City of Albuquerque
Environmental Planning Commission

Staff Report

HEARING DATE:	Thursday, November 19, 2026
PROJECT #:	PR-2021-005222
CASE #:	SP-2026-00054
AGENT:	Tierra West
APPLICANT:	Western Hills Investments
APPLICATION:	Site Plan – EPC, Major Amendment
LEGAL DESCRIPTION:	Tracts 1 and 2 Plats for Tracts 1 and 2-G Alameda Shoppes (being comprised of Tract C-4-A Seven Bar Ranch) and legal right-of-way (ROW) [UPC: 101406613623220114 and 101406614021820124]
ADDRESS/LOCATION:	3615 NM 528 NW, 3617 NM 528 NW, and the unplatted ROW west of and adjacent to 3615 NM 528 NM, between Ellison Dr. and Cottonwood Dr. NW
PROPERTY AREA:	Approximately 2.2 acres
EXISTING ZONING:	NR-BP (Non-residential – Business Park)
STAFF PLANNER:	Catherine Heyne

CASE SUMMARY:	The applicant requests a two-month deferral from November 19, 2026 to the January 21, 2027 EPC hearing for the request of a Major Amendment to a Site Plan – EPC for a new Light Vehicle Repair, restaurant with drive through, updated landscaping, and revised parking. The deferral period will allow the applicant more time to resolve outstanding platting issues and to fulfill the required notification of property owners within 100 feet of the subject site regarding the proposed change. Staff is in agreement with the deferral request.
STAFF RECOMMENDATION:	DEFERRAL of PR-2021-005222, SP-2026-00054 to January 21, 2026.

TIERRA WEST

November 4th, 2026
Environmental Planning Commission
600 Second NW
Albuquerque, NM 87102

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

Dear Chair Halstead,

Tierra West LLC, on behalf of Western Hills Investments LLC respectfully requests a 60 day deferral from EPC hearing on November 19th, 2026 to the January 21, 2027, hearing for major amendment to the controlling Site Plan for a subject site located at 3615 NM 528 NW, ABQ, NM 87114 and NM 528 NW, ABQ, NM 87114.

The 60-day deferral gives Tierra West LLC the opportunity to work on the DHO – Subdivision application to show the new acquired right of way as part of the site plan boundary.

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

Sincerely,

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