



**ENVIRONMENTAL PLANNING COMMISSION**

**A G E N D A**

**Thursday March 15, 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  
Klarissa Pena**

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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 EPC Minutes for January 18, 2007.

**2. Project # 1002404\***

07EPC-00104 EPC Site  
Development Plan-Building Permit

GEORGE RAINHART ARCHITECTS agent for WALGREEN CO. request the above action for all or a portion of Lot 1-C, **Ladera Industrial Center**, zoned SU-1 for IP Uses, located on UNSER Blvd. NW, at the NORTHEAST CORNER of UNSER and VISTA ORIENTE, containing approximately 3 acres. (H-9) Carol Toffaleti, Staff Planner

**3. Project # 1004997\***

07EPC-00105 EPC Site  
Development Plan-Building Permit

MULLEN HELLER ARCHITECTURE PC agents for 98TH/TOWER JACK LLC request the above action for all or a portion of Tract B-1-A, **Tower West Subdivision**, zoned SU-1 for C-1 & R-2 Uses, located on TOWER ROAD SW, between 98TH ST. SW and 97TH ST. SW, containing approximately 2 acres. (L-9) Catalina Lehner, Staff Planner

**4. Project # 1003993\***

07EPC-00113 Zone Map  
Amendment  
07EPC-00112 EPC Site  
Development Plan-Building Permit

SUJAY THAKUR agent for GLOBAL STORAGE COORS LLC request the above actions for all or a portion of Tract A-37-1A, **NE Unit Town of Atrisco Grant**, a zone map amendment from SU-1 O-1 w/Indoor Storage to SU-1 O-1 Indoor & Outdoor Storage, located on COORS BLVD NW, between ST. JOSEPH NW and SEQUOIA NW, containing approximately 5 acres. (G-11) Maggie Gould, Staff Planner

**5. Project # 1005358\***

07EPC-00116 Sector Development  
Plan Map Amendment

WILLIAM NELSON agent for NEW MEXICO CENTRAL CREDIT UNION request the above action for all or a portion of Lot A, New Mexico Central Credit Union, a zone map amendment from R-2 to C-1, located on ZUNI SE, between TEXAS SE and UTAH SE, containing approximately 1 acres. (L-19) Anna Dimambro, Staff Planner

**6. Project # 1001620\***

07EPC-00169 Text Amendment

COA/PLANNING DEPARTMENT request the above action for Amending Chapter 14, Article 16, ROA 1994, the Comprehensive Zoning Code to allow for certain outdoor retail uses, special events and revised sign regulations. Maryellen Hennessy, Staff Planner

**7. Project # 1005355\***

07EPC-00110 EPC Site  
Development Plan-Building Permit

BOHANNAN HUSTON INC. agents for MESA DEL SOL, LLC request the above action for all or a portion of Tract 4A, **Mesa del Sol**, zoned PC, located on UNIVERSITY BLVD. SE, between SOLAR MESA AVE. SE and BOBBY FOSTER SE, containing approximately 8 acres. (R-16) Catalina Lehner, Staff Planner

**8. 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

**9. Project # 1001049**  
06EPC-01304 Zone Map  
Amendment

CONSENSUS PLANNING agents for HORIZON ROSE INTERESTS LLC request the above action for all or a portion of Tracts 1 & 4, **Lands of IHS Acquisition #120**, a zone map amendment from SU-2/Hospital & Medical to SU-2/ Hospital & Medical and O-1 Permissive Uses, located on ALAMEDA BLVD. NE, between BALLOON MUSEUM DR. NE and EDITH BLVD. NE, containing approximately 15 acres. (C-17) Stephanie Shumsky, Staff Planner **(DEFERRED FROM FEBRUARY 15, 2007)**

**10. Project # 1000351**  
06EPC 01708 Site Development  
Plan for Subdivision  
06EPC-01709 EPC Site  
Development Plan-Building Permit

CLAUDIO VIGIL ARCHITECTS agents for BOB KITTS-CANON DEL OSO INVESTMENTS request the above actions for all or a portion of Lots 4-8, **Lands of Zia Trading Co.**, zoned SU- for IP, located on OSUNA NE, between EDITH NE and BN&SF RAILROAD, containing approximately 4 acres. (E-15) Carol Toffaleti, Staff Planner **(DEFERRED FROM JANUARY 18, 2007)**

**11. Project # 1003364**  
07EPC-00094 EPC Site  
Development Plan-Building Permit

TAFAZZUL HUSSAIN agents for PHILLIP LINDBORG request the above action for all or a portion of Lot 1-A-1-A1, Block 10, **North Albuquerque Acres**, zoned SU-2/Mixed Use, located on HOLLY NE, between LOUISIANA NE and WYOMING BLVD. NE, containing approximately 1 acres. (C-19) Anna DiMambro, Staff Planner

