



**ENVIRONMENTAL PLANNING COMMISSION
ACTION SHEET
Thursday, May 17, 2007**

Plaza del Sol Hearing Room

**Lower Level
600 2nd Street NW**

MEMBERS PRESENT: Jeffrey Jesionowski, Chairman
Jonathan Siegal
Laurie Moye
Virginia Klebesadel
James Grout
Judy Kowalski
Larry Chavez (Left Early)

MEMBERS ABSENT: Ishmael Valenzuela

RECORDING SECRETARY: April Candelaria

1. Call to Order. 8:35 a.m.

- A. Announcement of Changes and/or Additions to the Agenda
- B. Approval of the Amended Agenda (**APPROVED**)

2. Project # 1001620*

07EPC-00201 Text Amendment to the Zone Code

Project # 1004831

07EPC-00202 Text Amendment to the Subdivision Ordinance

COA/PLANNING DEPARTMENT agent for COA/CITY COUNCIL request the above action(s) for Amending Section 14-16-1-5, ROA 1994, a portion of the Comprehensive Zoning Code and Section 14-14-3-4, ROA 1994, a portion of the Subdivision Ordinance associated with a proposed Albuquerque Archeological Ordinance (O-07-72). Catalina Lehner, Staff Planner (**RECOMMENDED APPROVAL TO THE CITY COUNCIL**)

3. Project # 1005482*

07EPC-00430 EPC Site Development Plan-Building Permit

DESIGN PLUS LLC agents for STONEBRIDGE INVESTMENT GROUP request the above action for all or a portion of Tracts 2 & 3, **Mira Mesa Estates**, zoned C-2 (SC), located on HANOVER NW, between 64TH ST. NW and 68TH ST. NW, containing approximately 5 acres. (J-10) Anna DiMambro, Staff Planner (**APPROVED WITH CONDITIONS**)

4. Project # 1000300*

07EPC-00438 EPC Site
Development Plan-Subdivision
07EPC-00439 EPC Site
Development Plan-Amendment to
Building Permit
07EPC-00437 EPC Site
Development Plan- Building Permit

DAC ENTERPRISES, INC. agents for JOHN TRIANDAFILIDIS, request the above actions for all or a portion of Tract A-2-C and Tract A-2-D, **Montgomery Crossing Addition**, zoned SU-1 for C-1 and O-1 uses, located on MONTGOMERY BLVD NE, between General Chennault St and Moon St. NE, containing approximately 2 acres. (G-20) Catalina Lehner, Staff Planner (**APPROVED WITH CONDITIONS**)

5. Project # 1000762*

07EPC-00446 EPC Site
Development Plan-Subdivision
07EPC-00447 Zone Map
Amendment

CONSENSUS PLANNING agents for FOUNTAIN HILLS PLAZA LLC request the above actions for all or a portion of Tracts 2B, 3B, B-1-A, C-1-A, D-1-A, 6-A-1A, 10-A-1, 10-2-A, Albuquerque West Unit 1 and Tract B, Richland Hills, Unit 1, zoned SU-1 PDA to Include C-3 Uses and Su-1 in IP Uses with Exceptions, located on Paseo del Norte NW between Eagle Ranch Road NW and Educations Place NW, containing approximately 31 acres. (C-12) Stephanie Shumsky, Staff Planner (**APPROVED WITH CONDITIONS**)

6. Project # 1004731*

07EPC-00448 EPC Site
Development Plan-Building Permit

BERENT GROTH, ARCHITECT agents for PAUL & GENE CHAVEZ request the above actions for all or a portion of Lots 19, 20-24, **Romero Addition**, zoned SU-2 for SU-1 for Residential and/or Law Office, Court Reporter, Accountant, Architects, Engineer, Doctor Office, located on Fifth St. NW, between Summer NW and Rosemont NW, containing approximately 1 acre. (J-14) Catalina Lehner, Staff Planner (**APPROVED WITH CONDITIONS**)

7. Project # 1000771*

07EPC-00445 EPC Amendment to
Site Development Plan for
Subdivision
07EPC-00444 EPC Site
Development Plan-Building Permit

