



**Environmental  
Planning  
Commission**

**Agenda Number: 4  
Project Number: 1005278  
Case Numbers: 06EPC- 01700/01701  
October 14, 2010**

**Staff Report**

<b>Agent</b>	Mark Goodwin & Associates, PA
<b>Applicant</b>	Juan Tabo Hills West
<b>Requests</b>	<b>Annexation</b> <b>Establishment of Zoning</b>
<b>Legal Description</b>	Tract A, Juan Tabo Hills West
<b>Location</b>	Bordering south/east of the Tijeras Arroyo, north of Kirtland Air Force Base and west of Juan Tabo Hills, between Eubank and Juan Tabo Blvds
<b>Size</b>	Approximately 85 acres
<b>Existing Zoning</b>	County A-1
<b>Proposed Zoning</b>	R-D

**Staff Recommendation**

**DEFERAL of 06EPC-01700 for 30-days.**  
**DEFERAL of 06EPC-01701 for 30 days.**

**Staff Planner**  
**Christopher Hyer, Senior Planner**

**Summary of Analysis**

This is a two-part request: Annexation and Establishment of Zoning for Juan Tabo Hills West, an 85-acre site west of the existing Juan Tabo Hills between the Tijeras Arroyo and Kirtland Air Force Base. The requested zoning for the entire site is R-D with R-T controls. Access to the site will be across the existing Juan Tabo Boulevard Bridge.

The applicant requests a 30-day deferral in order to work with City staff of the Transportation Division on the TIS. When the TIS is approved, the pre-annexation agreement will be updated to reflect the requirements stated in the TIS. Once this is completed. A mediated meeting is also being held between the applicant and the neighborhood association of Juan Tabo Hills.

Location Map (3" x 3")