



# Environmental Planning Commission

**Agenda Number: 6**  
**Project #: PR-2022-007157**  
**Case #: RZ-2022-00031**  
**Hearing Date: August 18, 2022**

## Staff Report

<b>Agent</b>	Consensus Planning
<b>Applicant</b>	Juniper Properties Southwest, LLC
<b>Request</b>	<b>Zoning Map Amendment (zone change)</b>
<b>Legal Description</b>	Lots 7 thru 11 block 64 Terrace Addition & north 10ft vacated Gold Ave
<b>Location</b>	1701 Gold Ave SE between Pine St. and University Blvd.
<b>Size</b>	Approximately 1.0 acre
<b>Existing Zoning</b>	R-ML
<b>Proposed Zoning</b>	MX-L

### Staff Recommendation

**WITHDRAWAL of PR-2022-007157, RZ-2022-00031, based on request of applicant.**

**Leslie Naji**  
**Senior Planner**

### Summary of Analysis

The request is for a Zone Map Amendment for an approximately 1.0-acre site on the north side of Gold Ave. SE, between Pine St. and University Blvd. SE (the subject site).

The Zone Map Amendment request was heard at the July 21, 2022 EPC hearing. The applicant had not adequately justified the request pursuant to the IDO zone change criteria [14-16-6-7(G)(3)]. The applicant requested a continuance to decide how to proceed with the case.

The affected neighborhood organizations and property owners within 100 feet of the subject site were notified as required. Neighbors have expressed support for housing but opposition to commercial uses. Staff recommends Denial.

Following further consideration, the applicant wishes to withdraw the application.



**From:** [Michael Vos](#)  
**To:** [Naji, Leslie](#)  
**Cc:** [Lehner, Catalina L.](#); [Bolivar, Silvia A.](#); [Jim Strozier](#)  
**Subject:** RE: 1701 Gold  
**Date:** Wednesday, August 10, 2022 2:41:06 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Good afternoon Leslie,

Apologies for the delayed response. After discussing this further with our clients, we would like to officially request withdrawal of the requested Zoning Map Amendment (PR-2022-007157, RZ-2022- 00031).

Please let me know if there are any questions. Best

regards,

**Michael Vos, AICP**  
**CONSENSUS PLANNING, INC.**

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