



ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday August 16, 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

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.

2. Project# 1005183*

07EPC-40028 SITE DEVELOPMENT -
BUILDG PRMT

St. Michael & All Angels Church requests the above action for all or a portion of lot 10-A, ZAPF VAN ADDITION NO. 10 zoned SU-1 FOR O-1 located on MONTANO RD NW BETWEEN 4TH ST AND GUADALUPE TRAIL NW containing approximately .4 acre(s). (F-14) Maggie Gould, Staff Planner

3. Project# 1004471*

07EPC-40018 SITE DEVELOPMENT -
SUBDIVISION
07EPC-40019 SITE DEVELOPMENT -
BUILDG PRMT

ARCH & PLAN LAND USE CONSULTANTS LLC agents for HACIENDAS AT COTTONWOOD LLC requests the above actions for all or a portion of Tracts C3 A1-A1-A2, SEVEN BAR RANCH zoned SU-1 FOR IP USES located on HWY 528 BETWEEN COTTONWOOD DR NW AND ELLISON NW containing approximately 1.44 acres. (A-14) Carol Toffaleti, Staff Planner

4. Project# 1006604*

07EPC-40029 SITE DEVELOPMENT -
BUILDG PRMT

ADVANCED ENGINEERING AND CONSULTING, LLC agents for JENNIFER LIN requests the above action for all or a portion of tracts G-2-A-1, MONTGOMERY COMPLEX zoned SU-1 FOR C-2 USES located on MONTGOMERY BLVD NE BETWEEN CARLISLE BLVD NE AND NORTH DIVERSION CHANNEL containing approximately 1.5607 acres. (F-16) Maggie Gould, Staff Planner

5. Project# 1006526*

07EPC-40022 AMEND SITE
DEVELOPMENT PLAN - BLD PRMT

GARCIA/KRAEMER & ASSOCIATES agents for RANDY HENRY requests the above action for all or a portion of lot A, PALACIO DEL RIO GRANDE zoned SU-1/PRD located on PALACIO DEL RIO GRANDE NW BETWEEN SAN LORENZO NW AND GRIEGOS RD NW containing approximately .16 acre. (F-13) Carol Toffaleti, Staff Planner

6. Project# 1004354*

07EPC-40031 AMNDT TO ZONE MAP
(ZONE CHG)

TIERRA WEST LLC agents for KRANIA LLC requests the above actions for all or a portion of lot 27, block 9, Tract O, ORIGINAL TOWNSITE OF WESTLAND a zone map amendment from SU-2 / IP to SU-2 / PCA located on 98TH ST NW BETWEEN CENTRAL AVE NW AND VOLCANO STREET NW containing approximately 8.051 acres. (K-9) Carmen Marrone, Staff Planner

7. Project# 1005455

07EPC-40020 ANNEXATION
07EPC-40021 AMNDT TO ZONE MAP
(ESTB ZONING)

RON GARNER agent for NM BOYS AND GIRLS RANCH FOUNDATION requests annexation and establishment of zoning from A-1 to RA-2 for all or a portion of lot B, EL JARAL SUBDIVISION located on MONTOYA RD NW BETWEEN MAXIMILLIAN RD NW AND I-40 containing approximately 4 acres. (H-12) Anna DiMambro, Staff Planner

8. Project# 1006602

07EPC-40024 SITE DEVELOPMENT -
SUBDIVISION
07EPC-40025 SITE DEVELOPMENT -
BUILDG PRMT

GEORGE RAINHART ARCHITECTS AND ASSOCIATES agents for ALM LLC requests the above actions for all or a portion of lots 13-17, 18A, 19A, 20A, block 31, Tract A, Unit A, NORTH ALBUQUERQUE ACRES, zoned SU-2 / C-1 located at the SW corner of Paseo del Norte Blvd. and Ventura St. NE, containing approximately 5.44 acre². (D-20) Catalina Lehner, Staff Planner

9. Project# 1006600

07EPC-40023 SITE DEVELOPMENT -
BUILDG PRMT

GARRETT SMITH LTD agents for NEW LIFE HOMES INC requests the above action(s) for all or a portion of lot 111-C, TOWN OF ATRISCO GRANT Unit 6, zoned SU-1 PRD 20 DU-A located on DELIA RD. AVE SW BETWEEN BATAAN DR SW AND 69th ST SW containing approximately 2.4262 acres. (K-10) Anna DiMambro, Staff Planner

10. Project# 1004675

07EPC-40026 SITE DEVELOPMENT PLAN-
SUBDIVISION
07EPC-40027 SITE DEVELOPMENT PLAN-
BUILDING PERMIT

GEORGE RAINHART ARCHITECTS AND ASSOCIATES agents for MCNANEY BUILDING INVESTMENTS requests the above actions for all or a portion of Tract K, VISTA DE LA LUZ, zoned SU-1/PRD located on COORS BLVD NW BETWEEN WESTERN TRAILS NW AND LEARNING RD NW, containing approximately 3 acres. (F-11) Catalina Lehner, Staff Planner

11. Project# 1004937
07EPC-40032 AMNDT TO ZONE
MAP (ZONE CHG)

JOSH SKARSGARD, ESQ agent for BANDELIER EQUITIES requests the above action for all or a portion of lot 28, Tract A, Unit A , NORTH ALBUQUERQUE ACRES, a zone map amendment from R-D to C-1 located on PALOMAS AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 1.5 acres. (D-18) Carol Toffaleti, Staff Planner Carol Toffaleti, Staff Planner

12. Project# 1006606
07EPC-40033 SITE
DEVELOPMENT - BUILDG PRMT

TIERRA WEST LLC agents for TACO CABANA requests the above action for all or a portion of Tract B-1-B, VIDEO ADDITION zoned C-2 located on EUBANK BLVD SE BETWEEN CENTRAL BLVD SE AND SOUTHERN BLVD SE containing approximately .675 acre. (L-21) Anna DiMambro, Staff Planner

13. 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)**

14. 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)**

15. 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 **(DEFERRED TO AUGUST 16, 2007)**

16. 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 **(DEFERRED TO AUGUST 16, 2007)**

17. 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 (**DEFERRED TO AUGUST 16, 2007**)

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

MARK GOODWIN AND ASSOCIATES PA agents for QUANAHA 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 (**DEFERRED TO AUGUST 16, 2007**)

19. 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 (**DEFERRED TO AUGUST 16, 2007**)

20. 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 TO AUGUST 16, 2007)

21. Other Matters