



**Environmental  
Planning  
Commission**

**Agenda Number: 04  
Project Number: 1000771  
Case #: 16EPC-40007  
April 14, 2016**

**Staff Report**

<b>Agent</b>	RBA Architects
<b>Applicant</b>	Brad Allen
<b>Request</b>	<b>Site Development for Building Permit</b>
<b>Legal Description</b>	Tract C Cottonwood Pointe
<b>Location</b>	Between Irving boulevard and Eagle Ranch Road, south of the Calabacillas arroyo
<b>Size</b>	7 acres
<b>Existing Zoning</b>	SU-1 for I-P, C-2 and R-2 uses
<b>Proposed Zoning</b>	Same

**Staff Recommendation**

**DEFERRAL of 1000771 based on the Findings on this page.**

**Staff Planner  
Maggie Gould, planner**

**Summary of Analysis**

Staff is recommending a 30 day deferral to the May 12<sup>th</sup> hearing to allow time for the applicant to complete the required Traffic Impact Study and to allow City Transportation staff time to review the study.

**Findings:**

1. The case will be deferred to the May 12<sup>th</sup> hearing to allow time for preparation and review of a Traffic Impact Study for the site.
2. The applicant is aware of the deferral and concurs.

City Departments and other interested agencies reviewed this application from 02/29/2016 to 03/11/2016

**Gould, Maggie S.**

---

**From:** Rick Bennett <rick@rba81.com>  
**Sent:** Wednesday, April 06, 2016 10:13 AM  
**To:** Gould, Maggie S.  
**Subject:** Re: Eagle Ranch.Retail

Thanks  
Please submit for 30 days. That is enough time.  
Thank you Maggie.

On Wed, Apr 6, 2016 at 9:01 AM, Gould, Maggie S. <[MGould@cabq.gov](mailto:MGould@cabq.gov)> wrote:

Hello ,

I will be submitting a request for a 30 day deferral for this project. Will that be enough time for the  
you need 60 days?