DEKKER/PERICH/SABATINI agents for H.R. RENTAL PROPERTIES INC. request the above actions for all or a portion of Tracts C, **Cottonwood Pointe Subdivision**, zoned SU-1 for R-2, C-2 and IP, located on EAGLE RANCH ROAD NW, between EAGLE RANCH ROAD NW and IRVING BLVD. NW, containing approximately 7 acres. (B-13) Carol Toffaleti, Staff Planner (**APPROVED WITH CONDITIONS**)

8. Project # 1004735*

07EPC-00441 EPC Site

Development Plan-Subdivision

07EPC-00443 EPC Site

Development Plan-Building Permit

DORMAN & BREEN ARCHITECTS, agents for TRAMWAY COMMUNITY CHURCH, request the above actions for all or a portion of Lot 1-A, **Tramway Ridge**, zoned SU-1 for Office-institutional-commercaill including 2 restaurants with full service liquor, located on TRAMWAY RIDGE NE, between MONTGOMERY BLVD. NE and MANITOBA NE, containing approximately 4 acres. (F-22) Catalina Lehner, Staff Planner (**APPROVED WITH CONDITIONS**)

9. Project # 1005484

07EPC-00433 EPC Site

Development Plan-Building Permit

MULLEN HELLER ARCHITECTS agents for CAT STEVENS LLC request the above action for all or a portion of Tract H-6A6A2A1, **Riverview Parcels**, zoned SU-1 for IP Uses and SU-1 for Uses Permissive in IP with Exceptions, located on GOLF COURSE RD. NW, between PASEO DEL NORTE NW and SHELLY ROSE NW, containing approximately 1 acre. (C-12) Carol Toffaleti, Staff Planner (**APPROVED WITH CONDITIONS**)

10. Project # 1005183

07EPC-00416 EPC Site

Development Plan-Building Permit

JOHN MARTINEZ, MARLENE RANDALL and VERONICA GIBILARO request the above action for all or a portion of Tract 10A, **Zapf Van Addition No. 10**, zoned SU-1 for O-1, located on MONTANO RD. NW, between 4TH ST. NW and GUADALUPE TRAIL NW, containing approximately 1 acre. (F-14) Stephanie Shumsky, Staff Planner (**DEFERRED TO JUNE 21, 2007**)

11. Project # 1005487

07EPC-00436 Zone Map

Amendment

GARCIA/KRAEMER & ASSOCIATES agents for ELLEN MATHUES request the above action for all or a portion of Lot 34A, **Hoffmantown Addition**, a zone map amendment from R-1 to O-1, located on GARCIA ST. NE, between CANDELARIA NE and CLAREMONT NE, containing approximately 1 acre. (H-20) Carol Toffaleti, Staff Planner (**DEFERRED TO JULY 19, 2007**)

12. Project # 1005233

07EPC-00442 EPC Site

Development Plan-Building Permit

DEKKER PERICH SABATINI agents for PRESBYTERIAN HEALTHCARE SOURCES request the above action for all or a portion of Lot 5, Blolck 5, **Sundt's Industrial Center**, zoned M-2, located on MONTBEL LOOP NE, between ALEXANDER NE and JOAN HILL NE, containing approximately 6 acres. (F-15) Anna Dimambro, Staff Planner (**WITHDRAWN**)

13. Project # 1004000

07EPC-00450 EPC Site

Development Plan-Building Permit

NCA ARCHITECTS agents for North Valley Seventh Day Adventist Church request the above actions for Tract A-1, Eagle Ranch Subdivision, zoned SU-1 PDA to Include C-3 Uses, located on Paradise Blvd. NW between Coors Blvd. NW and Eagle Ranch Rd. NW, and containing approximatley 3. acres. Stephanie Shumsky, Staff Planner (**WITHDRAWN**)

