



DEVELOPMENT REVIEW BOARD

**Agenda**

Plaza del Sol Building Basement Hearing Room

**January 17, 2018**

MEMBERS:


Kym Dicome..... Acting DRB Chair  
 Racquel Michel ..... Transportation Development  
 Jon Ertsgaard ..... Water Authority  
 Doug Hughes .....City Engineer/Hydrology  
 Jason Coffey..... Parks & Recreation

*Angela Gomez ~ Administrative Assistant*


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**PUBLIC HEARING**

CASES WHICH REQUIRE PUBLIC NOTIFICATION-  
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS





1. **Project # 1003613**  
**17DRB-70384** - 2YR SUBDIVISION  
 IMPROVEMENTS AGREEMENT (2YR SIA)  
**17DRB-70385** - EXTENSION of  
 SUBDIVISION IMPROVEMENTS  
 AGREEMENT for TEMP. DEFERRAL of  
 SIDEWALK CONST. 
- RIO GRANDE ENGINEERING agent(s) for SUNSET VILLA, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-70, **SUNSET VILLA SUBDIVISION** zoned R-1 and SU-1 PRD, located on SUNSET GARDENS RD SW between ATRISCO DR SW AND SUNSET RD SW containing approximately 4.5 acre(s). (K-12) **A ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED. A ONE YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
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2. **Project # 1010144**  
**17DRB-70380** - PRELIMINARY PLAT APPROVAL  
**17DRB-70381** - SIDEWALK WAIVER  
**17DRB-70382** - SUBDIVISION DESIGN VARIANCE FROM MIN DPM STDS  
**17DRB-70383** - TEMP DEFERRAL OF SIDEWALK CONST. 
- ISAACSON AND ARFMAN PA agent(s) for SANTA MONICA PLACE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) 4-A-1, **SANTA MONICA PLACE**, zoned R-LT, located on SANTA MONICA AVE NE between SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 4.6301 acre(s). (D-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/17/18, THE PRELIMINARY PLAT WAS APPROVED. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE.**
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3. **Project# 1010973**  
**17DRB-70378** - VACATION OF PUBLIC EASEMENT  
**17DRB-70379** - PRELIMINARY/ FINAL PLAT APPROVAL 
- ALPHA PRO SURVEYING LLC agent(s) for MARY J DOW TRUST request(s) the above action(s) for all or a portion of Block(s) D, Tract(s) A-2-A AND A-3, **GLENRIO HEIGHTS ADDITION**, zoned C-1, located on COORS BLVD NW between HANOVER RD NW and BRAYTON RD NW containing approximately 1.6014 acre(s). (J-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**
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4. **Project # 1011397**  
**17DRB-70373** - SITE PLAN for BUILDING PERMIT 
- VIGIL & ASSOCIATES ARCHITECTURAL GROUP agent(s) for THE HUGHES FAMILY, LLC request(s) the above action(s) for all or a portion of Lot(s) 29, TRACT A, Block(s) 4, **NORTH ALBUQUERQUE ACRES Unit(s) B**, zoned SU-2/M-1, located on BEVERLY HILLS east of SAN MATEO BLVD NE containing approximately .893 acre(s). (B-18) *[deferred from 1/10/18]* **DEFERRED TO 1/24/18.**
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5. **Project # 1008656**  
**17DRB-70353** - VACATION of PUBLIC RIGHT-OF-WAY  
**17DRB-70354** - TEMPORARY DEFERRAL of SIDEWALK CONST  
**17DRB-70355** - PRELIMINARY PLAT APPROVAL
- RIO GRANDE ENGINEERING agent(s) for ASHTON HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) B, **ESTATES AT GLENDALE** zoned SU-1 FOR RD-5DU/AC, located on GLENDALE BETWEEN WYOMING AND BARSTOW containing approximately 1.7 acre(s). (B-19) *[deferred from 1/3/18]* **DEFERRED TO 1/31/18.**
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6. **Project # 1008435**  
**17DRB-70194** - PRELIM/ FINAL PLAT  
**17DRB-70195** - BULK LAND VARIANCE 
- ISAACSON AND ARFMAN PA and SURV-TEK INC agents for MECHENBIER CONSTRUCTION INC/ AMERICUS LLC request the referenced/ above actions for Old PANORAMA BOULEVARD with Tracts N-2, N-3-A, **TANOAN PROPERTIES** and Tract 18, **HIGH DESERT** zoned R-D, located on the west side of TRAMWAY BLVD NE between ACADEMY RD NE and SAN ANTONIO DR NE containing approximately 24 acres. (E-22) *[Deferred from 8/16/17, 10/11/17, 10/25/17, 11/8/17, 11/29/17, 12/6/17]* **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE WATER AUTHORITY AND TO PLANNING.**
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## **MINOR CASES**


