



**Environmental  
Planning  
Commission**

**Agenda Number: 6  
Project Number: 1003859  
Case #: 13EPC-40137  
October 10, 2013**

**Staff Report**

<b>Applicant</b>	COA Planning Department	<b>RECOMMENDATION</b>  <b>DEFERRAL FOR 30 DAYS TO NOV. 14, 2013</b>          <b>Carmen Marrone, Manager Current Planning Section COA Planning Department</b>
<b>Request</b>	<b>Clarification of EPC Condition to “delegate final sign-off authority of site development plans to the DRB”</b>	
<b>Location</b>	SE corner of Coors & Montano, however, final interpretation will apply city-wide	
<b>Zoning</b>	No Change	

**Request**

This is a request for clarification by the EPC on an issue that has recently arisen relating EPC Project #1003859, 04EPC-01844, a site development plan for building permit (SPBP) that was approved by the EPC on 6/16/2005. The EPC’s decision was appealed and upheld by the City Council on 9/19/05 with modifications to the EPC Findings and Conditions.

On January 25, 2006, the DRB conditionally approved the SPBP with final signatures to be obtained by board members representing Transportation Development and Planning. In May of this year, the applicant began meeting with Transportation and Planning Board Members in order to obtain their signatures on the SPBP. On June 5 of this year, a letter was submitted to the DRB Chair by Mr. Tim Flynn-OBrien as the representative of the Taylor Ranch Neighborhood Association, questioning the status of the subject site plan and whether it was still valid.

The purpose of the current request is to determine the status of said site plan and whether the applicant can pursue final sign-off of the site plan at DRB.

**Findings for Deferral**

1. This is a request for clarification by the EPC to determine the status of a site development plan for building permit, Project #1003859, 04EPC-01844, that was approved by the EPC on June 16, 2005.
2. The applicant for the site development plan for building permit is seeking final sign-off of the plan from the DRB.
3. The EPC is to determine whether the site development plan for building permit is still valid or whether it has expired pursuant to Section 14-16-3-11 (C) of the Zoning Code.
4. The applicant, the City of Albuquerque, is requesting a 30-day deferral of the case to allow more time for analysis and legal consultation.

City Departments and other interested agencies reviewed this application.  
Their comments are at the end of this staff report.