14. Project # 1005353
07EPC-00103 Zone Map
Amendment

MARK PAGE agent for AL HEATING request the above action for all or a portion of Lots 8 & 9, Block 1, **Buena Tierra Addition**, a zone map amendment from R-1 to C-3, located on 3RD ST. NW, between CLAREMONT NW and PHOENIX NW, containing approximately 1 acre. (H-14) Anna DiMambro, Staff Planner (**APPROVED**)

15. Project # 1004178
06EPC-01796 Zone Map
Amendment

GARCIA/KRAEMER & ASSOC. agents for NM ONE CALL C/O GARY SLOMAN request the above actions for all or a portion of Tracts G1 and G2, Block 27, **Mesa Village**, a zone map amendment from O-1 to C-1, located on EUBANK NE, between LOMAS NE and WALKER NE, containing approximately 2.5 acres. (J-20) Stephanie Shumsky, Staff Planner (**WITHDRAWN**)

16 Project # 1000696
07EPC-00111 Zone Map
Amendment

DAVID CAMPBELL agent for RAYLEE VANTAGE HOMES request the above action for all or a portion of Tract C OF PLAT Intercontinental & Consulting Inc., of **Tracts A, B, C, Lee's Bosque Subd.**, a zone map amendment from RD to SU-1 for C-1 Purposes, located on COORS BLVD. NW, between BOSQUE MEADOWS NW and the CORRALES CANAL, containing approximately 7 acres. (D-13) Catalina Lehner, Staff Planner (**DEFERRED TO AUGUST 16, 2007**)

17. Project # 1001206
07EPC-00246 EPC Site
Development Plan-Building Permit

CONSENSUS PLANNING, INC. agents for ALFRED SANCHEZ III request the above action for all or a portion of Tract 2A2C, **Black Ranch**, zoned SU-1 for C-1 Permissive, located east of COORS NW, between PASEO DEL NORTE NW and IRVING NW, containing approximately 2 acres. (C-13) Anna DiMambro, Staff Planner (**APPROVED WITH CONDITIONS**)

18. Project # 1001620
07EPC-00170 Text Amendment to
the
Zoning Code

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE, CITY COUNCIL requests the above action for Amending a portion of Section 14-16-4-2 ROA 1994 to change the requirements for approval of a variance. City Wide. Stephanie Shumsky, Staff Planner (**DEFERRED TO JUNE 21, 2007**)

19. Project # 1000570

06EPC-00141 EPC Sector
Development Plan
06EPC-00139 Zone Map
Amendment

Moule & Polysoides Arch. agents for Sun Cal New Mexico request the above actions for Parcels C, D, E, F, G, H, **Westland North Bulk Land Plat**, a zone map amendment from SU-2 for R-LT, R-2, O-1, OS and PDA for Town Center to SU-2 for RL-T, R-2, O-1, OS and PDA for Town Center, located on ARROYO VISTA BLVD. NW, between HIGH MESA DRIVE NW, 98TH ST. NW and I-40, containing approximately 506 acres. (J-7) Stephanie Shumsky, Staff Planner (**DEFERRED SEPTEMBER 20, 2007**)

20. Project # 1001620

06EPC-00958 Text Amendment

Text Amendment to Section 14-16-3-5 General Sign Regulations and to Sections 14-16-1-5 through 14-16-2-26, 14-16-3-2 through 14-16-3-12 to create comprehensive signage regulations that restrict height, area and numbers of free-standing signs per permissive based on use, zoning category and building size. Russell Brito, Staff Planner (**DEFERRED TO AUGUST 16, 2007**)

21. Project # 1000965

06EPC-01314 EPC Site
Development Plan-Building Permit
06EPC-01315 EPC Site
Development Plan-Amendment to
Subdivision

CONSENSUS PLANNING agent for ASW REALTY PARTNERS/ANADALUCIA DEVEL. CORP. request the above actions for all or a portion of Tracts A & B, **Andalucia at La Luz**, zoned SU-1/PRD 5 du/acre, located on COORS BLVD. and SEVILLA AVE. NW, containing approximately 15 acres. (F-11) Carmen Marrone, Staff Planner (**DEFERRED AUGUST 16, 2007**)

22. Other Matters

ADJOURNED AT 5:05 P.M.