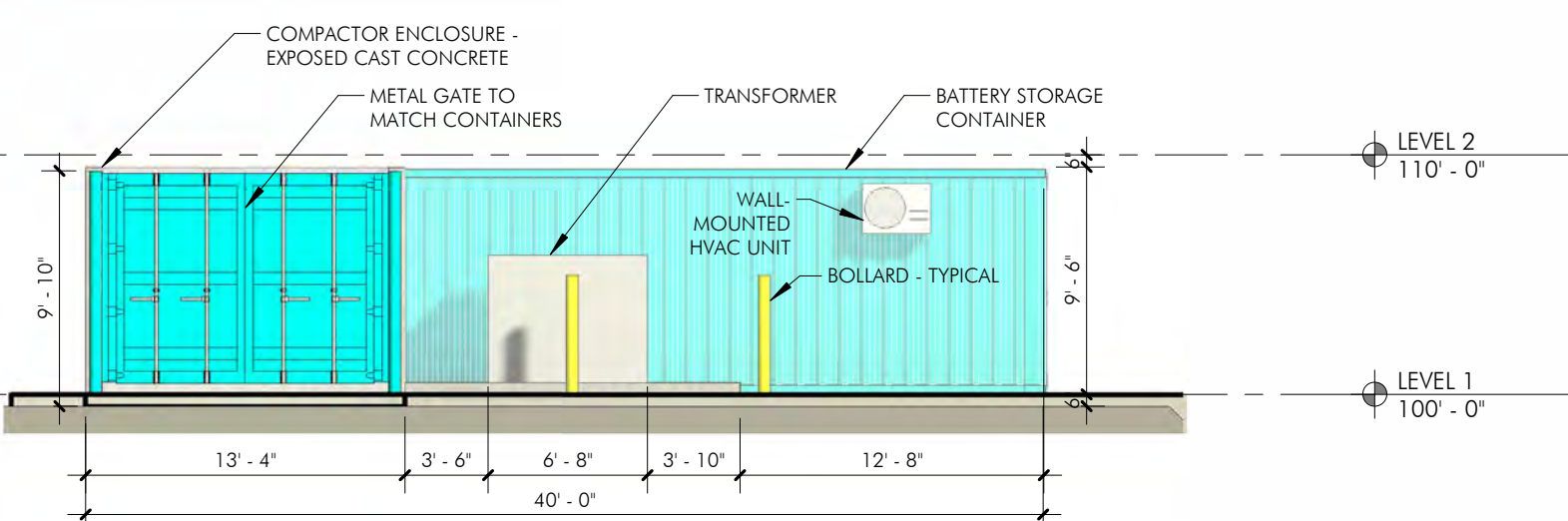


**D8** EXTERIOR ELEVATION - EAST PLAZA - CONCESSIONS - NORTH

1/8" = 1'-0"

#### GENERAL NOTES - ELEVATIONS EPC

1. ALL ROOF-MOUNTED AND/OR GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED PURSUANT TO IDO SECTION 14.1.6-5.4(C).
2. PER IDO 5-10(D), PERMITS FOR SOLAR RIGHTS. PERMITS TO PROTECT SOLAR RIGHTS MAY BE REQUESTED PURSUANT TO PART 14-11-7 OF ROA 1994 AND APPLICABLE DPM STANDARDS.



**A8** EXTERIOR ELEVATION - UTILITY AREA - EAST

1/8" = 1'-0"

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albuquerque, nm 87102  
ph 505.242.2851  
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REVEL AMPHITHEATER

1500 DESERT SURF NE, ALBUQUERQUE, NM 87102

DANIEL CHAVEZ

4425 TOWNER AVENUE NE, ALBUQUERQUE, NM 87110

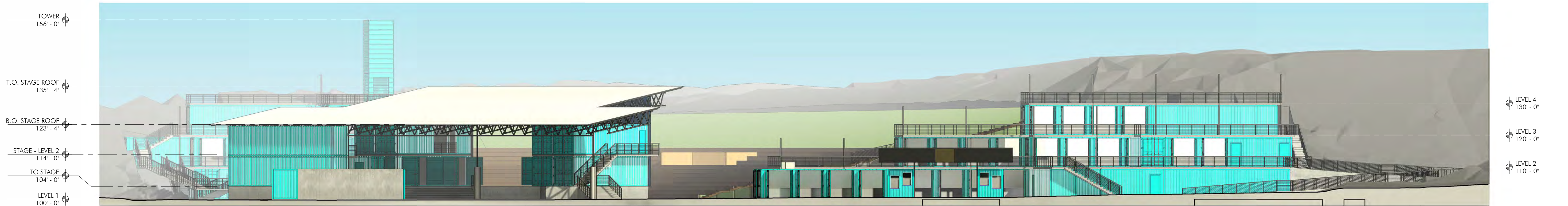
#### EPC SUBMITTAL

DRAWN BY: MJC  
CHECKED BY: DD, KDB  
DATE: APR 08, 2026

EXTERIOR  
ELEVATIONS

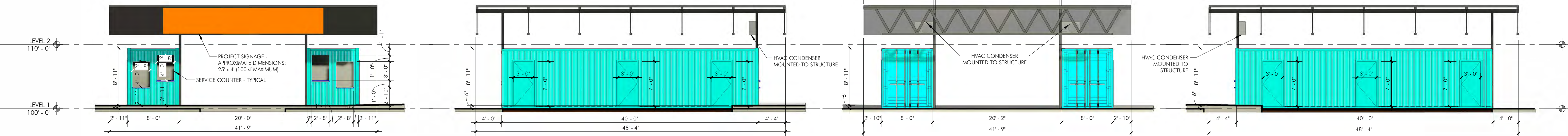
26002  
A-202





**G1** EXTERIOR ELEVATION - OVERALL - SOUTH

1/16" = 1'-0"



**F1** EXTERIOR ELEVATION - ENTRANCE - SOUTH

1/8" = 1'-0"

**F3** EXTERIOR ELEVATION - ENTRANCE - WEST

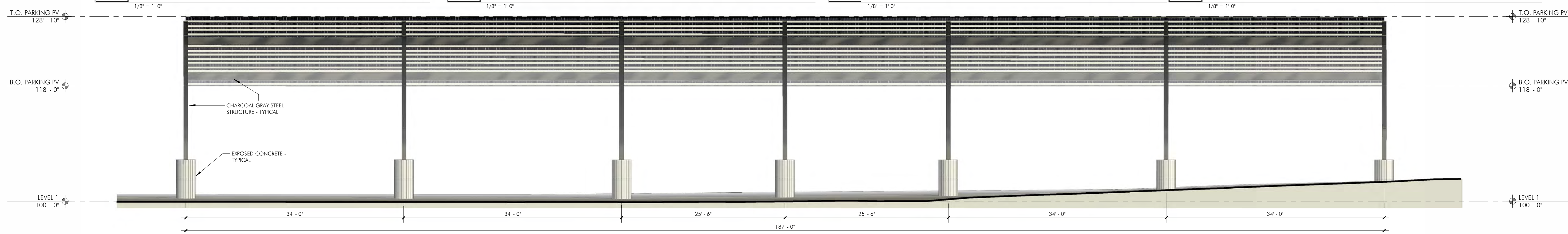
1/8" = 1'-0"

**F6** EXTERIOR ELEVATION - ENTRANCE - NORTH

1/8" = 1'-0"

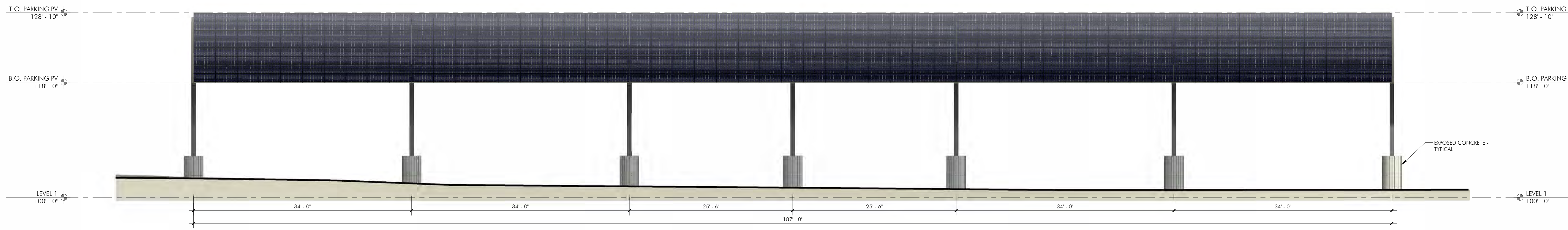
**F8** EXTERIOR ELEVATION - ENTRANCE - EAST

1/8" = 1'-0"



**D1** EXTERIOR ELEVATION - SOLAR CANOPY - NORTH

1/8" = 1'-0"



**B1** EXTERIOR ELEVATION - SOLAR CANOPY - SOUTH

1/8" = 1'-0"



**A2** EXTERIOR ELEVATION - SOLAR CANOPY - WEST

1/8" = 1'-0"

