



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

**February 3, 2016**

MEMBERS:

Jack Cloud..... DRB Chair  
 Racquel Michel ..... Transportation Development  
 Kris Cadena ..... ABCWUA  
 Abiel Carrillo .....Hydrology/City Engineer  
 Carol Dumont..... Parks & Recreation

*Angela Gomez ~ Administrative Assistant*

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**NOTE:** UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

**NOTE:** INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT ANGELA GOMEZ, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

**NOTE:** REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order 9:00 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

**NOTE:** IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

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

1. **Project# 1003450**  
 16DRB-70025 EPC APPROVED SDP  
 FOR BUILD PERMIT  
 CHERRY/SEE/REAMES ARCHITECTS agent(s) for  
 ALBUQUERQUE POLICE DEPARTMENT request(s) the  
 above action(s) for all or a portion of Lot(s) 2A, **PHIL  
 CHACON PARK** zoned SU-1, located on 800  
 LOUISIANA BLVD SE containing approximately 1.8  
 acre(s). (L-19)

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

2. **Project# 1004404**  
16DRB-70004 VACATION OF DRAINAGE EASEMENT  
16DRB-70005 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION  
16DRB-70006 - PRELIMINARY PLAT  
BOHANNAN HUSTON INC agents for WOODMONT PASEO, LLC request the referenced/ above actions for portions of Tracts 6 & C, **VALLE PRADO UNIT 3** zoned SU-2/ VTSL, located on the north side of WOODMONT AVE NW west of RAINBOW BLVD NW containing approximately 16 acres. (C-9)
3. **Project# 1004404**  
16DRB-70007 - PRELIMINARY PLAT  
16DRB-70008 - TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION  
BOHANNAN HUSTON INC agents for WOODMONT PASEO, LLC request the referenced/ above actions for portions of Tracts 6 & C, **VALLE PRADO UNIT 3** zoned SU-2/ VTSL, located on the north side of WOODMONT AVE NW west of RAINBOW BLVD NW containing approximately 8 acres. (C-9)
4. **Project# 1006868**  
16DRB-70009 VACATION OF PUBLIC WATER AND SEWER EASEMENT  
PRECISION SURVEYS, INC. agents for LEVINE INVESTMENTS LIMITED PARTERSHIP request the referenced/ above action for Lot 3-A, **DEL NORTE PLAZA** zoned IP/ SU-2 NC, located east of SAN PEDRO DR NE between PASEO DEL NORTE NE and HOLLY AVE NE. (C-18)
5. **Project# 1007488**  
16DRB-70003 VACATION OF PUBLIC WATERLINE EASEMENT  
16DRB-70035 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL  
15DRB-70445 - AMENDED SITE PLAN FOR BUILDING PERMIT/ SUBDIVISION [*Deferred 1/6/16, 1/20/16*]  
BOHANNAN HUSTON INC & DEKKER PERICH SABATINI agents for PRESBYTERIAN HEALTH CARE SERVICES request the referenced/ above action for Tracts D-1E-1, **SISTERS OF THE ORDER OF ST DOMINIC** zoned IP-EP/ SU-2 C, located on the southwest corner of BALLOON FIESTA PKWY NE and SAN MATEO BLVD NE. (B-17)
6. **Project# 1008656**  
15DRB-70468 VACATION OF R-O-W  
15DRB-70469 PRELIMINARY PLAT  
15DRB-70470 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION  
RIO GRANDE ENGINEERING agents for ASHTON HOMES LLC request the referenced/ above actions for Tracts A & B, **ESTATES AT GLENDALE** zoned SU-1/ RD 5 DU/AC, located on the south side of GLENDALE AVE NE between WYOMING BLVD NE and BARSTOW ST NE containing approximately 3.5 acres. (B-19) [*Deferred from 1/13/16, 1/27/16*]
7. **Project# 1005278**  
15DRB-70170 VACATION OF EASEMENTS  
15DRB-70171 SIDEWALK WAIVER  
15DRB-70172 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION  
15DRB-70173 PRELIMINARY PLAT  
HUNT & DAVIS, PC agents for JTH WEST, LLC and the CITY OF ALBUQUERQUE request the referenced/ above actions for TRACT A, **JUAN TABO HILLS WEST** and TRACT 1-A-1, Block 7, **JUAN TABO HILLS UNIT 2**, zoned R-D and SU-1/ MAJOR PUBLIC OPEN SPACE, located on the west side of JUAN TABO BLVD SE between the TIJERAS ARROYO and POCONO RD SE, containing approximately 98.47 acres. (M-21) [*Deferred on 5/20/15, 1/20/16*]

