



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

January 24, 2018


MEMBERS:

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

Angela Gomez ~ Administrative Assistant

PUBLIC HEARING

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

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1. **Project# 1005278**
17DRB-70386 MAJOR – 2 YEAR
 SUBDIVISION AGREEMENT EXTENSION
 (2YR SIA)
17DRB-70387 EXT OF MAJOR
 PRELIMINARY PLAT 
- MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for EASTSIDE DEVELOPMENT, INC request(s) the above action(s) for all or a portion of Tract(s) A AND 1-A-1, **JUAN TABO HILLS ESTATES**, zoned R-D, located on JUAN TABO BLVD SE between JUAN TABO HILLS UNIT 1 AND 2 AND TIJERAS ARROYO containing approximately 98.46 acre(s). (M-21) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED. A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
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2. **Project# 1011451**
17DRB-70352 VACATION OF PUBLIC
 UTILITY EASEMENT
17DRB-70330 MINOR - PRELIMINARY/
 FINAL PLAT APPROVAL
- JENNIFER J WILSON AND JOHN M TRUJILLO request(s) the above action(s) for all or a portion of Lot(s) C AND B, **NETHERWOOD PARK ADDITION** zoned R-1, located on CUTLER AVE NE and APACHE COURT NE containing approximately .2542 acre(s). (H-16) **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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3. **Project# 1006833**
17DRB-70356 VACATION OF PUBLIC EASEMENT
17DRB-70357 BULK LAND VARIANCE
17DRB-70358 MINOR - PRELIMINARY/FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for BEN E KEITH COMPANY request(s) the above action(s) for all or a portion of Lot(s) 1-A, 8, AND 16, **UNSER TOWN CROSSING** located on UNSER BLVD NW between LOS VOLCANES RD NW and FORTUNA RD NW containing approximately 69.89 acre(s). (J-9 AND 10) [*deferred from 1/3/18*] **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 BULK LAND VARIANCE WAS APPROVED

WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED: _____
THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO

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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, 1/17/18*] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/10/18 AND WITH AN APPROVED CONCEPTUAL GRADING AND DRAINAGE PLAN, THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER AND TO PLANNING.**


MINOR CASES

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

5. **Project# 1011099**
18DRB-70011 EPC APPROVED SITE PLAN for BUILDING PERMIT
(16EPC-40085) 


CONSENSUS PLANNING agent(s) for TITAN DEVELOPMENT/CEDAR INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 4A AND 5-9, Block(s) 4, **BROWNWELL AND LAILS HIGHLAND ADDITION**, zoned SU-2 FOR CMU, located on MULBERRY ST NE between COPPER AVE NE and CENTRAL AVE NE containing approximately .747 acre(s). (K-15) **DEFERRED TO 2/14/18.**


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6. **Project# 1004677**
17DRB-70376 - EPC APPROVED SITE PLAN for BUILDING 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, 1/17/18]* **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE WATER AUTHORITY AND TO PLANNING.**
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7. **Project# 1003445**
17DRB-70368 - SITE PLAN for SUBDIVISION AMENDMENT
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-3 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, 1/17/18]* **THE AMENDED SITE PLAN FOR BUILDING SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE WATER AUTHORITY AND TO PLANNING.**
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8. **Project# 1004167**
17DRB-70229 EPC APPROVED SITE PLAN for BUILDING PERMIT
(17EPC-40009) 
- 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(SC), located on BOSQUE PLAZA LN NW near LA ORILLA NW and COORS BLVD NW containing approximately 1.72 acre(s). (E-12) *[deferred from 8/30/17, 1/17/18]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/24/18 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN STAMP DATED 1/3/18, THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER AND TO PLANNING.**
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9. **Project# 1003275**
17DRB-70377 EPC APPROVED SITE
PLAN for BUILDING PERMIT
(16EPC-40088) 
- CONSENSUS PLANNING agent(s) for TOM
MCCULLUM request(s) the above action(s) for all or a
portion of Lot(s) A-2, **HERITAGE MARKET PLACE**
zoned SU-2/SU-1 PLANNED OFFICE AND
COMMERCIAL DEVELOPMENT (WITH INCLUSION),
located on SW corner OF LADERA DR NW and MARKET
ST NW containing approximately 1 acre(s). (H-10) [*deferred*
from 1/3/18, 1/10/18] **WITH AN APPROVED CONCEPTUAL
GRADING AND DRAINAGE PLAN STAMP DATED
12/27/18, THE SITE DEVELOPMENT PLAN FOR
BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-
OFF DELEGATED TO CITY ENGINEER AND TO
PLANNING.**
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10. **Project# 1000901**
17DRB-70369 MINOR - SITE PLAN
FOR BUILDING PERMIT
- HUITT-ZOLLARS, INC. agent(s) for ABCWUA request(s)
the above action(s) for all or a portion of Lot(s) 2-A,
zoned SU-1, located on MIRANDELA ST NW south of
MONTANO RD NW and east of COORS BLVD NW
containing approximately 4.5 acre(s). (E-12) [*deferred from*
12/20/17, 1/10/18] **DEFERRED TO 2/21/18.**
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MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