**A5** EXTERIOR ELEVATION - SOLAR CANOPY - EAST

1/8" = 1'-0"

**GENERAL NOTES - ELEVATIONS EPC**

1. ALL ROOF-MOUNTED AND/OR GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED PURSUANT TO IDO SECTION 14-16.5-6(I).
2. PER IDO 5-10(D) PERMITS FOR SOLAR RIGHTS: PERMITS TO PROTECT SOLAR RIGHTS MAY BE REQUESTED PURSUANT TO PART 14-11-7 OF ROA 1994 AND APPLICABLE DPM STANDARDS

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regenerative design

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REVEL AMPHITHEATER

1500 DESERT SURF NE, ALBUQUERQUE, NM 87102

DANIEL CHAVEZ

4425 TOWNER AVENUE NE, ALBUQUERQUE, NM 87110

EPC SUBMITTAL

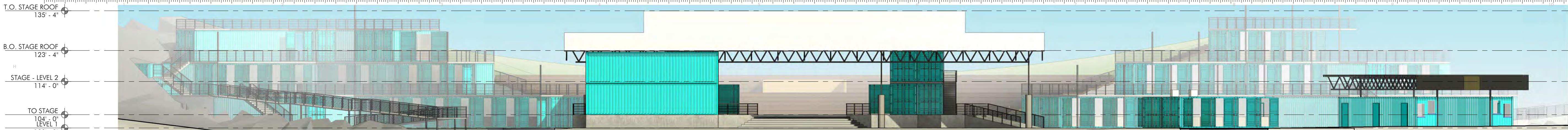
DRAWN BY: MJC  
CHECKED BY: DD, KDB  
DATE: APR 08, 2026

EXTERIOR  
ELEVATIONS

26002  
A-203

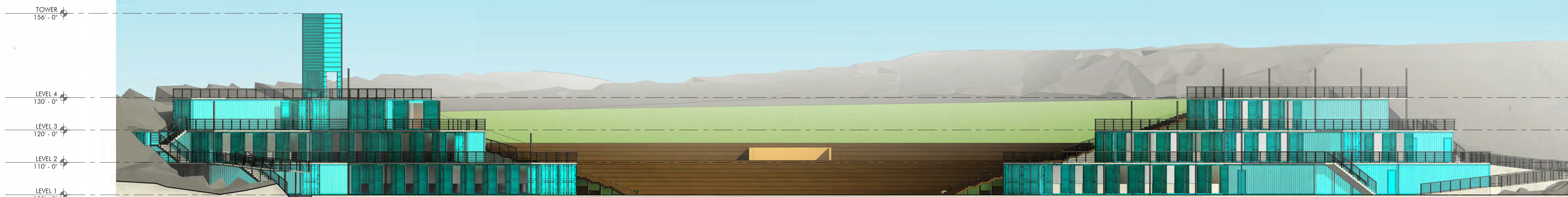
EPC SITE PLAN - NOT FOR CONSTRUCTION





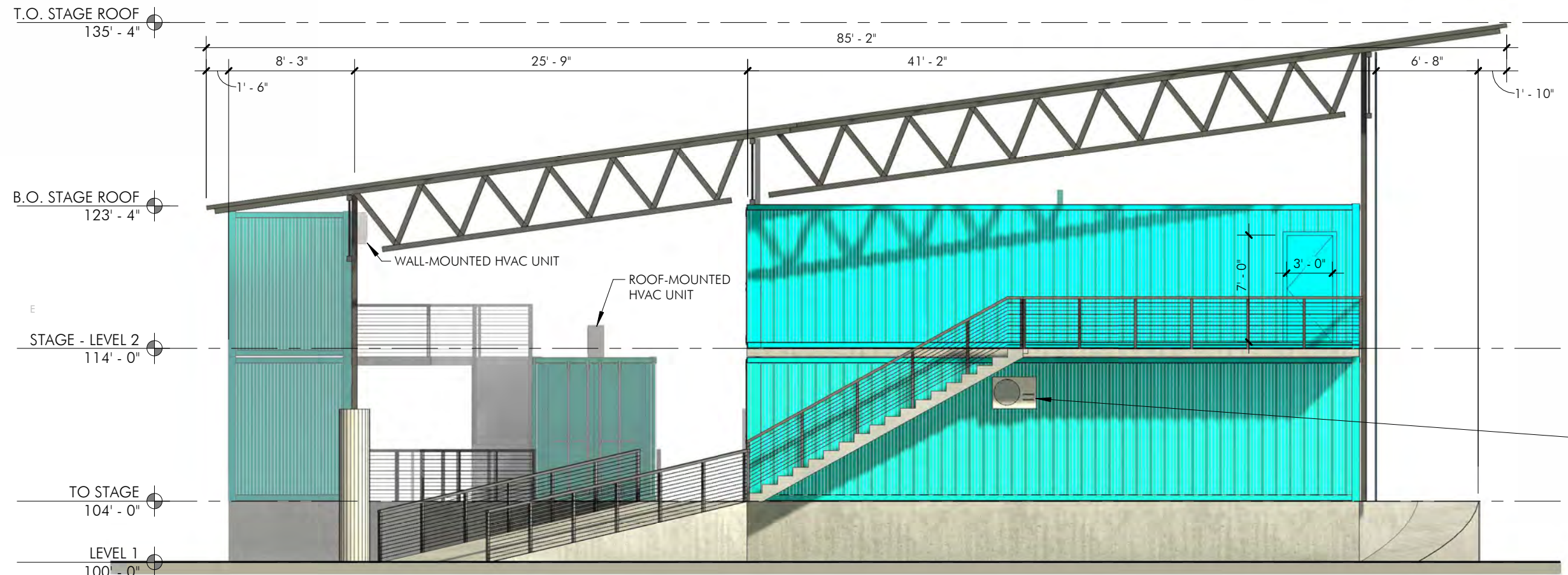
**G1** EXTERIOR ELEVATION - OVERALL - SOUTHWEST

1/16" = 1'-0"



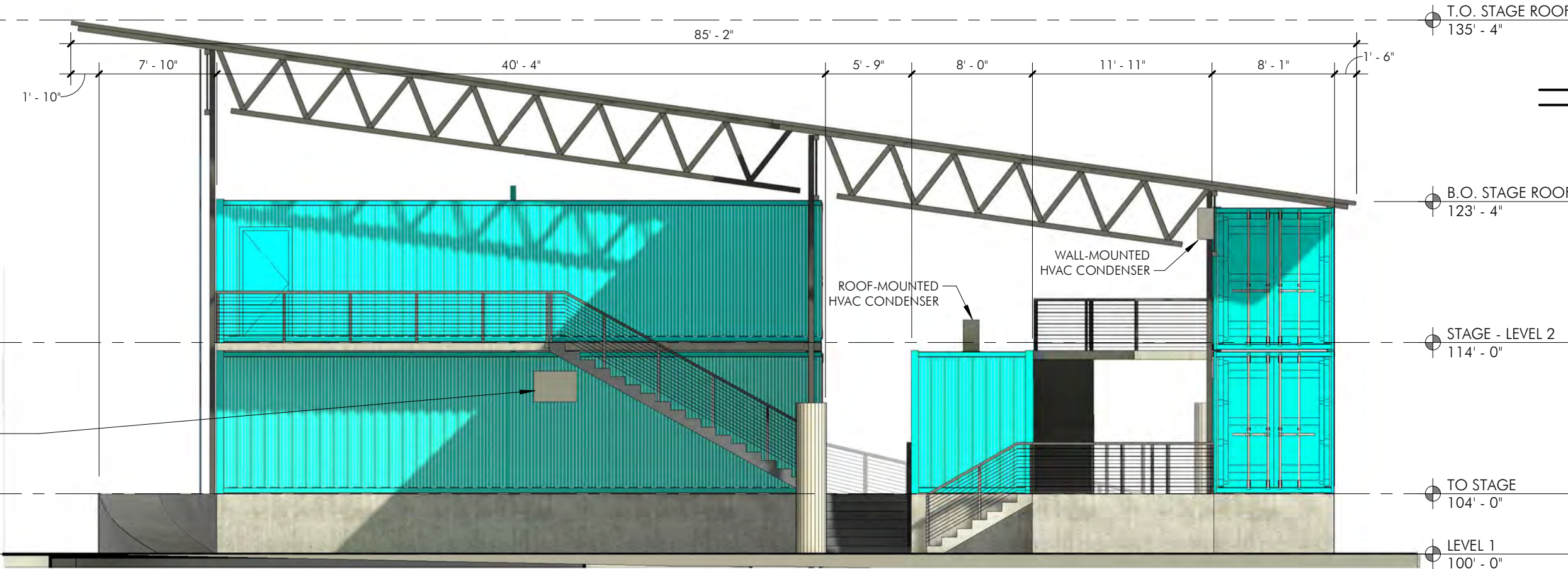
**F1** EXTERIOR ELEVATION - BERM - SOUTHWEST

1/16" = 1'-0"