8. **Project# 1010675**  
 15DRB-70431 – SITE DEVELOPMENT  
 PLAN 15DRB-70432 - SITE  
 DEVELOPMENT PLAN FOR BUILDING  
 PERMIT FOR SUBDIVISION  
 MODULUS ARCHITECTS INC agents for PALOMAS  
 EQUITIES LLC request the referenced/ above actions for  
 Lots 5-A and 28-32, Block 11, **NORTH ALBUQUERQUE**  
**ACRES Tract A, Unit A**, zoned C-1/ or SU-2/RC, located  
 on the southeast corner of PASEO DEL NORTE NE and  
 SAN PEDRO DR NE containing approximately 6.9196  
 acres. (D-18) *[Deferred from 12/9/15, 2/3/16]*
9. **Project# 1010042**  
 15DRB-70382 – SITE DEVELOPMENT  
 PLAN FOR SUBDIVISION  
 DEKKER/ PERICH/ SABATINI agents for PARS ASSETS  
 LLC request the referenced/ above action for Lots 5A and  
 6A-1-C-1, Block C, **LOUISIANA SUBDIVISION** zoned  
 SU-3/ MU-UPT, located on the east side of LOUISIANA  
 BLVD NE between CUTLER AVE NE and PROSPECT PL  
 NE containing approximately 5.859 acres. (H-18, H-19)  
*[Deferred from 11/10/15, 12/2/15, 1/6/16]*
- [TO BE DEFERRED TO 3/2/2016]**

**MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS**

10. **Project# 1002455**  
 16DRB-70033 MINOR - PRELIMINARY/  
 FINAL PLAT APPROVAL  
 SAN ANTONIO COMMONS LLC request(s) the above  
 action(s) for all or a portion of Lot(s) 5A-7A, **JJ**  
**SUBDIVISION** zoned SU-1 C-1 & C-2 USES, located on  
 SAN ANTONIO NE BETWEEN I-25 AND SAN PEDRO  
 containing approximately 3.7675 acre(s). (E-18)
11. **Project# 1007050**  
 16DRB-70036 MAJOR - FINAL PLAT  
 APPROVAL  
 SURV-TEK INC agent(s) for RCS-NM HOLDINGS, LLC  
 request(s) the above action(s) for all or a portion of Tract(s)  
 8, **TIERRA VISTA UNIT 3 AT THE TRAILS Unit(s) 3**,  
 zoned SU-2/VTRD, located on WOODMONT BETWEEN  
 UNIVERS AND RAINBOW containing approximately  
 2.1272 acre(s). (C-9)
12. **Project# 1010401**  
 16DRB-70037 MAJOR - FINAL PLAT  
 APPROVAL  
 BOHANNAN HUSTON INC agent(s) for WOODMONT  
 PASEO, LLC request(s) the above action(s) for all or a  
 portion of Tract(s) 7 & 8, **THE TRAILS UNIT 3A** zoned  
 VTML/VTRD, located on WOODMONT BETWEEN  
 RAINBOW AND PASEO DEL NORTE containing  
 approximately 30.21 acre(s). (C-9)
13. **Project# 1010731**  
 16DRB-70032 MINOR - PRELIMINARY/  
 FINAL PLAT APPROVAL  
 MAJAMA LLC request(s) the above action(s) for all or a  
 portion of Lot(s) 11 & 12, Block(s) 13, **UNIVERSITY**  
**HEIGHTS** zoned SU-2 DR & SU-2 RTD, located on SW  
 CORNER OF STANFORD AND GARFIELD containing  
 approximately .326 acre(s). (K-16)

14. **Project# 1001523**  
15DRB-70471 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- RIO GRANDE ENGINEERING agent(s) for UNSER/98TH STREET PARTNERS, LLC request(s) the above action(s) for all or a portion of Lot(s) 11, **LADERA BUSINESS PARK** zoned SU-1/L1, located on LA MORADA BETWEEN UNSER AND VISTA ORIENTE containing approximately 31 acre(s). (H-10) *[Deferred on 1/6/16]*

**NO ACTION IS TAKEN ON THESE CASES:**  
**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

15. **Project# 1003790**  
16DRB-70034 SKETCH PLAT REVIEW  
AND COMMENT
- PETER REHN, RA - RMKM ARCHITECTURE agent(s) for CINDY MOHLER, HR DIRECTOR - NEW MEXICO MUTUAL request(s) the above action(s) for all or a portion of Tract(s) C-2-B, **PAT FOR TRACTS B-1, C-1-A, C-2-A & C-2-B NORTH GATEWAY CONST.** zoned SU-2/IP OR C, located on NE CORNER OF BALLOON FIESTA PKWY AND SAN MATEO containing approximately 5 acre(s). (B-18)
16. **Project# 1006201**  
16DRB-70038 SKETCH PLAT REVIEW  
AND COMMENT
- BOHANNAN HUSTON, INC agent(s) for SC3 DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) D, **BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK II** zoned PC, located on NW CORNER OF HAWKING AND CRICK containing approximately 80 acre(s). (Q-16)

17. Other Matters:

ADJOURNED: