



**Environmental  
Planning  
Commission**

**Agenda Number: 3  
Project #: 2021-005301  
Case #: SI-2021-00452  
Hearing Date: May 20, 2021**

**Staff Report**

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

**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**

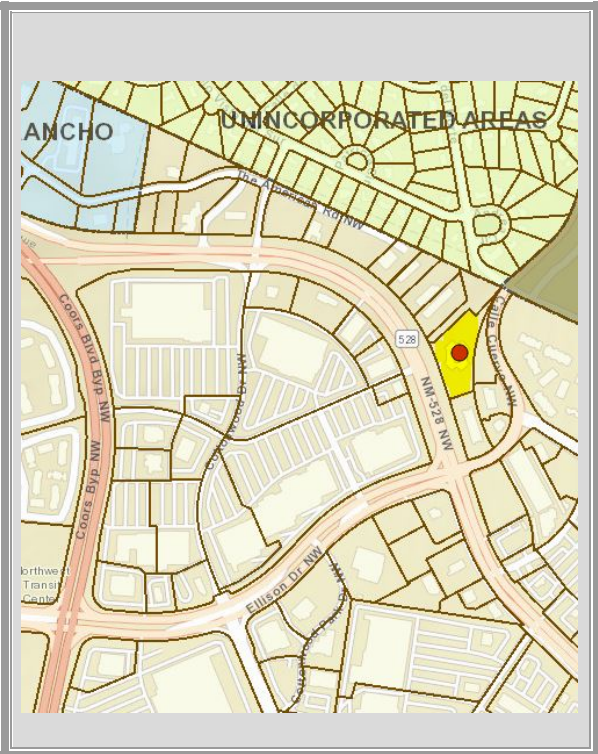
**Summary**

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.



**Lehner, Catalina L.**

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**From:** Jaimie Garcia <jgarcia@tierrawestllc.com>  
**Sent:** Friday, May 07, 2021 11:19 AM  
**To:** Lehner, Catalina L.  
**Cc:** Luis Noriega; Ron Bohannon  
**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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