

- building envelope not exceeding the straight view line 16 feet above the average natural grade be blocked from Simms Park Road by topography and native landscaping;
6. As illustrated in Visual Simulation Screening Options as submitted by the applicant, the proposed native landscaping would be more effective as a screening device and more visually pleasing than the constructed berm as required under the existing Sector Plan regulation;
 7. Contrary to the applicable goals and policies of the Comprehensive Plan and the Sector Plan, the constructed berm of substantial heights and widths as required to meet the screening requirements under the existing topographic conditions, would destroy the existing vegetation under and adjacent to the constructed berm and would also adversely affect the existing drainage system, thereby rendering adverse environmental impacts;
 8. The proposed native landscaping, on the other hand, would rather enhance the existing visual and environmental qualities; and
 9. The proposed amendment would achieve and implement the applicable goals and policies of the Comprehensive Plan and the High Desert Sector Development Plan, respectively, more effectively than the existing Sector Plan regulation;
 10. Pursuant to the Zoning Code provision under Section 14-16-2-23 (B)(2)(b), the Environmental Planning Commission has the final authority to act on the subject sector development plan amendment.

CONDITIONS:

1. Certain language contained in the amendment be changed as recommended by staff and as indicated on pages 6 through 7 of the staff report.

MOVED BY COMMISSIONER McMAHAN
SECONDED BY COMMISSIONER CHAVEZ

MOTION CARRIED UNANIMOUSLY
(Commissioner Lara was absent)

12.

Project #12-16

Tierra West LLC, agent for David & Rebecca Gonzales, request approval of a Site Development Plan for Building Permit for Tract 6-A-1, North Fourth Street Homesite Addition, zoned SU-1 for Beauty Shop and located at 700 Mountain Road NW between Fourth Street NW and Villa Canela Court NW, containing approximately 0.3 acres.
(F-14) Lola Bird, Staff Planner

STAFF PRESENT:

Lola Bird, Planner

PERSON SPEAKING IN FAVOR OF THE REQUEST:

Ron Bohannon, Tierra West, 8509 Jefferson, NE

NO ONE SPOKE IN OPPOSITION TO THE REQUEST

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 01128-01564, a Site Development Plan for Building Permit, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for a 0.3-acre property located on Montañño Road, between Fourth and Villa Canela Court NW.
2. The request is in conformance with the *Comprehensive Plan* and the *North Valley Area Plan* by proposing a design that respects the residential character of the area.
3. This request complies with the condition of the zone map amendment to submit a site development plan for building permit to the Environmental Planning Commission.
4. The submittal will be adequate with some changes and additions

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. A pedestrian connection from the existing sidewalk to the building shall be provided. Where a sidewalk or pedestrian pathway crosses a vehicular drive aisle, it shall be of a material other than asphalt.
3. A 6' wide or 4' clear pedestrian pathway shall be located along the front of the building to provide access from the parking area to the building.
4. In keeping with the existing screen walls in the area, the proposed screen wall shall be finished in stucco.

5. The monument sign shall be a maximum 6' wide by 4' tall with a maximum sign face area of 12 square feet on each side.
6. Any proposed lighting of the monument sign lighting shall be provided prior to final signoff. This lighting shall consist of down-lighting or internally lit, individual channel letters.
7. As no building mounted signage is proposed, general note number 5 shall be removed from the site plan.
8. As required by the zoning code all trees shall have a minimum 2" caliper.
9. As no new site lighting is proposed with this submittal, general note number 9 shall be removed from the site plan.
10. Public Works Conditions of approval:
 - a. Small car parking spaces are incorrectly dimensioned and based on total number of parking spaces, small car spaces are not permitted.
 - b. Provide handicap ramp detail to entrance of building.
 - c. All radii and widths of parking end caps to be per DPM standards.
 - d. Provide handicap sign detail and reference.
 - f. Provide 6' sidewalks in front of building for parking spaces less than 20' in length per DPM. If driveways are one way, sign and stripe.
 - g. Remove bushes shown in parking lot on sheet 1 of 5.
 - h. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval required prior to placement on DRB agenda.

MOVED BY COMMISSIONER SERRANO
SECONDED BY COMMISSIONER CHAVEZ

MOTION CARRIED UNANIMOUSLY
(Commissioner Gara was absent)

3. 01128-01555 Brasher & Lorenz, agents for Sunset General Partnership and
01128-01554 Transport International Pool Inc./GE Capital Modular Space, request
Project #1001567 approval of a Site Development Plan for Subdivision plus approval of
a Site Development Plan for Building Permit for Tracts 5A1 and
5A2A1-1, Volcano Business Park, zoned SU-1 for C-1 & IP Uses and
located on Ouray Road NW between Unser Boulevard NW and
Painted Rock NW, containing approximately 17.01 acres. (G-10 & H-
10) Juanita Vigil, Staff Planner

STAFF PRESENT:

Juanita Vigil, Planner