

## NOTICE OF PUBLIC HEARING Notice is hereby given that the

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### Details for NOTICE OF PUBLIC HEARING Notice is hereby given that the

Aug 6, 2025

NOTICE OF PUBLIC HEARING Notice is hereby given that the City of Albuquerque Environmental Planning Commission (EPC) will hold a Public Hearing on Thursday, August 21, 2025 at 8:40 a.m., using Zoom (online). Attend by Zoom <https://cabq.zoom.us/j/5464729575> Attend by Phone (719) 359-4580 Meeting ID: 546 472 9575 Find your local number: <https://cabq.zoom.us/u/alDEsva2b> 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, August 6, 2025. ·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>

1. SP-2025-00053 Site Plan EPC, Major Amendment Consensus Planning, agent for Pulte Group requests a Major Amendment to the recently approved Site Plan-EPC (PR-2025-011387/SI-2025-00040), for all or a portion of Tract N-1-A and N-1-B, Bulk Land Plat of Tracts N-1-A & N-1-B, Watershed Subdivision (A replat of Tract N-1) Containing

approximately 110 acres, located on Arroyo Vista Blvd NW, west of Tierra Pintada Blvd. NW. (J-7)(J-8)(H-8) Staff Planner: William Steele 2. FP-2025-00003 Framework Plan Text Amendment Consensus Planning, agent for Pulte Group requests a text amendment to Westland Master Plan (Framework Plan), for all or a portion of Tracts A through M, N-1-A and N-1-B (replat of Tract N-1), N-2-B, N-2-C and P Watershed Subdivision; Tracts A, B, C, I, L and K Stormcloud Subdivision; Tract A College Zone 2 West Reservoir Site; Parcels C-1, C-2-A, C-3-A, C-3-B, C-3-C, D-1-A, D-1-B, E-1, F-1, G-1 and H-1 Westland North; Parcel A w/in Secs 7 & 18 T10N R2E Town of Atrisco Grant; All of the Watershed and Stormcloud residential subdivisions; Portions of the Sundoro, Sundoro South, Painted Sky, Parkway and Inspiration residential subdivisions; and Northerly Portion Tracts 16-20, ROW 4, Unit A, West of Westland, Town of Atrisco Grant, located west of Unser Blvd., north of I-40, bounded by the Petroglyph National Monument to the North and the Atrisco Terrace Open Space to the west, approximately 1,700 acres. Staff Planner: William Steele 3. SP-2025-00054 Framework Plan, Major Amendment Dekker, agent for Project Solis, requests a text amendment to the Mesa del Sol Level B Master Plan, for all or a portion of for all or a portion of Tracts 6, 7 and 14, of the Bulk Land Plat of Mesa Del Sol; Tract 12-A and 12-B, Plat of Tracts 12-A & 12-B, Mesa Del Sol, Innovation Park; Lots 5, 6, 13, 14, 15, 17, and 25 of Bulk Plat For Mesa Del Sol, Innovation Park; Tracts lettered F, J, K, L, M, N, O, P, R, OS-1, OS-2, OS-3, OS-4, OS-5, OS-6 and OS-7 of Bulk Land Plat for Mesa Del Sol Innovation Park II; Tract lettered 'I-2' Mesa del Sol Innovation Park II; Tracts 22-A, 22-B and 22-C of Mesa Del Sol Innovation Park; Tract lettered A-4 & A-5 of the Bulk Land Plat of Tracts A-1 thru A-6, Mesa Del Sol Innovation Park; Lots numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and Tracts Lettered A, B, & C, and Tract numbered 1, of the Plat of Mesa Del Sol Montage Unit 3A; Tracts 1-B and OS-5, of the Plat of Tracts 1-A, 1-B, 2-A, 2-B, OS-5 & OS-6, Mesa Del Sol Innovation Park; Tract Q-1, Q-2 & Q-3 of Mesa Del Sol