**D1** EXTERIOR ELEVATION - STAGE - SOUTHEAST

1/8" = 1'-0"

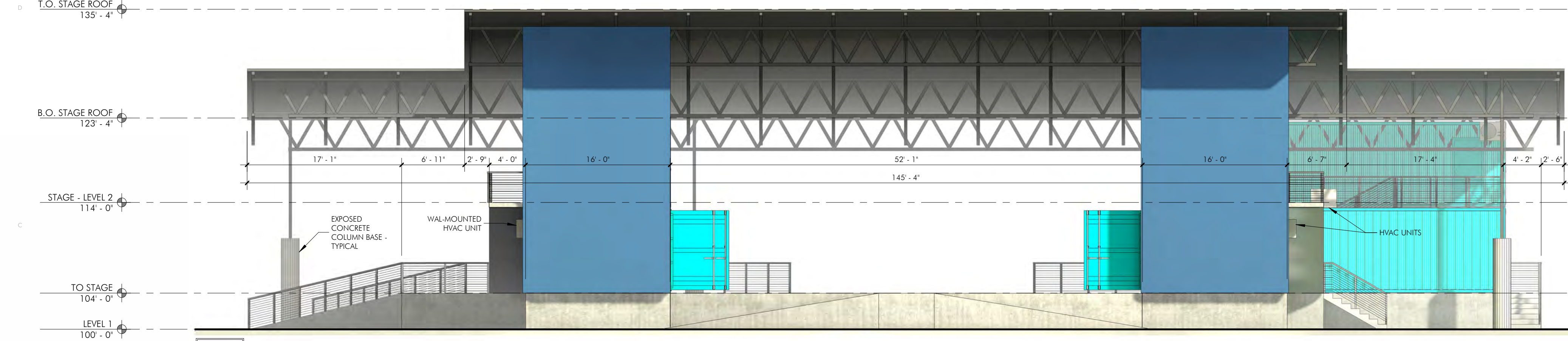


**D6** EXTERIOR ELEVATION - STAGE - NORTHWEST

1/8" = 1'-0"

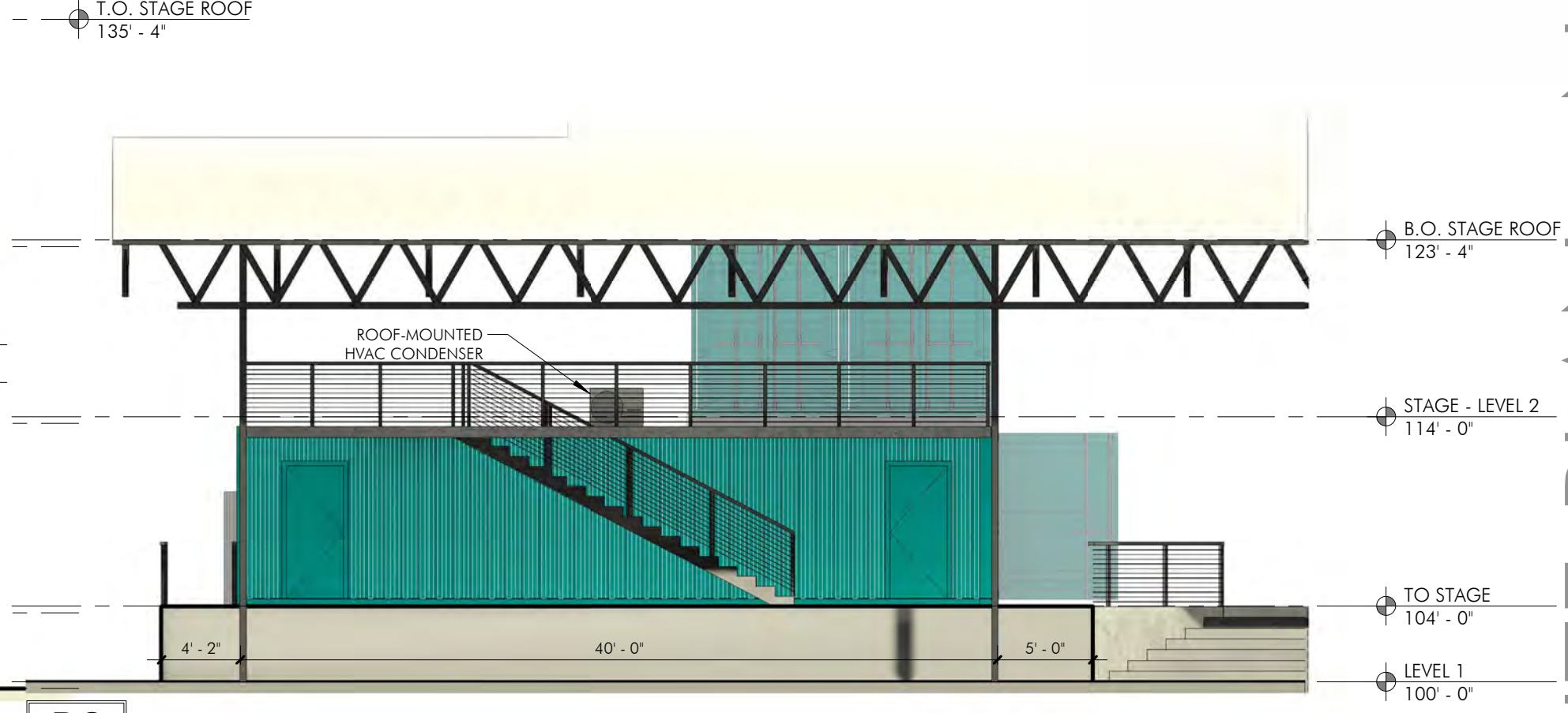
**GENERAL NOTES - ELEVATIONS EPC**

1. ALL ROOF-MOUNTED AND/OR GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED PURSUANT TO IDO SECTION 14-16-5-605.
2. PER IDO 5-10(D) PERMITS FOR SOLAR RIGHTS, PERMITS TO PROTECT SOLAR RIGHTS MAY BE REQUESTED PURSUANT TO PART 14-11-7 OF ROA 1994 AND APPLICABLE DPM STANDARDS



**B1** EXTERIOR ELEVATION - STAGE - NORTHEAST

1/8" = 1'-0"



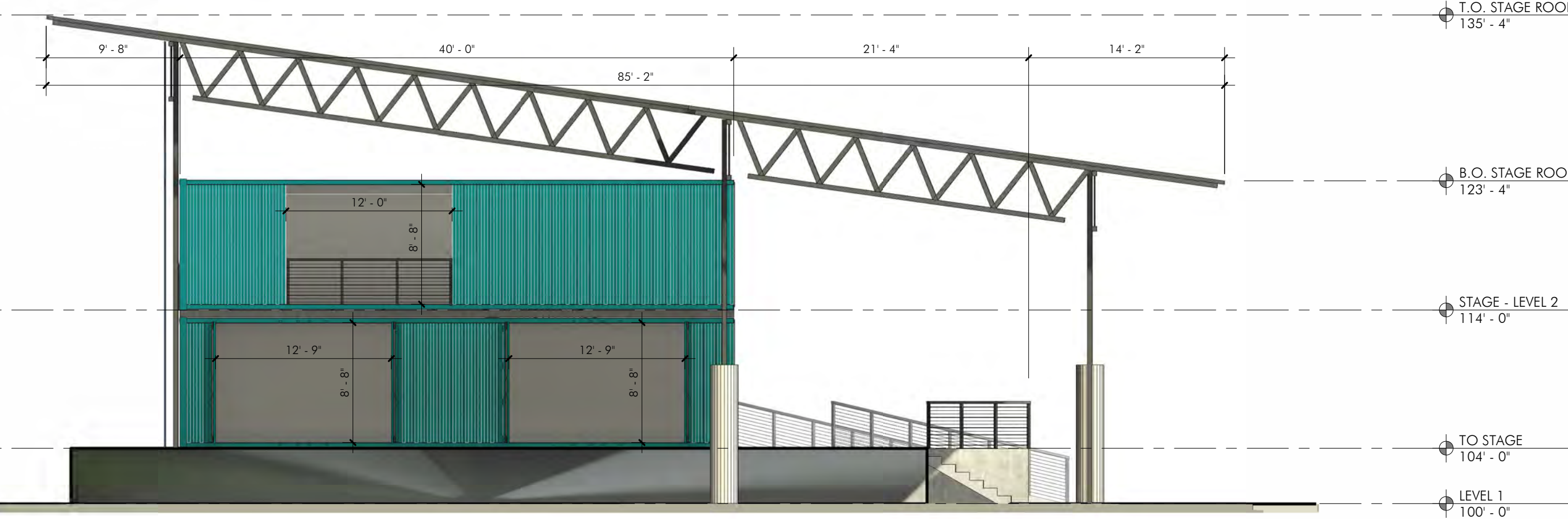
**B8** EXTERIOR ELEVATION - DRESSING ROOMS - SOUTHWEST

1/8" = 1'-0"