### **SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

7. **Project# 1009573**  
**18DRB-70008** - EPC APPROVED SITE PLAN FOR SUBDIVISION  
**17DRB-70112** - EPC APPROVED SITE PLAN FOR SUBDIVISION *[5/3/17]*  
(16EPC-40074 and 40075) 
- TIERRA WEST LLC agent(s) for THOMAS DEVELOPMENT COMPANY request(s) the above action(s) for all or a portion of Lot(s) 1A AND 2A1, Block(s) 2, **SUNPORT PARK**, zoned IP, located on TRANSPORT ST SE between FLIGHTWAY AVE SE and WOODWARD RD SE containing approx. 10.69 acre(s). (M-15) **THE SITE DEVELOPMENT PLAN (18DRB-70008) FOR SUBDIVISION WAS APPROVED. THE SITE DEVELOPMENT PLAN (17DRB-70112) FOR SUBDIVISION WAS APPROVED.** 
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8. **Project# 1011115**  
**18DRB-70006** - EPC APPROVED SITE PLAN for BUILDING PERMIT  
(16EPC-40083) 
- CONSENSUS PLANNING agent(s) for TITAN DEVELOPMENT/CEDAR INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) A1, A2, 4-12, Block(s) 5 & 6, **BROWNEWELL AND LAIS HIGHLAND ADDITION** zoned SU-2/SU-1 FOR MX, located on CENTRAL AVE NE between SPRUCE ST NE and SYCAMORE ST NE containing approx. 2.85 acre(s). (K-15) **DEFERRED TO 1/31/18.**
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9. **Project# 1004677**  
**17DRB-70376** - EPC APPROVED SITE PLAN for BUILD PERMIT  
(17EPC-40027) 
- MULLEN HELLER ARCHITECTURE agent(s) for COUNTRY CLUB PARTNERS, LLC request(s) the above action(s) for all or a portion of Lot(s) 5, **COUNTRY CLUB PLAZA SUBDIVISION** zoned SU-2 FOR CLD, located on LAGUNA BLVD SW BETWEEN CENTRAL AVE SW AND CHACOMA PL SW containing approximately 1.63 acre(s). (J-13) *[deferred from 1/3/18, 1/10/18]* **DEFERRED TO 1/24/18.**
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10. **Project# 1003445**  
**17DRB-70368** - SITE PLAN for  
SUBDIVISION  
**17DRB-70370** – SITE PLAN for  
BUILDING PERMIT
- SBS CONSTRUCTION, LLC agent(s) for JBC2, LLC request(s) the above action(s) for all or a portion of Lot(s) A-2, **FOUNTAIN HILLS PLAZA** zoned SU-1 PDA FOR C-1 USES, located on PARADISE BLVD NW BETWEEN DAVENPORT ST NW AND LOMA FUENTE AVE NW containing approximately 7.0005 acre(s). (C-12) [deferred from 1/10/18] **DEFERRED TO 1/24/18.**
11. **Project# 1004167**  
17DRB-70229 EPC APPROVED SDP  
FOR BUILD PERMIT 
- CONSENSUS PLANNING agent(s) for GUARDIAN STORAGE request(s) the above action(s) for all or a portion of Lot(s) 1, **BOSQUE PLAZA** zoned C-1, located on BOSQUE PLAZA LN NEAR LA ORILLA AND COORS containing approximately 1.72 acre(s). (E-12) [deferred from 8/30/17] **DEFERRED TO 1/24/18.**
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MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