Innovation Park II; Tract A-1-A and Tract 28 of the Bulk Land Plat of Tracts A-1, Mesa Del Sol, Innovation Park; Tract A-6-C-1, A-1-A-2, A-1-A-3, A-1-A-4, A-1-A-5 of the Bulk Land Plat of A-6-C, Mesa Del Sol, Innovation Park; Tract A-1-A-6 and Tract A-1-A-1-A of the Bulk Land Plat of Tracts A-1-A-1, Mesa Del Sol, Innovation Park; Tract 1-A Plat of Tracts 1-A, 1-B, 2-A, 2-B, OS-5 & OS-6 Mesa Del Sol, Innovation Park; Tract G and H, Bulk Land Plat for Mesa Del Sol, Innovation Park II; Tract D-6 Plat of Tracts D-1 thru D-7 Mesa Del Sol, Innovation Park II; Tract 4-C Plat of Mesa Del Sol Tracts 4-A, 4-B & 4-C; Tract 11 DEA Site Bulk Land Plat for Mesa Del Sol, Innovation Park, located generally south of Los Picaros Rd., north of the Pueblo of Isleta, mostly east of Interstate 25, and west of Kirtland AFB, approximately 3,200 acres (Q-15-Z, Q-16-Z, Q-17-Z, R-14-Z, R-15-Z, R-16-Z, R-17-Z, S-13-Z, S-14-Z, S-15-Z, S-16-Z, S-17-Z, T-13-Z, T-14-Z, T-15-Z, T-16-Z, T-17-Z, U-13-Z, U-14-Z) Staff Planner: Jude Miller 4. ZMA-2025-00007 Zoning Map Amendment (Zone Change) Consensus Planning, agent for Trish Baca (Sole Trustee of Rudolph L. Baca Living Trust) requests a Zoning Map Amendment, from MX-L and R-1A to R-1A, for all or a portion of Tract 245-B-1, MRGCD Map 38, located at 315 Rio Grande Blvd NW, between Central Ave and Mountain Rd, approximately 0.5 acres. (J-13) Staff Planner: Robert Messenger 5. ZMA-2025-00008 Zoning Map Amendment (Zone Change) Penny Design, LLC, agent for SLN Properties, LLC requests a Zoning Map Amendment, from MX-H and MX-M to MX-H, for all or a portion of Lots 1, 2, 3-7, 17, 18 including, block 7, located at 9307 Central Ave NE, between Central Ave and General Chennault, approximately 1.0216 acres. (K-20) Staff Planner: Dennis Felipe, Jr. 6. ZMA-2025-00010 Zoning Map Amendment (Zone Change) ModulusArchitects&LandUsePlanning,Inc., agent for TraditionLaneNE,LLC requests a Zoning Map Amendment, from R-1D to R-A, for all or a portion of Tract N-6-A Plat, located at 11900 Tradition Ln NE, along Tradition Ln NE, approximately 3 acres. (E-22) Staff Planner: Jude Miller 7. WTF-2025-00003

Wireless Telecommunication Facility Waiver Deferral from June 26, 2025 JAG Planning and Zoning, LLC, agent for Gravity Pad Towers, LLC requests a Wireless Telecommunication Facility Waiver from landscaping regulations in the IDO for all or a portion of Lot 2, Block 11, Volcano Cliffs Subdivision, Unit 16, located at 99999 Hielo Rd NW, between Margarita Dr NW and Unser Blvd NW, approximately 0.3 acres. (C-10) Staff Planner: Daniel Soriano 8. WTF-2025-00004 Wireless Telecommunications Facility Waiver JAG Planning and Zoning, LLC, agent for Gravity Pad Towers, LLC requests a Wireless Telecommunication Facility Waiver to allow a Freestanding Wireless Telecommunication Facility in the Unser View Corridor for all or a portion of Lot 2, Block 11 Volcano Cliffs Subdivision, Unit 16, located at 99999 Hielo Rd NW, between Margarita Dr NW and Unser Blvd NW, approximately 0.3 acres. (C-10) Staff Planner: Daniel Soriano 9. PLAN-2025-00002 Community Planning Area (CPA) Assessment Report City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the Community Planning Area (CPA) Assessment Report for the West Mesa CPA, an area generally between the following boundaries: west of the Rio Grande to the city's western edge and Atrisco Vista Blvd., between I-40 and Montañito and Gila Roads, to the EPC for review and comment pursuant to IDO Subsections 14-16-6-2(E)(3)(f) and IDO 14-16-6-3(E)(7). (C2-C8)(D2-D8)(E2-E12)(F1-F12)(G1-G12)(H6-H12)(J6-J10)(K6-K8)(L6-L7) Staff Planner: Megan Jones 10. PLAN-2025-00003 Community Planning Area (CPA) Assessment Report City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the Community Planning Area (CPA) Assessment Report for the Northwest Mesa ABQ CPA, an area generally between the following boundaries: the area west of the Rio Grande to city's western edge and between Montañito and Gila Roads and the Bernalillo/Sandoval County line to the north, to the EPC for review and

comment pursuant to IDO Subsections 14-16-6-2(E)(3)(f) and IDO 14-16-6-3(E)(7). (A8-A15)(B8-B15)(C8-C14(D8-D14)(E10-E13) Staff Planner: Megan Jones Environmental Planning Commission (EPC) Journal:  
August 6, 2025