



**ENVIRONMENTAL PLANNING COMMISSION  
AMENDED ACTION SUMMARY**

**Thursday, March 10, 2016  
8:30 a.m.**

**Plaza Del Sol Hearing Room, Lower Level  
600 2<sup>nd</sup> Street NW**

**COMMISSIONER MEMBERS PRESENT:** Karen Hudson, Chair  
Derek Bohannon, Vice Chair  
Peter Nicholls  
James Peck  
Moises Gonzalez  
Dan Serrano

**COMMISSIONER MEMBERS ABSENT:**  
Bill McCoy  
Victor Beserra  
Maia Mullen

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**Call to Order: 8:30 A.M.**

- A. Pledge of Allegiance
- B. Announcement of Changes and/or Additions to the Agenda
- C. Approval of Amended Agenda

**A motion was made by Commissioner Nicholls and Seconded by Commissioner Peck that amended agenda be approved. The motion carried by the following vote:**

**For: 6 Nicholls, Hudson, Gonzalez, Peck, Bohannon and Serrano.**

**16 EPC-40004 – WITHDRAWN BY  
APPLICANT**

**1. Project# 1008528**  
16EPC-40004 Site Development Plan for  
Subdivision

Tierra West LLC, agent for Palmilla Commercial, LLC,  
request the above actions for all or a portion of Lot 1B-1-A,  
Paradise North, zoned SU-1 for IP Uses with exceptions,  
located on 10301 Golf Course Rd. NW, containing  
approximately 6 acres. (A-12)  
Staff Planner: Maggie Gould

**DEFERRED TO THE MARCH 10, 2016 HEARING**

**4. Project# 1000032**

15EPC-40079 Site Development Plan for Subdivision

Retail Equity Development 3, LLC, agent for Oxbow Town Center LLC, request the above actions for all or a portion of Tract X-1-A2 Plat of Tracts X-1-A1 & X-1-A2 University of Albuquerque Urban Center, zoned SU-3/Mixed Use, located on Coors Blvd., between St. Josephs and Western Trail NW, containing approximately 21.3 acres. (G-11)

Staff Planner: Vicente Quevedo

**(DEFERRED FROM FEBRUARY 11, 2016)**

**FINAL ACTIONS**

**COMMISSIONER BOHANNAN RECUSES HIMSELF**

**1. Project# 1008528**

16EPC-40004 Site Development Plan for Subdivision - **WITHDRAWN**

16EPC-40005 Site Development Plan for Building Permit

Tierra West LLC, agent for Palmilla Commercial, LLC, request the above actions for all or a portion of Lot 1B-1-A, Paradise North, zoned SU-1 for IP Uses with exceptions, located on 10301 Golf Course Rd. NW, containing approximately 6 acres. (A-12)

Staff Planner: Maggie Gould

**A motion was made by Commissioner Nicholls and Seconded by Commissioner Peck that matter 16EPC-40005 be approved based on findings. The motion carried by the following vote:**

**For: 5 Nicholls, Hudson, Gonzalez, Peck, and Serrano.**

**COMMISSIONER BOHANNAN RETURNS**

**2. Project# 1002132**

16EPC-40001 Zone Map Amendment (Zone Change)

16EPC-40002 Site Development Plan for Building Permit

16EPC-40003 Site Development Plan for Subdivision

Consensus Planning, agent for Guardian Storage, request the above actions for all or a portion of Tract A-1, plat of tracts A-1 and B-1 Village Center North Subdivision, zoned SU-1 for Mixed Use C-1, & Tract C, bulk land plat of Village Center North Subdivision, zoned SU-1 for Mixed Use, O-1 to SU-1 For Mixed Uses for C-1, O-1, and Storage Uses Indoor, located on Unser Boulevard, between Summer Ridge Dr. and McMahon Blvd., containing approximately 2.61 acre(s).

(A-11) Staff Planner: Vicente Quevedo

**A motion was made by Commissioner Peck and Seconded by Commissioner Bohannan that matter 16EPC-40001 be approved based on findings and condition. The motion carried by the following vote:**

**For: 6 Peck, Bohannan, Nicholls, Hudson, Gonzalez, and Serrano.**

**A motion was made by Commissioner Peck and Seconded by Commissioner Bohannon that matter 16EPC-40002 be approved based on findings and conditions. The motion carried by the following vote:**

**For: 6 Peck, Bohannon, Nicholls, Hudson, Gonzalez, and Serrano.**

**A motion was made by Commissioner Peck and Seconded by Commissioner Bohannon that matter 16EPC-40003 be approved based on findings and conditions. The motion carried by the following vote:**

**For: 6 Peck, Bohannon, Nicholls, Hudson, Gonzalez, and Serrano.**

**3. Project# 1006973**  
16EPC-40006 Site Development Plan for  
Building Permit Amendment

Joshua Skarsgard, agent for Century Bank, request the above action for all or a portion of Tract 1, Paradise Plaza, zoned SU-1 for C-1 Uses with inclusions (Package liquor sales incidental to a Pharmacy use occupying not less than 14,000 sf), located on NE Corner of McMahon and Unser, containing approximately 1 acre. (A-11) Staff Planner: Maggie Gould

**A motion was made by Commissioner Peck and Seconded by Commissioner Serrano that matter 16EPC-40003 be approved based on findings and conditions. The motion carried by the following vote:**

**For: 6 Peck, Serrano, Bohannon, Nicholls, Hudson, and Gonzalez.**

**5. Project# 1010693**  
15EPC-40070 Sector Development Plan Map  
Amendment (Zone Change)

Consensus Planning agent for C & S Equities, LLC, request the above actions for all or a portion of Tract 3B-3 plat of tracts 3B-1, 3B-2 & 3B-3 a subdivision of tracts 3B land of IHS acquisition# 120 Inc., zoned SU-2 Hospital & Medical or SU-2 C to SU-2 for LMDR, Horizon Boulevard NE, between Alameda Blvd. and Balloon Museum Dr. NE, containing approximately 7.8 acres. (B-17-Z)

Staff Planner: Vicente Quevedo

**(DEFERRED FROM FEBRUARY 11, 2016)**

**A motion was made by Commissioner Serrano and Seconded by Commissioner Nicholls that matter 15EPC-40070 be approved based on findings. The motion carried by the following vote:**

**For: 4 Serrano, Nicholls, Peck, and Hudson**

**Against: 2 Gonzalez & Bohannon**

**SEE ATTACHED TRANSCRIPT  
AC-16-5**

**6. OTHER MATTERS:**

A. Approval of December 10, 2015 Amended Action Summary Minutes

**A motion was made that this matter be deferred to the April 14, 2016 Hearing.**

B. Approval of January 14, 2016 Amended Action Summary/Minutes

**A motion was made by Commissioner Peck and Seconded by Commissioner Serrano that this matter be approved. The motion carried by the following vote:**

**For: 6 Peck, Serrano, Bohannan, Nicholls, Hudson, and Gonzalez.**

C. Approval of February 11, 2016 Action Summary/Minutes

**A motion was made by Commissioner Nicholls and Seconded by Serrano that this matter be approved. The motion carried by the following vote:**

**For: 5 Nicholls, Peck, Serrano, Hudson, and Gonzalez.**

**NO VOTE: Bohannan**

**7. ADJOURNED: 11:50 A.M.**

**NOTE: For Notice of Decision please refer to <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-staff-reports>**