Staff Report

<table>
<thead>
<tr>
<th>Agent</th>
<th>Tierra West LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Western Hills Investments LLC</td>
</tr>
<tr>
<td>Request</td>
<td>Major Amendment to Site Plan –EPC</td>
</tr>
<tr>
<td>Legal Description</td>
<td>Tract C-4-A, plat of Tracts C-3-A, C-3-B, C-3-C, and C-4-A, Seven Bar Ranch Addition</td>
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<tr>
<td>Location</td>
<td>north of Ellison Dr. NW and east of Coors Bypass NW/Coors Blvd. NW (3615 NM 528)</td>
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<tr>
<td>Size</td>
<td>Approximately (≈) 2 acres</td>
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<tr>
<td>Zoning</td>
<td>NR-BP</td>
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Summary

The request is for a Major Amendment that would result in the replacement of the controlling site development plan, approved in 2017 by the EPC, with the proposed site plan.

The Site-Plan-EPC criteria apply. The applicant proposes to develop a coffee drive-thru franchise (phase I) and a future restaurant (phase II).

The affected neighborhood organization, the Westside Coalition, and property owners within 100 feet of the subject site were notified as required.

The applicant is requesting a one-month deferral to the June 17, 2021 hearing to allow additional time to revise and clarify the proposed site plan and strengthen the project letter.

Staff Recommendation

DEFERRAL of SI-2021-00452, at the applicant’s request, for a month to the June 17, 2021 hearing.

Staff Planner
Catalina Lehner, AICP-Senior Planner
Lehner, Catalina L.

From: Jaimie Garcia <jgarcia@tierrawestllc.com>
Sent: Friday, May 07, 2021 11:19 AM
To: Lehner, Catalina L.
Cc: Luis Noriega; Ron Bohannan
Subject: Ducth Brothers - PR-2021-005301

External

Good Morning Catalina-

Tierra West, LLC requests a deferral to June 17, 2021. This deferral is to allow additional time to confer with staff to work through IDO details required for this application PR-2021-005301. The site plan previously submitted was not signed off on. We will be working through protocol with staff on how it will relate with IDO policy and procedures.

Respectfully,

Jaimie N. Garcia
Project Coordinator
Tierra West, LLC
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Albuquerque, NM 87109
505-858-3100 Office
505-858-1118 Fax
jgarcia@tierrawestllc.com

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