**A1** EXTERIOR ELEVATION - STAGE INTERIOR - SOUTHEAST

1/8" = 1'-0"



**A6** EXTERIOR ELEVATION - STAGE INTERIOR - NORTHWEST

1/8" = 1'-0"

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DANIEL CHAVEZ

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EPC SUBMITTAL

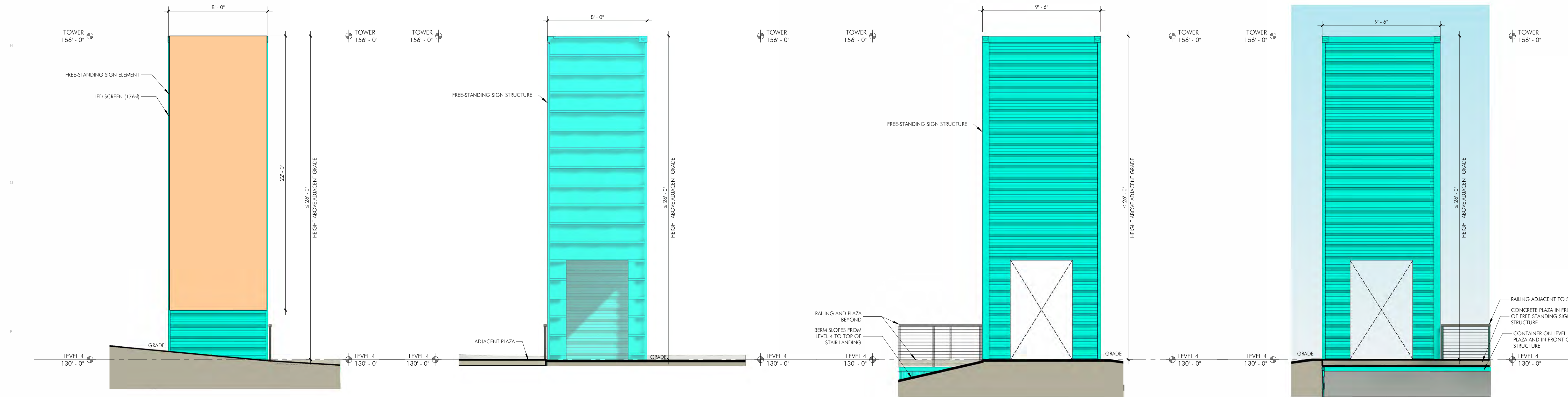
DRAWN BY: MJC  
CHECKED BY: DD, KDB  
DATE: APR 08, 2026

EXTERIOR  
ELEVATIONS

26002  
A-204

EPC SITE PLAN - NOT FOR CONSTRUCTION



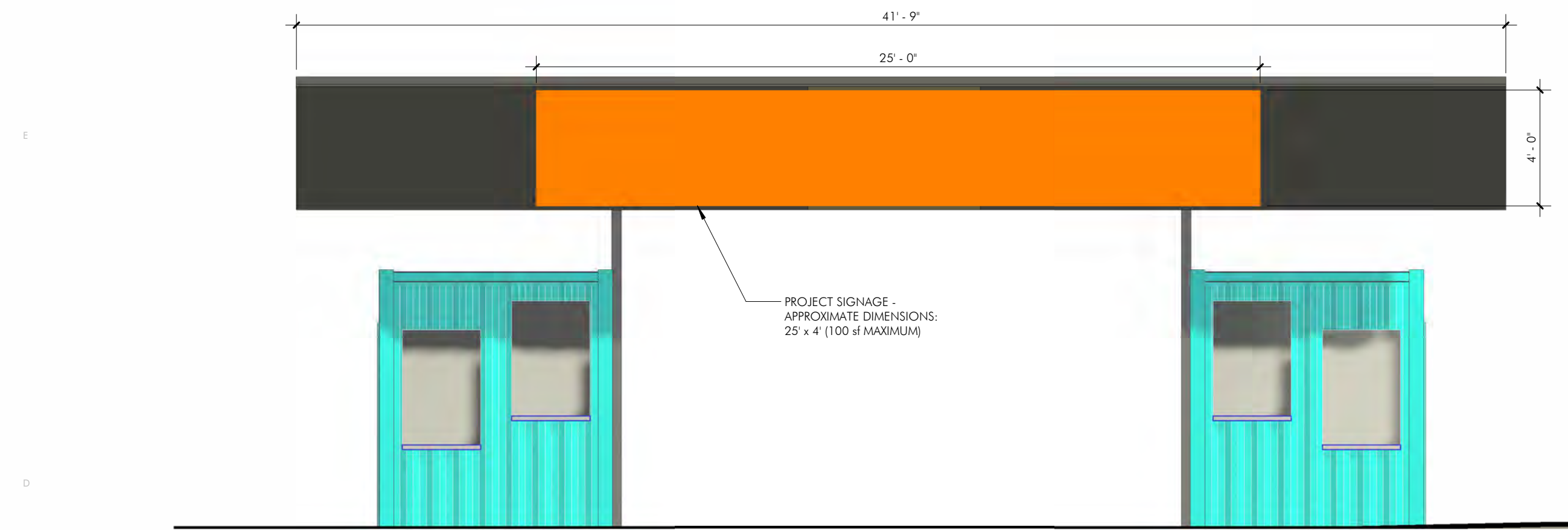


**E1** SIGNAGE DETAILS - TOWER - NORTH ELEVATION

**E3** SIGNAGE DETAILS - TOWER - SOUTH ELEVATION

**E6** SIGNAGE DETAILS - TOWER - EAST ELEVATION

**E9** SIGNAGE DETAILS -TOWER - WEST ELEVATION

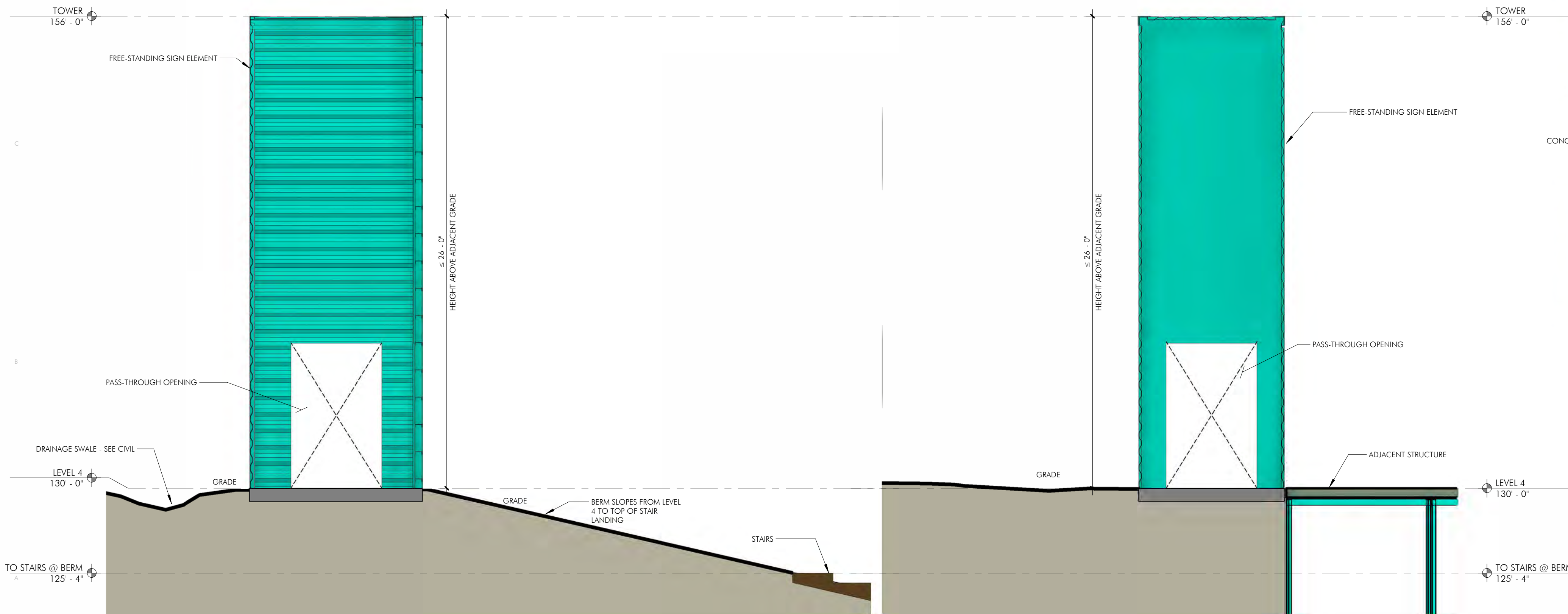


**B1** SIGNAGE DETAILS - ENTRANCE - SOUTH ELEVATION

### SIGNAGE CALCULATIONS

SIGNAGE AT TOWER ELEMENT - FREESTANDING SIGN  
AREA OF ALLOWED SIGNAGE PER IDO TABLE 5-12.3 = 200sf  
TOTAL AREA OF FREESTANDING SIGNAGE = 176 SF

SIGNAGE AT ENTRANCE - CANOPY SIGN  
AREA OF ALLOWED SIGNAGE = 100sf  
TOTAL AREA OF CANOPY SIGN = 100sf



**A1** BUILDING SECTION - NORTH-SOUTH

**A4** BUILDING SECTION - EAST-WEST

**A7** TOWER SIGN PLAN



EPC SITE PLAN - NOT FOR CONSTRUCTION

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DANIEL CHAVEZ  
4425 TOWNER AVENUE NE, ALBUQUERQUE, NM 87110

EPC SUBMITTAL

DRAWN BY: MJC  
CHECKED BY: DD, KDB  
DATE: APR 08, 2026

SIGNAGE DETAILS

26002  
A-501





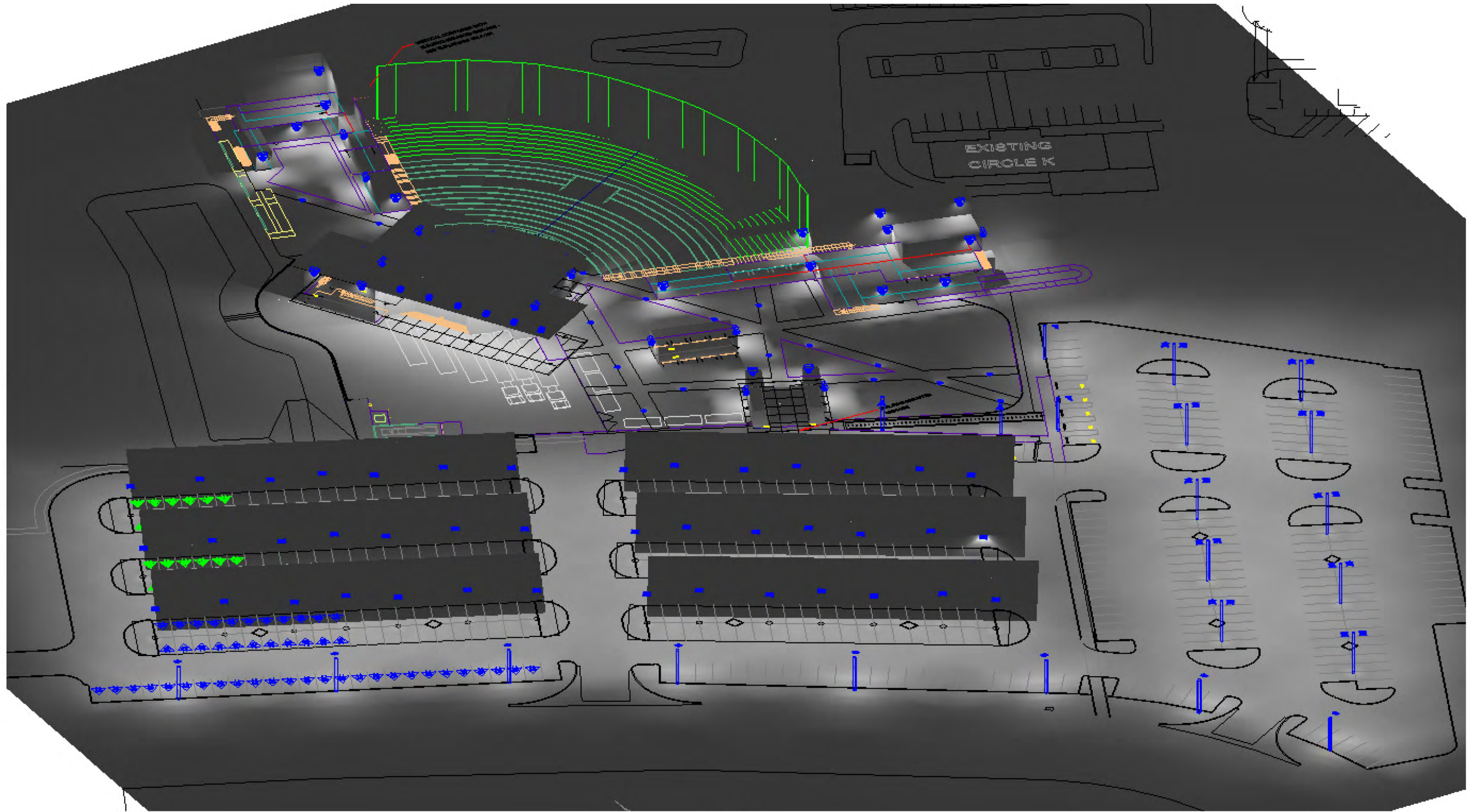
| Statistics  |        |        |         |        |         |         |
|-------------|--------|--------|---------|--------|---------|---------|
| Description | Symbol | Avg    | Max     | Min    | Max/Min | Avg/Min |
| BACK DOCK   | +      | 1.5 fc | 8.2 fc  | 0.0 fc | N/A     | N/A     |
| ENTRY PLAZA | +      | 0.7 fc | 7.1 fc  | 0.0 fc | N/A     | N/A     |
| FOOD COURT  | +      | 1.6 fc | 13.2 fc | 0.0 fc | N/A     | N/A     |
| PARKING LOT | +      | 1.8 fc | 4.6 fc  | 0.0 fc | N/A     | N/A     |

| Zone District                 | NDZ = Natural Dark Zone | L0 = Light Zone 0 | L1 = Light Zone 1 | L2 = Light Zone 2 | L3 = Light Zone 3 |                       |                |                  |                  |                  |       |       |                  |                  |                  |                  |                  |
|-------------------------------|-------------------------|-------------------|-------------------|-------------------|-------------------|-----------------------|----------------|------------------|------------------|------------------|-------|-------|------------------|------------------|------------------|------------------|------------------|
| ANSI/IES Lighting Designation | R-A                     | R-1               | R-2               | R-MC              | R-ML              | R-MH                  | MX-L           | MX-M             | MX-H             | NR-C             | NR-BP | NR-LM | NR-GM            | NR-PO            |                  |                  |                  |
|                               |                         |                   |                   |                   |                   |                       |                |                  |                  |                  |       |       |                  | A                | B                | C                | D                |
| NDZ                           |                         |                   |                   |                   |                   |                       |                |                  |                  |                  |       |       |                  |                  | X <sup>[1]</sup> | X <sup>[1]</sup> |                  |
| L0                            | X <sup>[3]</sup>        | X <sup>[3]</sup>  | X <sup>[3]</sup>  | X <sup>[3]</sup>  | X <sup>[3]</sup>  |                       | X <sup>3</sup> | X <sup>[4]</sup> | X <sup>[4]</sup> | X <sup>[4]</sup> | X     | X     | X                | X <sup>[2]</sup> | X <sup>[2]</sup> | X <sup>[2]</sup> | X <sup>[2]</sup> |
| L1                            | X                       | X                 | X                 | X                 | X                 | X <sup>[3], [4]</sup> |                | X <sup>[4]</sup> | X <sup>[4]</sup> | X <sup>[4]</sup> | X     | X     | X                |                  |                  |                  | X                |
| L2                            |                         |                   |                   |                   |                   | X                     |                | X                | X                | X <sup>[5]</sup> |       |       | X <sup>[5]</sup> |                  |                  | X <sup>[6]</sup> |                  |
| L3                            |                         |                   |                   |                   |                   |                       |                | X <sup>[5]</sup> | X <sup>[5]</sup> |                  |       |       |                  |                  |                  | X <sup>[7]</sup> |                  |

