



**Environmental
Planning
Commission**

**Agenda Number: 4
Project Number: 1008830
Case #: 11EPC 40050
November 10, 2011**

Staff Report

Agent	Garcia/Kraemer & Associates
Applicant	Afra Construction
Request	Site Development Plan for Building Permit
Legal Description	Tract 5, Row 2, Unit A, West of Westland, Town of Atrisco Grant
Location	West side of 102 nd Street, between Avalon Road and Volcano Road
Size	Approximately 5.0-acres
Existing Zoning	SU-1/C-2 Uses and Campground, Excluding Package Liquor Sales
Proposed Zoning	Same

Staff Recommendation

WITHDRAWAL of 11EPC 40050, at the applicant's request.

Staff Planner

Christopher Hyer, Senior Planner

Summary of Analysis

This proposal is for a site development plan for building permit for an approximately 5.0-acre site that abuts 102nd Street on the east side, between Avalon Road and Volcano Road, south of I-40. The applicant proposes to develop the second phase of the Paradise RV Park, which will consist of 109-RV parking spaces.

The first phase of this project was in the DRB process and has been withdrawn. The applicant has combined what once were two separate sites and now plans to develop them as one site, but in phases. Thus, this project has been resubmitted for a zone change, a site development plan for subdivision and site development plan for building permit. Since a request is being made to change the zoning, it is being heard by the EPC.

The revised case will be heard at the December EPC hearing.