



**Environmental
Planning
Commission**

**Agenda Number: 3
Project #: 2018-001695
SI-2019-00381
Hearing Date: January 9, 2020**

Staff Report

Agent	Modulus Architect Inc.
Applicant	Novus Properties LLC
Request	Major Amendment Site Plan– EPC
Legal Description	All or a portion of Tracts A-1, A-2-A, A-2-B, B, C, D, E, F, G, H of Fountain Hills Plaza Subdivision and Lot 2, Block B and Lot 3, Block B of Albuquerque West Subdivision and Lot 6-A-1-A of Albuquerque West Unit 1
Location	Located on Nunzio Ave. NW, between Paradise Blvd. NW and Paseo Del Norte NW
Size	Approximately 37 acres
Existing Zoning	NR-C
Proposed Zoning	N/A

Staff Recommendation

DEFERRAL of
Project # 2018-001695
SI-2019-00381

Staff Planner
Linda Rumpf

Summary of Analysis

This request is for a major amendment to an approved site plan for subdivision. The applicant also requests removing design standards and land use restrictions for a portion of the approved site plan. The subject site is located on Nunzio Ave. NW, between Paradise Blvd. NW & Vista Fuente NW, containing approximately 37 acres.

Staff recommends DEFERRAL of this case because there is a discrepancy in the site plan acreage in the applicant’s project letter in comparison with the legal ad. The project letter showing 37 acres was received after the legal ad was published. The legal ad indicates 31 acres.

