



**ENVIRONMENTAL PLANNING COMMISSION**

**A G E N D A**

**Thursday July 19, 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
- C. Approval of Minutes for April 26, 2007 and May 10, 2007, June 14, 2007.

**2. Project# 1006522\***

07EPC-40003 AMNDT TO ZONE MAP  
07EPC-40017 SITE PLAN FOR BUILDING  
PERMIT

CAROL SUE NORDENGREN requests the above action for all or a portion of lot 1-P1, block 16, **Park West**, Unit 4, a zone map amendment from R-D to SU-1 for Bed & Breakfast, located on PETROGLYPH AVE NW BETWEEN LAVA BLUFF NW AND MONUMENT NW containing approximately 0.15 acre. (H-9) Anna DiMambro, Staff Planner

**3. Project# 1006528\***

07EPC-40006 AMNDT TO ZONE MAP

MARK RHODES, ESQ agents for DELBERT AND ROSANNA ARNELL request the above action for all or a portion of lots 3-7, block 2, **Towner Addition**, a zone map amendment from C-1 to C-2 located on 4TH ST NW BETWEEN MENAUL NW AND TOWNER NW containing approximately 1 acre. (H-14) Carol Toffaleti, Staff Planner

**4. Project# 1006520\***

07EPC-40001 SITE DEVELOPMENT -  
SUBDIVISION  
07EPC-40002 SITE DEVELOPMENT -  
BUILDG PRMT

FBT ARCHITECTS agents for EPISCOPAL DIOCESE OF THE RIO GRANDE requests the above actions for all or a portion of lots 5-8 and 25-28, block 4, Tract 3, Unit 3, **North Albuquerque Acres**, zoned SU-2 FOR O-1 & R-T located on ALAMEDA BLVD NE BETWEEN BARSTOW NE AND VENTURA NE containing approximately 6 acres. (C-20) Anna DiMambro, Staff Planner

**5. Project # 1005275**

06EPC-01694 Zone Map Amendment  
07EPC-40005 SITE DEVELOPMENT -  
SUBDIVISION

ERIC SEDILLO JEFFRIES request the above action for all or a portion of Lot 32, **Los Alamos Addition**, a zone map amendment from RA-2 to SU-1 for C-1 Retail Sales excluding gasoline, oil, and liquefied petroleum gas sales, located on 4TH ST. NW, between OSUNA and MONTANO, containing approximately 1 acre. (F-14) Carol Toffaleti, Staff Planner

**6. Project# 1006535**  
**07EPC-40010 AMEND SECTOR**  
**DEVELOPMENT PLAN**

CITY OF ALBUQUERQUE/PLANNING DEPARTMENT agents for CITY OF ALBUQUERQUE/CITY COUNCIL requests a Text Amendment to the **La Cueva Sector Development Plan** to clarify the method for determining densities in the R-D Zone. Carmen Marrone, Staff Planner

**7. Project# 1001449**  
07EPC-40007 SITE DEVELOPMENT -  
BUILDG PRMT  
07EPC-40008 AMNDT TO ZONE MAP

CONSENSUS PLANNING agents for DT LAND DEVELOPMENT requests the above actions for all or a portion of Lot 9, Block A, **Kirtland Addition**, Unit 2, a zone map amendment from C-1 to SU-1 FOR HOTEL & C-1 USES & FULL LIQUOR located at the southeast corner of GIBSON SE and UNIVERSITY SE containing approximately 4 acres. (M-15) Catalina Lehner, Staff Planner

**8. Project# 1004857**  
07EPC-40009 AMNDT TO ZONE MAP

RAIMUND MCCLAIN agent for SUNNY HILLS LLC requests the above action for all or a portion of lots 7 & 8, block 2, **Sunrise Call Addition**, Unit 1, a zone map amendment from R-1 to O-1 located on 801 & 803 GIRARD NE BETWEEN REVERE PLACE NE AND FRONTIER AVE. NE containing approximately 0.27 acre. (J-16) Maggie Gould, Staff Planner

**9. Project# 1000073**  
07EPC-40011 SITE DEVELOPMENT -  
BUILDG PRMT  
07EPC-40012 AMEND SITE  
DEVELOPMENT PLAN - SUBDVN

MARK GOODWIN AND ASSOCIATES PA agents for QUANA HOSPITALITY PARTNERS LP requests the above actions for all or a portion of Tract O, SCHWARTZMAN PACKING CO, zoned SU-1 for Hotels & Restaurants with full service liquor for on premise consumption located on MULBERRY ST SE BETWEEN BETHEL AVE SE AND ALAMO AVE SE containing approximately 3 acres. (M-15) Carol Toffaleti, Staff Planner

**10. Project# 1006537**  
07EPC-40013 AMNDT TO SECTOR  
DEVELOPMENT PLAN MAP (ZONE  
CHANGE)

CONSENSUS PLANNING, INC., agent for KATHERINE J. TRUJILLO requests the above action for all or a portion of lots 2 & 3, block 12, **Volcano Cliffs Subdivision** Unit 3, a zone map amendment from O-1 to R-1 located on MOJAVE ST. NW BETWEEN UNSER BLVD. NW AND TESUQUE NW containing approximately 5 acres. (E-10) Catalina Lehner, Staff Planner

**11. Project# 1004905**  
07EPC-40014 AMNDT TO SECTOR  
DEVELOPMENT PLAN

THE COA PLANNING DEPARTMENT requests a text amendment to the the **Volcano Heights Sector Development Plan**, North and East of the Petroglyph National Monument, west of the Escarpment, south of Paseo del Norte, and East of the alignment of Del Oeste. Russell Brito, Staff Planner

**12. 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 **(DEFERRED FROM JUNE 21, 2007)**

**13. 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, Unit1B, 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 **(DEFERRED FROM JUNE 21, 2007)**

**14. 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 **(DEFERRED FROM JUNE 21, 2007)**

**15. 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 JUNE 21, 2007)**

**16. 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 FROM MAY 17, 2007)**

**17. Project# 1001620**  
07EPC-40015 AMNDT TO  
ZONING CODE

THE COA PLANNING DEPARTMENT requests an amendment to a portion of the Zoning Code ROA 1994, Section 14-16-3-4(A)(1)(a) to extend the amortization period for certain non-conforming building types. City Wide Russell Brito, Staff Planner

**18. 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 FROM MAY 17, 2007)**

19. OTHER MATTERS