11. **Project# 1011480**
18DRB-70016 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 
- ARCH & PLAN LAND USE CONSULTANTS agent(s) for
LEIGH RYAN/GUTIERREZ RVT request(s) the above
action(s) for all or a portion of Lot(s) 42, 43, & 44,
OXBOW BLUFF zoned SU-3, located on CINNAMON
TEAL LA NW between MOURNING DOVE LA NW and
RIO GRANDE RIVER containing approximately 2 acre(s).
(G-11) **INDEFINITELY DEFERRED.**
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12. **Project# 1011127**
18DRB-70018 EXTENSION OF MAJOR
PRELIMINARY PLAT 
- THE GROUP agent(s) for NAZISH LLC request(s) the
above action(s) for all or a portion of Lot(s) 29, Block(s) 18,
NORTH ALBUQUERQUE ACRES Tract 3, Unit(s) 3,
zoned RD/5 DU/AC, located on CARMEL AVE NE
between VENTURA ST NE and VILLAGE containing
approximately 1 acre(s). (C-20) **A SIX-MONTH
EXTENSION OF THE PRELIMINARY PLAT WAS
APPROVED.**
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13. **Project# 1007672**
18DRB-70013 MAJOR - 2YR SUBD
IMPROVMENTS AGREEMENT
EXTENSION (2YR SIA) 
- LANA HUTCHISON/HUTCHISON PROPERTIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 30B, Block(s) 16, Tract(s) 1, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned RD/3 DU/AC, located on GLENDALE AVE NE between BARSTOW ST NE and VENTURA ST NE containing approximately .45 acres (B-20) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
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14. **Project# 1007672**
18DRB-70014 MAJOR - 2YR SUBD
IMPROVMENTS AGREEMENT
EXTENSION (2YR SIA)
- MASTER HOME CRAFTERS, INC. request(s) the above action(s) for all or a portion of Lot(s) 30A, Block(s) 16, Tract(s) 1, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned RD /3 DU/AC, located on GLENDALE AVE NE between BARSTOW ST NE and VENTURA ST NE containing approximately .45 acres (B-20) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
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15. **Project# 1000131**
18DRB-70017 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 
- ARCH AND PLAN LAND USE CONSULTANTS agent(s) for MICHAEL AND GLENNA O request(s) the above action(s) for all or a portion of Lot(s) 1-A-1 AND -1-A-2, **BROADWAY INDUSTRIAL CENTER** zoned SU-2/HM, located on BROADWAY BLVD SE between SAN JOSE AVE SE and BETHEL RD SE containing approximately 1.65 acre(s). (M-14) **INDEFINTELY DEFERRED.**
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16. **Project# 1005191**
18DRB-70015 EXT OF MAJOR
PRELIMINARY PLAT 
- THE GROUP agent(s) for SEVANO DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 13-20A, Block(s) 29, **NORTH ALBUQUERQUE ACRES TRACT A Unit B**, zoned SU-2/RD or SU-2/NC, located on LOUISIANA BLVD NE between ALAMEDA BLVD NE and SIGNAL AVE NE containing approximately 6.84 acre(s). (C-18) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
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17. **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 98th ST SW and UNINCORPORATED AREAS containing approximately 98.907 acre(s). (P-9) *[deferred from 1/17/18]* **DEFERRED TO 2/7/18.**
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18. **Project# 1009846**
17DRB-70374 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

COMMUNITY SCIENCES CORP agent(s) for ANNABELLE VIGIL GARCIA request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 2, **BROADVIEW ADDITION** zoned R-1, located on GRANDE RD NW between CHEROKEE RD NW and HEADINGLY AVE NW containing approximately .451 acre(s). (G-14) *[deferred from 1/3/18]* **WITH THE APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 1/12/18, THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

SKETCH PLAT REVIEW AND COMMENT (no action taken)

19. **Project# 1000111**
18DRB-70019 SKETCH PLAT REVIEW
AND COMMENT 

SANDIA LAND SURVEYING, LLC agent(s) for NEATHERWOOD PARTNERS request(s) the above action(s) for all or a portion of Lot(s) B, **ALTURA COMPLEX** zoned SU-1, located on INDIAN SCHOOL RD NE BETWEEN CARLISLE AND WASHINGTON containing approximately 6.9681 acre(s). (H-17)**NO SHOW.**

20. **Project# 1011486**
18DRB-70010 SKETCH PLAT REVIEW
AND COMMENT 

ED PASCHICH request(s) the above action for all or a portion of Lot(s) 13 THRU 18, Block(s) 41, **PEREA ADDITION** zoned SU-2/DNA-SF, located on 14TH ST AND GRANITE containing approximately .439 acre(s). (J-13) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

21. **Project# 1011507**
18DRB-70012 SKETCH PLAT REVIEW
AND COMMENT

CARTESIAN SURVEYS INC agent(s) for SARAH COBB request(s) the above action(s) for all or a portion of Lot(s) 10 & 11, Block(s) B, **LUKE SUBD.** zoned RA-2, located on CHEROKEE BETWEEN SAN ISIDRO AND RIO GRANDE NW containing approximately .5417 acre(s). (G-13) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

22. **Other Matters:**

ADJOURNED.