



**Environmental  
Planning  
Commission**

**Agenda Number: 07  
Project Number: 1005517  
Case #: 15EPC-40021  
August 13, 2015**

**Staff Report**

<b>Agent</b>	Tierra West
<b>Applicant</b>	Argus Jefferson Partners, LLC
<b>Request</b>	Site Development Plan for Subdivision
<b>Legal Description</b>	Lots 2-A-1 and 2-A-2, Tract B, Plat of Lots 2-A-1 and 2-A-2, Enviroco Tract (being a replat of Lot 2-A, Tract B)
<b>Location</b>	On Jefferson Street NE, between Osuna Road NE and Ellison Street NE
<b>Size</b>	Approximately 7.2 acres
<b>Existing Zoning</b>	M-1 Light Manufacturing Zone
<b>Proposed Zoning</b>	No Change

**Staff Recommendation**

**DEFERRAL of 15EPC-40021, based on the findings below, at the request of the applicant, for 30 days.**

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

**Summary of Analysis**

The request is for a site development plan for subdivision (SPS) with design standards for an ≈7.2 acre site. The proposed SPS would consolidate two lots and create four new ones.

The applicant envisions various commercial uses, such as restaurants, banks and retail, and an office use in the future. Delegation of review authority to the DRB is requested.

The subject site is in the Established Urban area of the Comprehensive Plan and is in the Journal Center Major Activity Center. The North Valley Area Plan also applies. A TIS was required and has been completed.

Neighbors and property owners were notified as required.

The applicant is requesting a 30-day deferral to the September 10, 2015 hearing to allow additional time to coordinate access easements through adjacent parcels

**Findings:**

1. This request is for a site development plan for subdivision with design standards.
2. The applicant requests a 30-day deferral to the September 10, 2015 EPC hearing in order to allow additional time to coordinate access easements through adjacent parcels.

City Departments and other interested agencies reviewed this application from 6/1/2015 to 6/12/2015.

gaw

# TIERRA WEST, LLC

July 30, 2015

Mr. Peter Nicholls, Chair  
Environmental Planning Commission  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: MAJOR SITE DEVELOPMENT PLAN FOR SUBDIVISION  
6701 JEFFERSON AVE (NWC JEFFERSON AND OSUNA)  
PROJECT # 1005517  
ZONE ATLAS PAGE E-17-Z**

Dear Mr. Nicholls:

Tierra West LLC, on behalf of Argus Jefferson Partners LLC, requests a 30 day deferral of the Major Site Development Plan for Subdivision for the above-referenced site to the September 10, 2015 hearing. The deferral is requested to allow more time to coordinate access easements through adjacent parcels.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

cc: Jeff Jesionowski

JN: 2014065

RRB/VC/jg

5571 Midway Park Place NE Albuquerque, NM 87109  
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102  
tierrawestllc.com