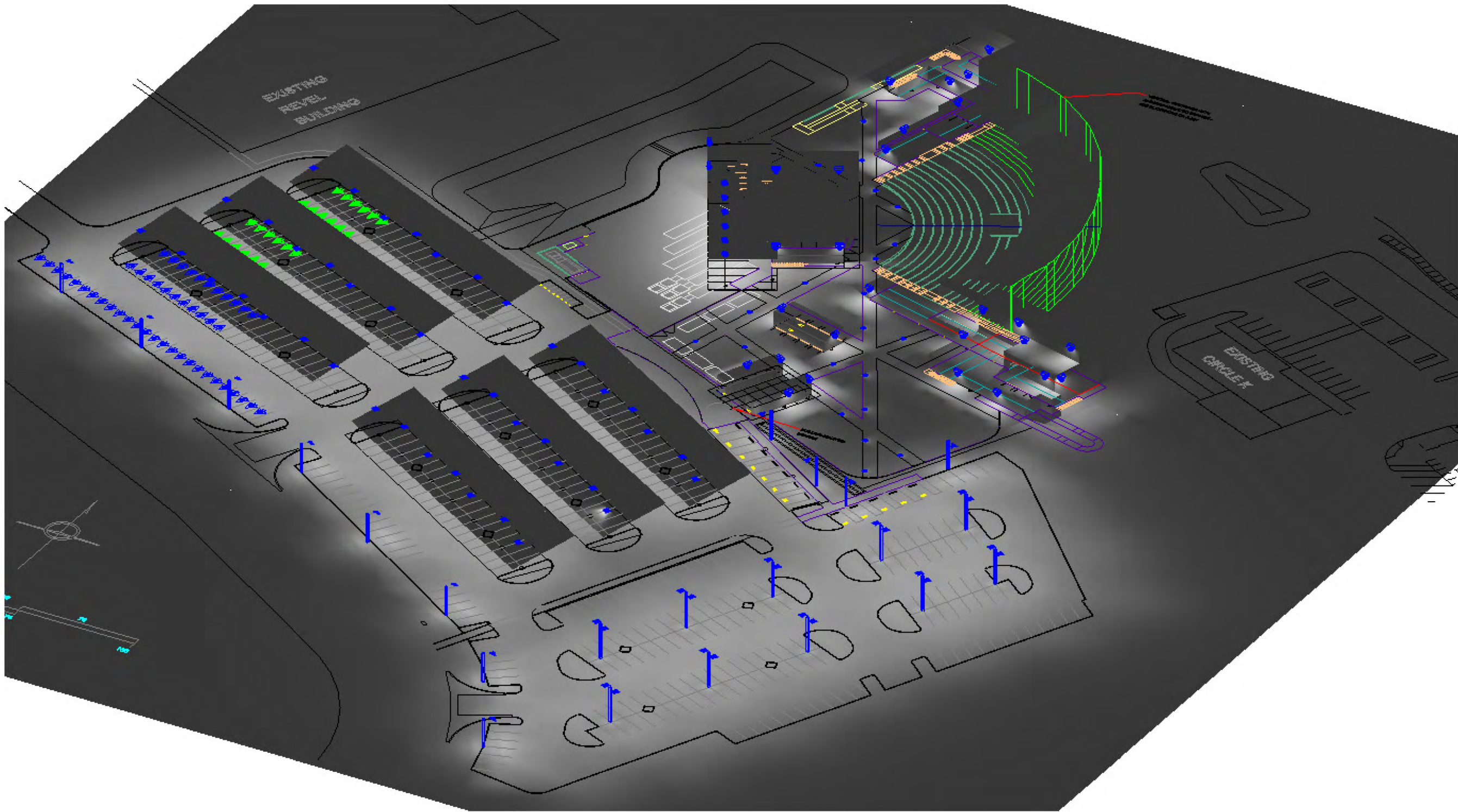
**Notes:**

- [1] NDZ is required in NR-PO zones for open space where no anthropogenic light is allowed.
- [2] L2 is required in NR-PO zones for open space where some anthropogenic light is needed in hours of darkness, parks with minimal amenities, and parks or open space adjacent to low-density residential uses.
- [3] A lower lighting zone is required on subject properties with sensitive lands.
- [4] A lower lighting zone is required on subject properties adjacent to low-density residential uses.
- [5] In UC-MS-PT-MT areas, a higher lighting zone is allowed, unless the subject property is adjacent to any Residential zone district.
- [6] L2 is allowed in parks with high pedestrian activity and many amenities.
- [7] L3 is allowed in parks containing nighttime stadiums or entertainment activities.