**12. Project # 1005354**  
07EPC-00109 EPC Sector  
Development Plan  
07EPC-00107 EPC Site  
Development Plan-Subdivision

DEKKER/PERICH/SABATINI agents for SAWMILL VILLAGE LLC request the above actions for all or a portion of Lot B-2A and Tract 2D, Arbolera de Vida, **Duke City Lumber Co. Addition**, zoned SU-2/S-I and S-MI to SU-2/SU-1 for PRD and Brewery, located on BELLAMAH AVE. NW, between ASPEN AVE. NW and BELLAMAH NW, containing approximately 10 acres. (H-13) Carol Toffaleti, Staff Planner

**13. 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

**14. Project # 1005357**  
07EPC-00115 Rank III Sector  
Development Plan Map  
Amendment  
07EPC-00114 EPC Site  
Development Plan-Subdivision  
07EPC 00121 EPC Site  
Development Plan for Building  
Permit  
07EPC 00122 RANK II Area Plan  
Amendment

MYERS OLIVER & PRICE PC agents for SUNLAND DEVELOPMENT GROUP LLC and OXBOW TOWN CENTER, LLC request the above actions for all or a portion of Tracts X-1-A1, X-1-A2, X-2-A, **University of Albuquerque Urban Center**, a zone map amendment from SU-3 (R-2, C-2 & O-1 Uses) to SU-3 (C-2 & O-1 Uses), located on COORS BLVD NW, between WESTERN TRAILS NW AND SEQUOIA NW, containing approximately 48 acres. (G-11) Stephanie Shumsky, Staff Planner

**15. Project # 1005280**  
06EPC-01706 Zone Map  
Amendment  
06EPC-01705 EPC Site  
Development Plan-Building Permit  
06EPC-01704 EPC Site  
Development Plan-Subdivision

GEORGE RAINHART ARCH & ASSOC. agents for SCM PROPERTY CO. LLC request the above actions for all or a portion of Tract E-1-A Crestview Subdivision and Tract 16A-1 Paradise North, a zone map amendment from SU-1 for C-1 uses including grocery store w/ package liquor sales and restaurant with full service liquor to SU-1 for C-1 Uses including package liquor sales incidental to pharmacy use occupying not less than 14,000 sf, restaurant with full service liquor, located at the southeast corner of Unser Blvd. NW and McMahan Blvd. NW, containing approximately 13 acres. (A-11) Catalina Lehner, Staff Planner **(DEFERRED FROM FEBRUARY 15, 2007)**

**16. 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 FROM FEBRUARY 15, 2007)**

**17. Project # 1003479**  
06EPC-00955 EPC Site  
Development Plan-Building Permit  
06EPC-00956 Zone Map  
Amendment

DAC ENTERPRISES, INC. agents for EDDIE & CHRISTINE LOPEZ request the above actions for all or a portion of Tract E, **St. Anthony's Orphanage Addition**, a zone map amendemtn from R-1 to SU-1 for C-1 permissive uses with exclusions, located on 12TH ST. NW, between INDIAN SCHOOL ROAD NW and I-40, containing approximately 2 acres. (H-13) Catalina Lehner, Staff Planner **(DEFERRED FROM FEBRUARY 15, 2007)**

**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 JANUARY 18, 2007**)

**19. Project # 1000365**

06EPC-01110 Zone Map  
Amendment

MASTERWORKS ARCHITECTS INC. agents for TUAN VAN HUYNH request the above actions for all or a portion of Lots 2-4 & 19-21, Block 1, **Unity Addition**, a zone map amendment from SU-1/C-1 & Vehicle Sales to SU-1/R-T, located on PENNSYLVANIA ST. SE, between CENTRAL AVE SE and ZUNI RD. SE, containing approximately 1 acre. (K-19) Maggie Gould, Staff Planner (**DEFERRED FROM JANUARY 18, 2007**)

**20. Project # 1001150**

06EPC-00624 EPC Site  
Development Plan- Building Permit  
06EPC-00625 EPC Site  
Development Plan-Subdivision

TIERRA WEST LLC agent for VISTA DEL NORTE DEVELOPMENT LLC requests the above actions for all or a portion of Lot M-1, **Vista del Norte Subdivision**, zoned SU-1 for C-2 Uses Except Alcoholic Drink Sales for Off -Premise Consumption within 600' of Residentially Zoned Property, Drive-Up or Drive-Thru Liquor Sales are Not Permitted, located on OSUNA RD NE, between the NORTH DIVERSION CHANNEL and VISTA DEL NORTE NE, containing approximately 22 acres. (E-16) Stephanie Shumsky, Staff Planner (**DEFERRED TO MARCH 15, 2007**)

21. Other Matters