



**ENVIRONMENTAL PLANNING COMMISSION**

**A G E N D A**

**Thursday June 21, 2007  
8:30 a.m.**

**Plaza del Sol Hearing Room  
Lower Level  
600 2nd Street NW**

**MEMBERS**

**Jeffery Jesionowski, Chairman  
Laurie Moye, Vice Chair**

**Jonathan Siegel  
Jim Grout  
Ishmael Valenzuela**

**Larry Chavez  
Virginia Klebesadel  
Judy Kowalski**

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**NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY**

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are generally reviewed at this time (see item 1A and 1B below). Applications with no known opposition that are supported by the Planning Department are scheduled at the beginning of the agenda; these cases are noted with an asterisk (\*). Applications deferred from a previous hearing are normally scheduled at the end of the agenda.

There is no set time for cases to be heard. However, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. **In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff - 5 minutes; Applicant – 10 minutes; Public speakers – 2 minutes each. An authorized representative of a recognized neighborhood association or other organization may be granted additional time if requested.**

All written materials – including petitions, legal analysis and other documents – should be submitted at least 10 days prior to the public hearing, ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly submitted material may influence its final decision, the application may be deferred to a subsequent hearing.

**NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.**

**1. Call to Order.**

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

**2. Project # 1004622\***

07EPC-00569 Sector Development Plan  
Map Amendment

07EPC-00568 EPC Site Development  
Plan-Building Permit

GEORGE RAINHART ARCHITECT & ASSOC. agents for NEW MEXICO EDUCATORS FEDERAL CREDIT request the above actions for all or a portion of Lot 17 and Parcels K, M and N, Block 21, Unit A, **North Albuquerque Acres**, a sector development plan map amendment from SU-2/O-1 to SU-2/C-1, located on PASEO DEL NORTE NE, between BARSTOW NE and WYOMING NE, containing approximately 2 acres. (D-19) Anna DiMambro, Staff Planner

**3. Project # 1001178**

07EPC-00551 Zone Map Amendment

DWL ARCHITECTS & PLANNERS INC. OF NM agents for CHECK WITH ME LLC request the above action for all or a portion of Tract A-1-B-3, **Acme Acres**, a zone map amendment from C-3 (SC) to C-3, located on CUTLER NE, between CARLISLE NE and MORNINGSIDE NE, containing approximately 1 acre. (H-17) Carol Toffaleti, Staff Planner

**4. Project # 1003714**

07EPC-00567 EPC Site Development  
Plan-Building Permit

ALEXANDER FINALE agent for ASSOCIATED & HOME RV SALES request the above action for all or a portion of Tracts C-3-A, **Adobe Wells**, zoned SU-1 for IP C-2/R-2, located on EAGLE RANCH ROAD NW, between EAGLE RANCH ROAD NW and WESTSIDE DRIVE NW, containing approximately 3 acres. (B-13) Carol Toffaleti, Staff Planner

**5. Project # 1002632**

07EPC-00571 EPC Sector Development  
Plan Amendment

TIERRA WEST LLC agents for CAPITAL ALLIANCE INVESTMENTS request the above action for all or a portion of Unit A1, Block 1 Lots 36-49, Block 3 Lots 13-18, Block 4 Lots 3 P-1 thru 20 P-1 & 21 thru 36, Block 5 Lots 1, 2, 10, 11, 13 P-1 thru 22 P-2, Unit 1B, Lots 1-9 and 36-52 **Sundance Estates Unit 1A & 1B**, zoned R-LT, located on LYON BLVD. NW, between PARADISE BLVD. NW and PROPOSED UNSER ALIGNMENT, containing approximately 44 acres. (B-11) Stephanie Shumsky, Staff Planner

**6. Project # 1005542**

07EPC-00570 EPC Site Development  
Plan-Building Permit

DENISH KLINE ASSOCIATES, agents for MESA DEL SOL LLC, request the above action for all or a portion of Tracts 4-A-1 and 4-B, Mesa del Sol, soon to be known as a portion of Tract 10, Bulk Land Plat for Mesa del Sol, Innovation Park, zoned PC (Planned Community), located east of University Blvd., at the SW corner of Fritts Crossing and Watson Loop, containing approximately 2 acres. (R-16) Catalina Lehner, Staff Planner

- 7. Project # 1005513**  
07EPC-00572 EPC Site Development Plan-Subdivision  
07EPC-00573 EPC Site Development Plan-Building Permit
- Ray Barela agent for FRANK L & EVELYN BARELA request the above actions for all or a portion of Lot 2, Matthews Albert L, zoned SU-1 for RLT Uses, located on 12TH ST. NW, between DON FRANCISCO NW and CANDELARIA NW, (G-14) Anna DiMambro, Staff Planner
- 8. Project # 1001620**  
06EPC-01144 Text Amendment
- COA/PLANNING DEPARTMENT agent for COA/CITY COUNCIL request the above action for Amending Section 14-16-3-17 ROA 1994 of the Zoning Code regarding the **Concealment of Wireless Telecommunications Facilities (WTF's)**. City Wide Catalina Lehner, Staff Planner . **(DEFERRED FROM APRIL 19, 2007)**
- 9. 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 FROM MAY 17, 2007)**
- 10. 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 FROM MAY 17, 2007)**
- 11. Project # 1005541**  
07EPC-00566 EPC Sector Development Plan
- The City of Albuquerque Planning Department requests a recommendation of approval to the City Council of the **North I-25 Sector Development Plan**. This Plan's area is defined by the boundaries of the Sandia Indian Reservation sovereign line on the north, the North Diversion Channel and Edith Boulevard on the west, Louisiana Boulevard on the east and Paseo del Norte (and a small portion to San Bernardino Avenue on the eastern side) as the southern boundary. This area includes the Balloon Fiesta Park and the closed Coronado Airport site (now vacant) Chris Hyer, Staff Planner

**12. Project # 1004354**

07EPC-00668 EPC Sector

Development Plan Amendment

COA/PLANNING DEPARTMENT requests a map amendment for all or a portion of Tract O, and a Portion of Lot 27, Block 9, **Original Townsite of Westland**, from SU-2 IP to SU-2 PCA, located east of 98<sup>th</sup> Street NW between Central Ave. NW and Volcano Rd. NW, containing approximately 9 acres. (K-9) Carmen Marrone, Staff Planner

13. Other Matters