



**Environmental  
Planning  
Commission**

**Agenda Number: 13  
Project Number: 1002632  
Case #'s: 07EPC-00571  
September 20, 2007**

**Staff Report**

<b>Agent</b>	Tierra West LLC
<b>Applicant</b>	Capital Alliance Investments
<b>Request</b>	<b>Amendment to the Northwest Mesa Escarpment Plan</b>
<b>Legal Description</b>	Sundance Estates Subdivision
<b>Location</b>	North of Petroglyph Nat. Monument between Unser and Lyon Blvd. NW
<b>Size</b>	5 acres
<b>Existing Zoning</b>	R-LT
<b>Proposed Zoning</b>	No Change

**Staff Recommendation**

*DEFERRAL of 07EPC-00571 for 21-days to the EPC Special Hearing on October 11, 2007 at 3:30.*

**Staff Planner**

*Carmen Marrone, Senior Planner*

**Summary of Analysis**

This is a request to amend the text and boundaries of the Resource Areas as identified in the *Northwest Mesa Escarpment Plan* in order to build 2-story homes within the Impact Area of the Plan. This request was originally scheduled to be heard on June 21 but was deferred at the applicant's request to determine the best approach for handling the request. The applicant is requesting a 21-day deferral to the EPC Special Hearing of October 11 in order to expedite this matter. The applicant claims that quicker action on this matter is necessary due to already-approved plans by the City that have made timing a critical issue (see attached letter dated 9/12/07).

Staff believes that the applicant has provided adequate justification for moving this matter from the all-day hearing of the October 18 to the Special Hearing of October 11. Staff recommends deferral of this case to October 11.

Location Map (3" x 3")

**CITY OF ALBUQUERQUE  
COMMISSION  
PLANNING DEPARTMENT  
07EPC-00571  
DEVELOPMENT REVIEW DIVISION**

**ENVIRONMENTAL PLANNING**

**Project #1002632**

**Case #:**

**June 21, 2007**

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