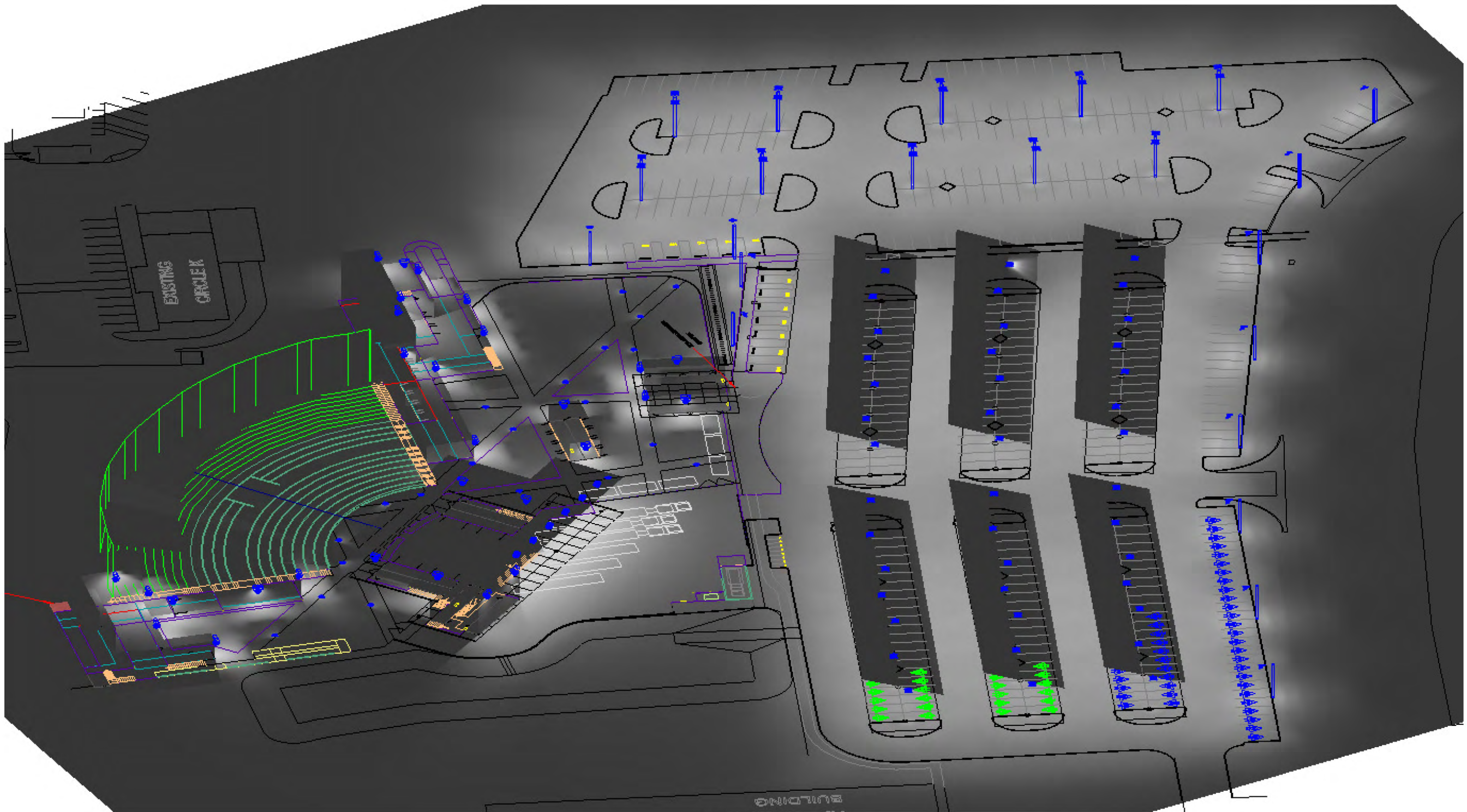




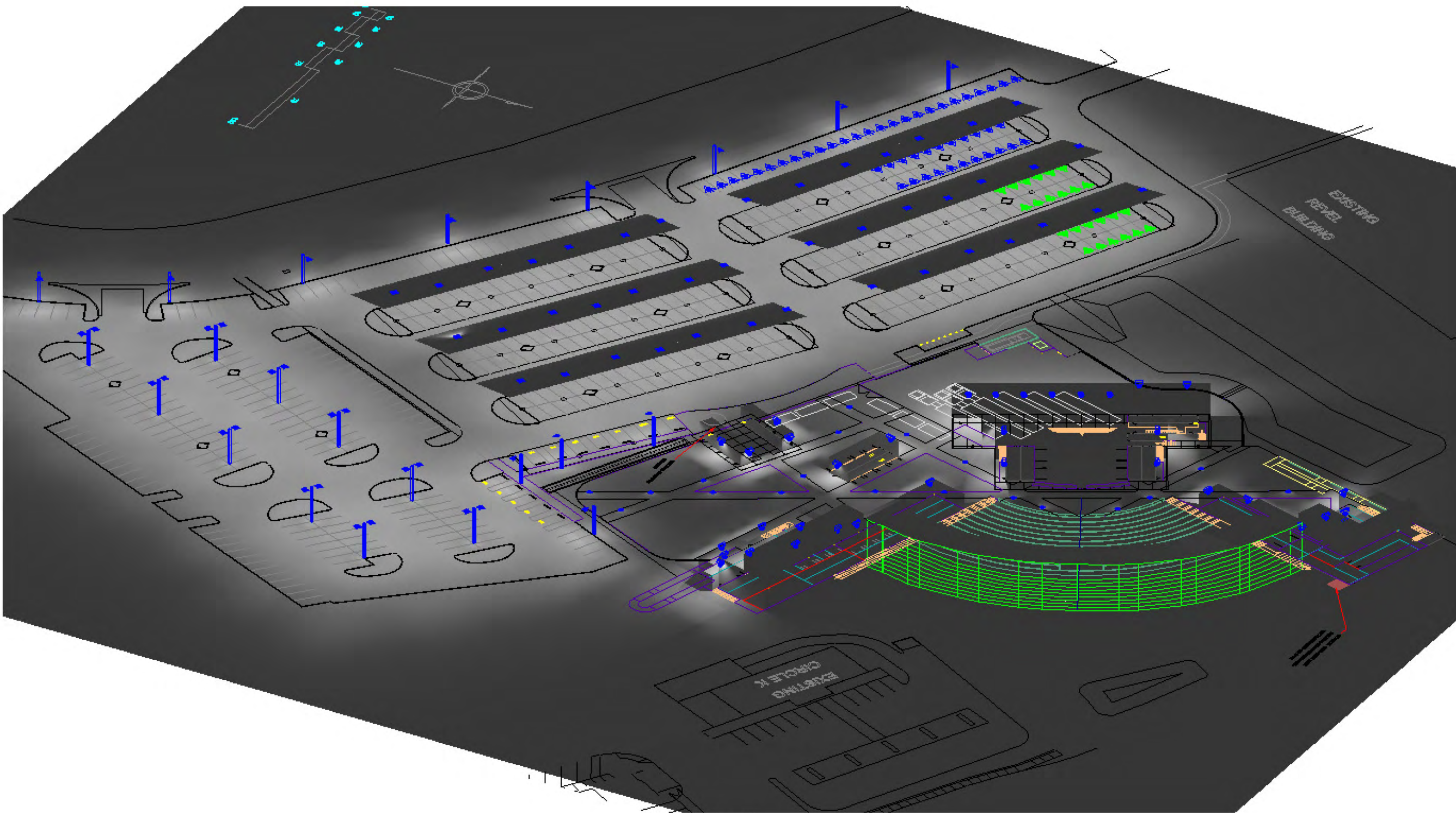
View #1



View #2



View #3

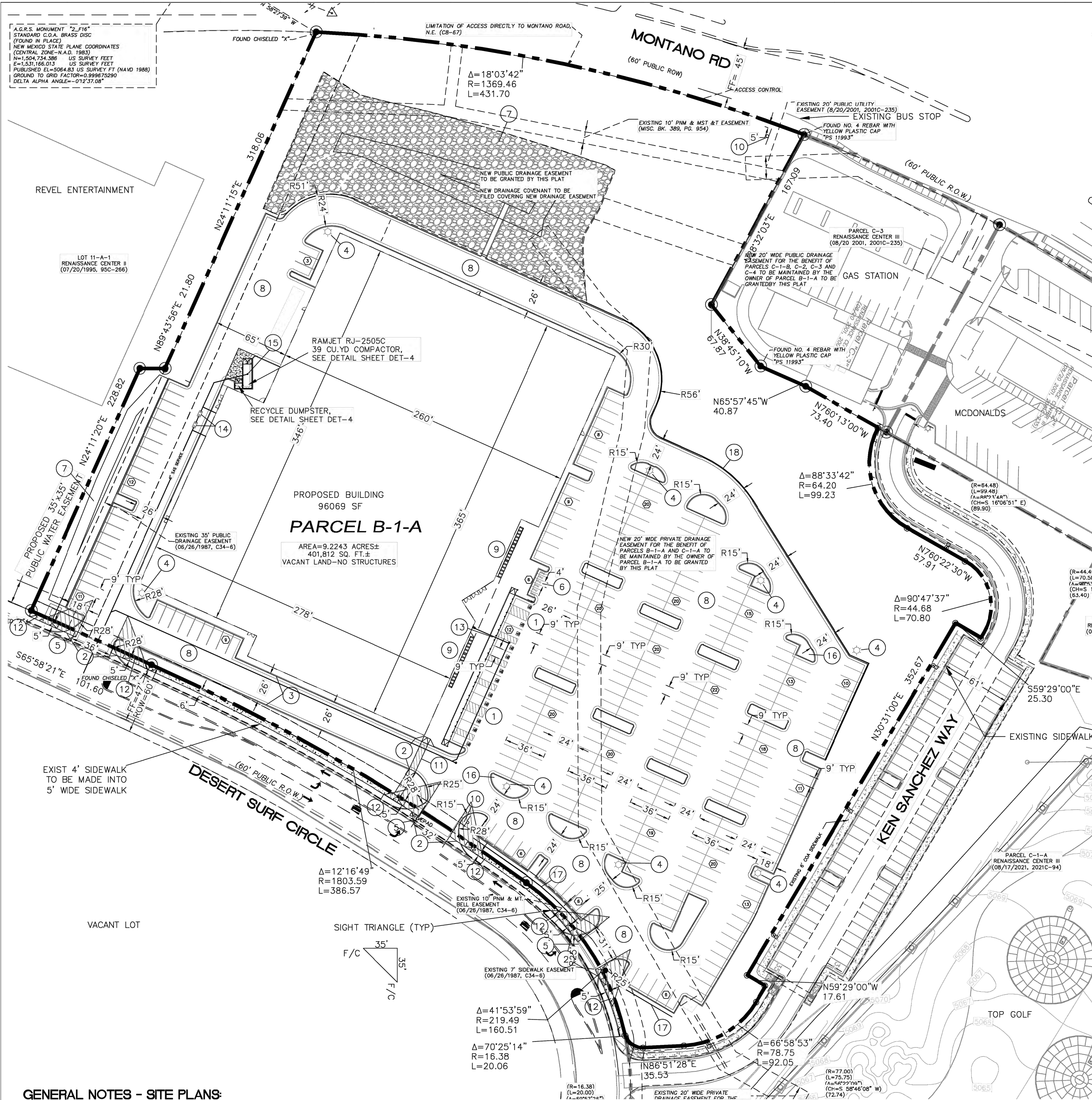


View #4



## G) CONTROLLING SITE PLAN





#### GENERAL NOTES - SITE PLANS:

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING THIS WORK. IN CASE OF ANY DISCREPANCIES, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT COMMENCE WITHOUT APPROVAL FROM THE ARCHITECT.
2. WRITTEN DIMENSIONS OF DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
3. GC AND LIGHTING CONTRACTOR TO ENSURE SITE LIGHTING FIXTURE HEADS HAVE THE CORRECT ORIENTATION. REFER TO PHOTOMETRIC DRAWINGS FOR HEAD PLACEMENT.
4. GC TO COORDINATE SITE SECURITY LAYOUT AND CONDUIT SIZE & LOCATION WITH THE OWNER.
5. GC TO ENSURE PAVING AT ALL EXITS SHALL NOT EXCEED A 2% MAX SLOPE IN ALL DIRECTIONS.
6. PAVING SHALL BE LOWER THAN THE BUILDING SLAB BY THE FOLLOWING AMOUNTS UNO:
  - 1/2" @ ALL EXIT DOORS
  - 1/2" @ ALL SHOWROOM GLAZING LOCATIONS
  - 1 1/2" @ OVERHEAD DOORS
  - 1 1/2" @ PRE-FAB METAL WALL PANELS

#### NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

#### LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- - - EASEMENT
- BUILDING
- PROPOSED SIDEWALK
- - - EXISTING CURB & GUTTER
- - - EXISTING BOUNDARY LINE
- ☼ LIGHT
- # PARKING COUNT

#### KEYED NOTES

- 1 ACCESSIBLE PARKING W/SIGN PER ADA STANDARDS (1.0% MIN - 2.0% MAX SLOPE), SEE DETAIL SHEET DET-1
- 2 UNIDIRECTIONAL ACCESSIBLE RAMP PER COA DWG 2443, SEE DETAIL SHEET DET-2
- 3 STANDARD CURB AND GUTTER (TYP) PER COA STD DWG 2415A, SEE DETAIL SHEET DET-1
- 4 PARKING LOT LIGHT STANDARD (TYP) FULL CUTOFF LED'S, 25' HIGH, SEE DETAIL SHEET DET-2
- 5 6' VALLEY GUTTER PER COA STD DWG 2415B, SEE DETAIL SHEET DET-1
- 6 MOTORCYCLE SPACE (4'X8' MIN) W/SIGN
- 7 RETENTION POND
- 8 NEW ASPHALT PAVING, SEE DETAIL SHEET DET-1
- 9 BICYCLE RACK, SEE DETAIL SHEET DET-1
- 10 MONUMENT SIGN
- 11 6' PEDESTRIAN CROSSING, SEE DETAIL SHEET DET-1
- 12 NEW 5' CONCRETE SIDEWALK PER COA STD DW 2430 SEE DETAIL SHEET DET-1
- 13 ZERO-FLUSH CURB W/ 8" BOLLARDS SEE DETAIL SHEET DET-1
- 14 GREASE INTERCEPTOR
- 15 SANITARY SEWER FLOOR DRAIN PROVIDED AT COMPACTOR
- 16 LANDSCAPE ISLAND WATER HARVESTING (TYP), SEE DETAIL SHEET DET-3
- 17 3' CMU BLOCK WALL
- 18 RETAINING WALL

#### SITE DATA

PROPOSED USAGE INDOOR ENTERTAINMENT  
LOT AREA 402445 SF (9.23 ACRES)  
ZONING NR-C

BUILDING SETBACKS FRONT: 5'  
SIDE: 0'  
REAR: 0'