12. **Project# 1002739**  
**18DRB-70002** - AMENDED SITE PLAN for  
SUBDIVISION  
**18DRB-70003** - AMENDMENT TO  
PRELIMINARY PLAT  
**18DRB-70004** - TEMPORARY DEFERRAL  
of SIDEWALK CONST. 
- MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for KB HOME NEW MEXICO, INC request(s) the above action(s) for all or a portion of Lot(s) 4 AND 6, **HERITAGE TRAILS Unit(s) 4**, zoned R-LT/ R-D, located on COLOBEL AVE SW between IRONSTONE ST SW AND PITOCHÉ PL SW containing approx. 84.9303 acre(s). (N-8) **DEFERRED TO 1/31/18.**
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13. **Project# 1003257**  
**17DRB-70388** - EXT OF SUBDIVISION  
IMPROVEMENTS AGREEMENT for  
TEMPORARY DEFERRAL of SIDEWALK  
CONST. 
- MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for SAPPHIRE, LLC AND VANTAGE BUILDERS, LLC request(s) the above action(s) for all or a portion of **SALTILLO Unit(s) 2**, zoned R-1, located on MCMAHON BLVD NW between SALTILLO ST NW and DRAINAGE EASEMENT containing approx. 49.59 acre(s). (A-10) **A ONE YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
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14. **Project# 1004428**  
**18DRB-70007** - AMENDMENT TO  
PRELIMINARY PLAT 
- MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for CEJA VISTA, LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3-A, RR-3-B, RR-3-C, RR-3-D, AND RR-3-E, **CEJA VISTA** zoned R-2/SU-1 for C-1/R-LT, located on DENNIS CHAVEZ BLVD SW south of 98<sup>th</sup> ST SW and UNINCORPORATED AREAS containing approximately 98.907 acre(s). (P-9) **DEFERRED TO 1/24/18.**
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15. **Project# 1004472**  
**18DRB-70001** - FINAL PLAT APPROVAL  



MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 8-A, Block(s) 25, **TIERRA SERENA (AKA GLENDESTO SBD) Unit(s) B**, zoned SU-2, located on GLENDALE AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 4.7676 acre(s). (B-18) **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING.**

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16. **Project# 1010327**  
**17DRB-70294** VACATION of PRIVATE EASEMENT  
**17DRB-70295** MINOR - PRELIMINARY/FINAL PLAT APPROVAL 

SURV-TEK INC agent(s) for 4404 MCLEOD, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-A AND 2, **NORRIS AND MARGARET PENNY ADDITION** zoned M-1, located on PAN AMERICAN EAST FREEWAY NE between MCLEOD RD NE and BOGAN AVE NE containing approximately 4.91 acre(s). (F-17) *[Deferred on 11/1/17, 11/16/17, 11/29/17, 12/13/17, 12/20/17, 1/318]* **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/17/18, THE PRELIMINARY PLANT WAS APPROVED. FINAL PLAT WAS DEFERRED.**

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**SKETCH PLAT REVIEW AND COMMENT** (no action taken)

17. **Project# 1011504**  
**18DRB-70009** - SKETCH PLAT REVIEW AND COMMENT 

ARCH AND PLAN LAND USE CONSULTANTS agent(s) for THREE ALBUQUERQUE HOTELS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) B-1, **MENAU DEVELOPMENT AREA** zoned M-1, located on UNIVERSITY BLVD NE between MENAU BLVD NE and CANDELARIA RD NE containing approx. 4.84 acre(s). (H-15) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

18. Other Matters: None

ADJOURNED: 10:38