



**Environmental
Planning
Commission**

**Agenda Number: 2
Project #: PR-2023-009178
VA-2023-00246
Hearing Date: October 19, 2023**

Staff Report

Agent	Self-Represented
Applicant	Frank J. and Clarissa J. Gonzales
Request	Variance - EPC
Legal Description	All or a portion of Lot 21, Block 1, Unit 27, Volcano Cliffs
Location	5505 Valiente Rd NW, between Calle Norteña NW and the Piedras Marcadas Major Public Open Space (MPOS)
Size	Approximately 0.4 acres
Existing Zoning	R-1D

Staff Recommendation:

DEFERRAL of PR-2023-009178, VA-2023-00246 for 30 days to the November 16, 2023 EPC hearing.

**STAFF PLANNER
Catherine Heyne, Planner**

Summary of Analysis

The request is for a Variance-EPC to allow additional building height for a future single-family home in the Volcano Cliffs area. The subject site is the height-restriction sub-area of VPO-2, Northwest Mesa Escarpment, and is subject to view protection regulations. Pursuant to IDO 14-16-3-6(E)(2), the purpose of this VPO is to protect views to and from the Petroglyph National Monument, which is major public open space (MPOS) in various locations in the area.

Building and/or structure height shall not exceed 15 feet, as measured from natural grade, building height bonuses do not apply. Pursuant to IDO 14-16-3-6(E)(3)(c), additional height up to 19 feet may be requested through a Variance – EPC.

The applicant requests a 30-day deferral to allow time to strengthen and/or revise the request. Staff agrees with the request for deferral.



Lehner, Catalina L.

From: Frankie Gonzales <fgonzal2@outlook.com>
Sent: Thursday, October 12, 2023 10:56 AM
To: Heyne, Catherine M.
Cc: My Wub
Subject: 5505 Valiente Rd NW, Height Variance - EPC application (PR-2023-009178) Deferral Request

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.
Hello Catherine,

Per staff planner recommendation and in order to strengthen our application we are in concurrence to defer our EPC application to the 16 November 2023 hearing date. Please let me know if you have any questions. Thank you!

Frankie
Sent from my iPhone