#### PARKING REQUIRED

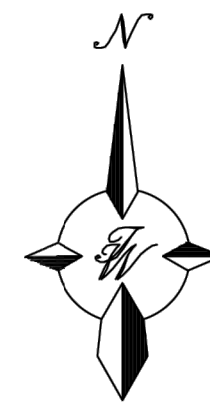
1 SPACE/210 GSF FOR 51,000 GSF= 243 SPACES PER TABLE 5-5-2  
1 SPACE/3 OCCUPANTS FOR INDOOR TRACK (50 OCCUPANTS)= 17 SPACES  
20% PARKING REDUCTION FOR EMPLOYMENT CENTER AND MASS TRANSIT CORRIDOR= -52 SPACES

TOTAL REQUIRED PARKING= 208 SPACES  
PARKING PROVIDED= 343 SPACES  
HC PARKING REQUIRED 12 SPACES (2 VAN SPACES)  
HC PARKING PROVIDED 12 SPACES (2 VAN SPACES)

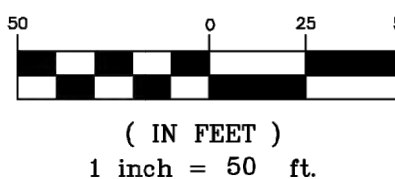
BICYCLE SPACES REQUIRED 10% OF OFF-STREET PARKING  
35 SPACES  
BICYCLE SPACES PROVIDED 35 SPACES

MOTORCYCLE SPACES REQUIRED 6 SPACES  
MOTORCYCLE SPACES PROVIDED 6 SPACES

A PARKING REDUCTION STUDY WAS APPROVED BY THE PLANNING DIRECTOR ON 10-13-2022 FOR THE PROVIDED 343 PARKING SPACES SHOWN ON THIS PLAN.



#### GRAPHIC SCALE



#### VICINITY MAP

F-16-2

#### LEGAL DESCRIPTION:

PARCEL B-1-A CORRECTION PLAT OF PARCELS C-1-A, C-1-B AND B-1-A RENAISSANCE CENTER III CONT 9.2281 AC

#### NOTES:

1. EXISTING PRIVATE DRAINAGE EASEMENT WILL BE VACATED BY PLAT.
2. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
3. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
4. LIGHT POLES SHALL BE A MAXIMUM OF 25' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 20' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS.
5. SIGN PERMITS SHALL BE ACQUIRED FOR ALL MONUMENT SIGNS AS WELL AS WALL SIGNS GREATER THAN 24 SQUARE FT, PURSUANT TO IDO 5-12(D)(1).
6. ACCESS AT DESERT SURF CIRCLE BE FULL MOVEMENT.
7. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT OR SCREENED FROM VIEW. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.

PROJECT NUMBER: PR-2019-002284

APPLICATION NUMBER: SI-2021-00168

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated \_\_\_\_\_, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

#### SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

|                            |              |
|----------------------------|--------------|
| PLANNING                   | Jul 16, 2024 |
| TRANSPORTATION DEVELOPMENT | Oct 16, 2023 |
| UTILITY DEVELOPMENT        | Oct 18, 2023 |
| CITY ENGINEER              | Oct 12, 2023 |
| PARKS & RECREATION         |              |
| AMAFCA                     | Oct 12, 2023 |
| CODE ENFORCEMENT           | Oct 12, 2023 |
| HYDROLOGY                  |              |

|                                                     |                                   |                 |
|-----------------------------------------------------|-----------------------------------|-----------------|
| ENGINEER'S SEAL                                     | ANDRETTI'S RACING ALBUQUERQUE, NM | DRAWN BY JL     |
| RONALD R. BOHANNAN<br>PROFESSIONAL ENGINEER<br>7868 | SITE PLAN EPC-MAJOR AMENDMENT     | DATE 9-22-22    |
|                                                     |                                   | DRAWING         |
|                                                     |                                   | SHEET # SP-1 1A |
|                                                     |                                   | JOB # 2022011   |



## H) AGENCY COMMENTS



PLANNING DEPARTMENT

*Hydrology*

No Comment

*Transportation Development Services*

- Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Facilitation Team (DFT).
- An approved Traffic Circulation Layout will be required prior to any individual site plan or building permit.
- Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

*Long Range Planning*

This is a request for a site plan EPC, major amendment to the existing site plan at 1500 Desert Surf Circle NE, to facilitate development of an outdoor amphitheater. The subject site is within the Renaissance Employment Center, in an Area of Consistency, and within the Montañño Road Major Transit Corridor. It is the former location of the Beach Water Park and has sat vacant for several years. It lies within the Near North Valley Community Planning Area (CPA), where an assessment is currently underway. This request supports feedback from community engagement that indicated a need to redevelop vacant and underutilized properties. The request supports growth in Centers and Corridors and fosters synergy among complimentary entertainment uses (Policies 5.1.1 and 5.1.5). Because the request is along a major transit corridor near an intersection, and in an area with existing infrastructure, it encourages mixed-use development and infill (5.1.10 and 5.3.1). The site plan request would complement the existing Revel entertainment center and Top Golf facilities, which would strengthen the Renaissance Center's identity and promote the creative economy (7.3.3 and 8.2.6). The request also supports a more distinct community with a mix of uses that encourages more productive use of vacant lots (5.2.1, sub-policy m).

OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES

*Solid Waste Department*

No Comment

*Environmental Health*

No Comment (Not Required)

*CABQ Parks and Rec / Urban Forestry*

Street trees along Montano Blvd NW are not spaced at 25' O.C. Per § 6-6-2-5 STREET TREE POLICIES.

(A)(3) On sites where evenly-spaced street trees are not possible or do not conform to the overall design objectives of the site, random clustering of street trees may be acceptable, provided that the number of trees planted equals or exceeds the number that would be required if the trees were evenly-spaced.

- Forestry finds it is acceptable for street trees along Montano to be provided in random clustering.

*Fire Department*

Comment Received (Approved)

OTHER AGENCIES

*Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)*

AMAFCA has no adverse comments to the Site Plan – EPC Major Amendment. A G&D Plan and/or Drainage Report is required showing that the site can be developed as proposed without negative impacts to the existing drainage facility.

*Albuquerque Public Schools (APS)*

Project # SP-2026-00042

- a. EPC Description: Proposed Site Plan – EPC Major Amendment to allow development of an outdoor amphitheater within an existing commercial site.
- b. Site Information: The subject site is approximately 9.22 acres located within the Renaissance Employment Center in northeast Albuquerque. The site lies south of Montano Rd NE (a Major Transit Corridor) and west of I-25, along Desert Surf Cir NE. The property is currently undeveloped and classified as a drainage area, with a drainage pond located on the northern portion of the site. The surrounding area is predominantly commercial and industrial, including nearby entertainment and recreational uses such as Topgolf and Revel Entertainment Center, with minimal residential uses in the immediate vicinity.
- c. Location: 1500 Desert Surf Cir NE, Albuquerque, NM.
- d. Request Description: Tierra West LLC, acting on behalf of Daniel Chavez, requests a Site Plan – EPC Major Amendment to modify a previously approved site plan (Andretti Racing facility) to allow development of an outdoor amphitheater. The amphitheater is proposed as a conditional use within the existing NR-C (Non-Residential Commercial) zoning district and is intended to complement surrounding entertainment uses, enhance activity within the Renaissance Employment Center, and support the local creative economy. The request facilitates infill development of a currently vacant drainage site and leverages existing infrastructure and commercial activity in the area.
- e. APS Comments: APS has no objection to the request as submitted. The proposed development is located within a predominantly commercial and industrial area and



does not introduce uses that would negatively impact student life, health, or safety. The site is not in close proximity to APS-owned school facilities; therefore, impacts to APS operations are expected to be minimal. APS recommends that traffic circulation, event management, and pedestrian safety be considered in future development to ensure safe access in the surrounding area.

*NMDOT / Department of Transportation*

Please coordinate with NMDOT District 3 Assistant Traffic Engineer Margaret Haynes to discuss this development's potential impacts to the Montgomery Blvd./Montano Rd. & I-25 Interchange. [Margaret.Haynes@dot.nm.gov](mailto:Margaret.Haynes@dot.nm.gov) Cell: 505-288-2086.

*Albuquerque Bernalillo County Water Utility Authority (ABCWUA)*

No objection

*Public Service Company of New Mexico (PNM)*

There are PNM facilities and/or easements along the Desert Surf Cir NE frontage, the Montano Rd NE frontage, and along the west corner of the site.

It is the applicant's obligation to determine if existing utility easements or rights-of-way are located within the property and to abide by any conditions or terms of those easements.

Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.

Any existing and/or new PNM easements and facilities need to be reflected on any future Site Plan and any future Plat.

Structures, especially those made of metal like restrooms, storage buildings, and canopies, should not be within or near PNM easements without close coordination with and agreement from PNM.

Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. The proposed development should adhere to the design standards in IDO Section 5-6(C)(10).

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.