



Environmental Planning Commission

***Agenda Number: 9
Project Number: 1008528
Case #: 10EPC 40061
February 10, 2011***

Staff Report

<i>Agent</i>	Joshua J. Skarsgard
<i>Applicant</i>	Monterey land Group III, LLC
<i>Request(s)</i>	Zone Map Amendment
<i>Legal Description</i>	TR 1B-1, Paradise North
<i>Location</i>	Golf Course Rd NW, between McMahon Blvd. NW and Irving Blvd. NW
<i>Size</i>	Approximately 13.55 acres
<i>Existing Zoning</i>	SU-1 IP Uses W/Exceptions
<i>Proposed Zoning</i>	R-3

Staff Recommendation

DEFERRAL of 10EPC 40061.

Staff Planner

Randall Falkner, Planner

Summary of Analysis

The applicant is requesting an indefinite deferral. The applicant has a potential "user" for the property and wishes to consult with that user prior to submitting the site development plan for subdivision. The applicant will contact the planning department when a site development plan for subdivision is ready for submittal.

The applicant has been informed that the application will have to be re-advertised, N.A.'s will have to be re-notified by certified mail receipts, a new facilitated meeting may have to be held, and a deferral fee will have to be paid. The deferral cannot extend beyond 6 months.

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from 10/4/2010 to 10/15/2010.