



***Environmental  
Planning  
Commission***

***Agenda Number: 06  
Project Number: 1011354  
Case #: 17EPC-40034  
October 12, 2017***

***Staff Report***

<b><i>Agent</i></b>	High Mesa Consulting Group
<b><i>Applicant</i></b>	Mark 3S, Inc.
<b><i>Request</i></b>	<b>Site Development Plan for Subdivision</b>
<b><i>Legal Description</i></b>	Lot 6 and Lot 7, and a portion of Lot 8, Block 20, Unit 3, Tract 3, North Albuquerque Acres
<b><i>Location</i></b>	Holly Ave. NE, between Ventura St. and Holbrook St.
<b><i>Size</i></b>	Approximately 2 acres
<b><i>Zoning</i></b>	SU-2 Mixed Use
<b><i>Proposed Zoning</i></b>	No change

***Staff Recommendation***

***DEFERRAL of Case 17EPC-40034 for  
30 days, based on the Findings below, to  
the October 12, 2017 hearing.***

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

***Summary***

The request is for a site development plan for subdivision (SPS) for an approx. 2 acre, vacant site located on Holly Ave. NE, just east of Ventura St. The applicant intends to pursue the site development plan for subdivision so that infrastructure is in place, and then sell the two lots for future development.

The request is associated with Project #1005237, which is under the same ownership as the subject site. However, the lots pertaining to the request have never been developed and therefore were assigned a new project number.

The subject site is in an Area of Consistency. The La Cueva Sector Development Plan applies.

A 30 day deferral is needed to ensure correct advertising. The request pertains to Lots 6 and 7, but also to a portion of Lot 8. The portion of Lot 8 was inadvertently omitted from the legal description, so the request must be re-advertised.

1. The request is for a site development plan for subdivision (SPS) for an approx. 2 acre, vacant site located on Holly Ave. NE, just east of Ventura St.
2. The request pertains to Lots 6 and 7, but also to a portion of Lot 8. The portion of Lot 8 was inadvertently omitted from the legal description, so the request must be re-advertised.
3. A 30 day deferral is needed to ensure correct advertising.