



**Environmental
Planning
Commission**

**Agenda Number: 05
Project Number: 1010999
Case #: 16EPC-40079
January 12, 2016**

Staff Report

Agent	Clint Wilsey, 66 Architect LLC
Applicant	3615 Highway 528, LLC
Request	Site Development Plan for Building Permit
Legal Description	Lot C-4-A, Seven Bar Ranch
Location	Highway 528, between Ellison Dr. NW and Cottonwood Dr. NW
Size	Approximately 2 acres
Zoning	SU-1 for IP Uses

Staff Recommendation

DEFERRAL of Case 16EPC-40079, at the applicant's request, for 60 days, to the March 09, 2017 EPC hearing.

**Staff Planner
Catalina Lehner, AICP- Senior Planner**

Summary of Analysis

The request is for a Site Development Plan for Building Permit for Lot C-4-A, Seven Bar Ranch. The applicant proposes a deli restaurant with a drive-up service window, which is a permissive use.

The subject site is in the Established Urban Area. The West Side Strategic Plan and the Seven Bar Ranch Sector Development Plan apply. The governing site development plan for subdivision for the 3600 Block of Hwy 528 contains applicable design standards, but it has not yet been finalized.

The affected neighborhood organization is the Westside Coalition, which was notified as required.

The applicant is requesting a 60-day deferral to allow time for the site development plan for subdivision to receive final sign-off through the DRB process.

Findings

1. The request is for a Site Development Plan for Building Permit for Lot C-4-A, Seven Bar Ranch. The applicant proposes a deli restaurant with a drive-up service window.
2. The subject site is zoned SU-1 for IP Uses. The proposed use is permissive under the current zoning.
3. The applicant is requesting a 60-day deferral to the March 09, 2017 EPC hearing to allow time to obtain final sign-off of the governing site development plan for subdivision at the DRB.

City Departments and other interested agencies reviewed this application from 12/05/2016 to 12/21/2016.

Lehner, Catalina L.

From: Clint Wilsey <clint.wilsey@gmail.com>
Sent: Tuesday, January 03, 2017 2:58 PM
To: Lehner, Catalina L.
Subject: Re: FW: Project #1010999- EPC

Ms. Lehner,
Please consider this email as notice and request for a 60 day deferral for the EPC SDP for Building Permit, project. #1010999.

Thank you.

p.s. I will work on getting this deferral fee paid asap.

Thank you.

Clint Wilsey, Architect
66Architect, LLC
2041 S. Plaza St. NW
Albuquerque, NM 87104
505) 280-0043

On Fri, Dec 30, 2016 at 12:36 PM, Lehner, Catalina L. <CLehner@cabq.gov> wrote:

Hi Clint,

I'd like to get a hold of the deferral letter by the close of business next Tuesday, January 3rd. Attached is the deferral fee invoice. A 60 day deferral would take us to the March 9, 2016 EPC hearing, but request the amount of time you feel you need. Thank you.

-Catalina

From: Lehner, Catalina L.
Sent: Thursday, December 22, 2016 2:22 PM
To: 'Clint Wilsey'
Subject: RE: Project #1010999- EPC

Hi Clint,

Thanks for the update. You can request the amount of time that you need and only pay one fee. It can be 30, 60, or 90 days.