



City of Albuquerque
Environmental Planning Commission



Staff Report

HEARING DATE:	Thursday, August 20, 2026
CASE #:	ZMA-2026-00013
AGENT:	Modulus Architects & Land Use Planning
APPLICANT:	Isaiah 61:3 Properties
APPLICATION:	Zoning Map Amendment – EPC
LEGAL DESCRIPTION:	Lot 4A-1, Block 3 (Exclusively Northerly Portion Out to R/W), Plat of Lots 1A-1 & 4A-1, Block 3, Volcano Cliffs Subdivision Unit 26 (A replat of Block 3 Together with a portion of Kimmick Drive NW & Calle Nortena); and *03A20003 Lot 3A2, Block 3, Volcano Cliffs Subdivision Unit 26, Replat of Lots 2A & 3A, Block 3 Volcano
ADDRESS/LOCATION:	Valiente Rd. NW between Kimmick Dr. NW and Calle Nortena NW
PROPERTY AREA:	Approximately 6.5 acres
EXISTING ZONING:	MX-L
PROPOSED ZONING:	MX-M
STAFF PLANNER:	Daniel Soriano

CASE SUMMARY: This request is a Zoning Map Amendment (zone change) from MX-L to MX-M to create consistent zoning for a future lot consolidation with the abutting lot to the west and facilitate the development of a proposed Pre-K through 12th grade school.

Staff is requesting a deferral to the September 17, 2026 EPC hearing. The subject site is located within 660 feet of Major Public Open Space [[§14-16-6-4\(I\)\(2\)\(i\)](#)] and pursuant to IDO § [14-16-6-4\(I\)\(1\)\(b\)](#), this zone change request must be deferred to the subsequent hearing to allow Indian Nations, Tribes, Pueblos, and Tribal Representatives up to 30 calendar days to comment after staff refers the case.

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

The applicant is in agreement with the deferral request.

STAFF RECOMMENDATION: DEFERRAL of Case # ZMA-2026-00013.

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



Greetings,

Enclosed is the Environmental Planning Commission (EPC) Tribal Comment Memo for August 2026. There is one case that is within 660 feet of Major Public Open Space (MPOS). All comments should be submitted via our online portal here: <https://cabq.gov/epc-agency-comment>

As required in IDO 14-16-6-4(I), the zone change request will be deferred for a month to allow Indian Nations, Tribes, and Pueblos and Tribal representatives up to 30 calendar days to comment after such a referral.

Also enclosed is a guide on how to look up the application materials in ABQ-PLAN for each case. If you would like us to email you the memo with the links to cases, please send an email to nmaher@cabq.gov.

Please let us know if you have any questions or need any help navigating ABQ-PLAN or the comment portal.

Respectfully,

Nichole Maher

Sr. Administrative Assistant

Current Planning/EPC |

UD&D

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cabq.gov/planning



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

INTER - OFFICE MEMORANDUM

TO:

**ALL PUEBLO COUNCIL OF
GOVERNORS
FORT SILL APACHE TRIBE
JICARILLA APACHE NATION
MESCALERO APACHE TRIBE
NAVAJO NATION
OHKAY OWINGEH
PUEBLO OF ACOMA
PUEBLO OF COCHITI
PUEBLO OF ISLETA
PUEBLO OF JEMEZ
PUEBLO OF LAGUNA
PUEBLO OF NAMBE
PUEBLO OF PICURIS**

**PUEBLO OF POJOAQUE
PUEBLO OF SAN FELIPE
PUEBLO OF SAN ILDEFONSO
PUEBLO OF SANDIA
PUEBLO OF SANTA ANA
PUEBLO OF SANTA CLARA
PUEBLO OF SANTO DOMINGO
PUEBLO OF TAOS
PUEBLO OF TESUQUE
PUEBLO OF ZIA
PUEBLO OF ZUNI
TO'HAIILEE' NAVAJO CHAPTER
YSLETA DEL SUR**

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

DATE: July 15, 2026

SUBJECT: ENVIRONMENTAL PLANNING COMMISSION CASE DISTRIBUTION

The City of Albuquerque respectfully requests agency comments for the development review case below, which is within an area that requires referral for tribal engagement pursuant to the Integrated Development Ordinance §14-16-6-4(I).

Below are the legal descriptions for the cases scheduled for public hearing before the Environmental Planning Commission on **Thursday, August 20, 2026**.

Each case below has a link that will take you to the application materials in ABQ-PLAN. You can review the documents under the "Attachments" section. Please see the separate attachment on how to view cases in ABQ-PLAN.

The case planner, noted below, is available for any questions by email or can set up a Zoom meeting by request: PlanningEPC@cabq.gov

All comments are due by August 14, 2026.

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

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

Case # [ZMA-2026-00013](#)

Zoning Map Amendment (Zone Change)

Within 660 ft of MPOS

Modulus Architects & Land Use Planning, agent for Isaiah 61:3 Properties LLC (applicant), requests a Zoning Map Amendment from MX-L to MX-M for all or a portion of Lots 1A-1-A and 4A-1-A, Block 3, Volcano Cliffs Subdivision, Unit 26, being Comprised of Lot 4A-1 and Portion of Lot 1A-1, Block 3, Volcano Cliffs Unit 26, located on Valiente Rd. NW, bounded by Paseo del Norte Blvd. NW, Kimmick Dr. and Calle Nortena, approximately 6.1 acres. (C-11)
Staff Planner: Daniel Soriano