



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room


April 4, 2018

MEMBERS:


- Kym Dicome..... DRB Chair
- Racquel Michel Transportation Development
- Jon Ertsgaard Water Authority
- Doug HughesCity Engineer/Hydrology
- Jason Coffey..... Parks & Recreation
- Ben McIntosh.....Code Enforcement

Angela Gomez ~ Administrative Assistant


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

1. **Project# 1006864**
18DRB-70074 MAJOR - 2YR SUBD IMP
 AGMT EXT (2YR SIA) 

BOHANNAN HUSTON INC agent(s) for PULTE DEVELOPMENT OF NEW MEXICO request(s) the above action(s) for all or a portion of **MIREHAVEN SUBDIVISION**, zoned SU-2 FOR PDA, located on TIERRA PINTADA BLVD NW between MIREHAVEN PARKWAY NW and WEST CREEK PLACE NW containing approximately 72.8879 acre(s). (H-8/H-9) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

2. **Project# 1006865**
18DRB-70062 MAJOR – SITE PLAN for
 BUILDING PERMIT 

TIERRA WEST LLC agent(s) for ABQ COMANCHE RETAIL, LLC request(s) the above action(s) for all or a portion of Lot(s) 3, **SRCC ALBUQUERQUE CARPENTERS TRAINING CENTER**, zoned M-1, located east of I-25 and west of VASSAR DR NE and north of COMANCHE RD NE containing approximately 2.6023 acre(s). (G-15) *[Deferred from 3/14/18]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/4/18, THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO HYDROLOGY FOR THE CONCEPTUAL GRADING PLAN AND TO PLANNING FOR WATER AUTHORITY AVAILABILITY STATEMENT.**

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3. **Project# 1010675**
18DRB-70085 VACATION OF PRIVATE EASEMENT
18DRB-70086 MINOR - PRELIMINARY/FINAL PLAT APPROVAL 

SURV-TEK INC agent(s) for CAMEL ROCK DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-5, **PASEO MARKET PLACE**, zoned SU-2/ C-1/RC, located on SAN PEDRO DR NE between PASEO DEL NORTE NE and SAN BERNARDINO NE containing approximately 6.8 acre(s). (D-18) *[Deferred from 3/21/18]* **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 PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION AND TO PLANNING.**


MINOR CASES

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





4. **Project# 1010675**
18DRB-70096 AMENDED SDP FOR SUBDIVISION


MODULUS ARCHITECTS INC agent(s) for PALOMAS EQUITIES request(s) the above action(s) for all or a portion of Lot(s) 1-5 **PASEO MARKETPLACE**, zoned SU-2/C-1/RC, located on PASEO DEL NORTE between SAN PEDRO DR NE and PALOMAS AVE NE containing approximately 6.7 acre(s). (D-18) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION AND TO PLANNING.**

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


5. **Project# 1000111**
18DRB-70097 MINOR - PRELIMINARY/FINAL PLAT APPROVAL 

SANDIA LAND SURVEYING LLC agent(s) for NEATHERWOOD PARTHERS request(s) the above action(s) for all or a portion of Tract(s) B, **ALTURA COMPLEX**, zoned SU-1 for O-1 Uses and SU-1 PRD and Office Development, located on 4101 INDIAN SCHOOL RD NE between CARLISLE BLVD NE and WASHINGTON ST NE containing approximately 6.967 acre(s). (H-17) **DEFERRED TO 4/11/18.**

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6. **Project# 1002981**
18DRB-70100 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA) 
- SEAN R. CALVERT agent(s) for ACE LEADERSHIP HIGH SCHOOL FOUNDATION request(s) the above action(s) for all or a portion of Tract(s) C, **SAWMILL INDUSTRIAL**, located on BELLAMAH AVE NE between 12TH AND 15TH ST (J-13) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
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7. **Project# 1011533**
18DRB-70093 SUBDN DESIGN
VARIANCE FROM MIN DPM STDS
18DRB-70094 SIDEWALK VARIANCE
18DRB-70095 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 
- COMMUNITY SCIENCES CORP agent(s) for MARIO SHANNON BALDONADO request(s) the above action(s) for all or a portion of Lot(s) **196A2B3A, 196A2B3B, and 196A2B3A1**, zoned SU-2, located on DURANES RD NW between DELIA RD NW and LOS LUCEROS RD NW containing approximately 2.7204 acre(s). (H-12) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR VARAINCE TO SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE WATER AUTHORITY AND TO PLANNING.**
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8. **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 from 3/14/18, 3/21/18*] **DEFERRED TO 4/11/18.**
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9. **Project# 1007502**
17DRB-70342 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 
- MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for TACO CABANA OF EL PASO INC request(s) the above action(s) for all or a portion of Tract(s) M-1-B-2, **TACO CABANA COTTONWOOD**, zoned SU-1 for C-2 Uses, located on 7 BAR LOOP NW between COORS BLVD NW and COTTONWOOD DR NW containing approximately .998 acre(s). (B-13) [*deferred from 12/13/17, 3/21/18*] **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**
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10. **Project# 1003445**
18DRB-70090 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

CARTESIAN SURVEYS INC agent(s) for MICHAEL OBERG (THIRTY-SEVEN INC.) request(s) the above action(s) for all or a portion of Tract(s) F, **ALBUQUERQUE WEST, UNIT 1** zoned SU-1, located on EDUCATION PL NW between VISTA FUENTE RD NW and DAVENPORT ST NW containing approximately 2.48 acre(s). (C-12) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE WATER AUTHORITY AND TO PLANNING.**

11. **Project# 1011396**
18DRB-70091 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

CARTESIAN SURVEYS INC agent(s) for RANDY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, 30, 31, AND 32, Block(s) 28, **NORTH ALBUQUERQUE ACRES Unit 3**, zoned SU-2, located on SAN PEDRO DR NE between OAKLAND AVE NE and ALAMEDA BLVD NE containing approximately 4.4413 acre(s). (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/4/ 18, THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO HYDROLOGY AND TO PLANNING.**

SKETCH PLAT REVIEW AND COMMENT (no action taken)

12. **Project# 1011471**
18DRB-70092 SKETCH PLAT REVIEW
AND COMMENT 

CARTESIAN SURVEYS INC agent(s) for SARMIR PATEL request(s) the above action(s) for all or a portion of Tract(s) A-3-C & 2-A-3-D, **MCLEOD BUSINESS PARK**, zoned C-3, located on JEFFERSON ST NE between MCLEOD NE AND I-25 containing approximately 4.9556 acre(s). (F-17) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

13. **Project# 1001523**
18DRB-70098 SKETCH PLAT REVIEW
AND COMMENT 

ARCH + PLAN LAND USE CONSULTANTS agent(s) for ACOMA BUSINESS BOARD request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, **LADERA BUSINESS PARK Unit 1**, zoned SU-1, located on 2101 & 2105 VISTA OESTE NW containing approximately 2.64 acre(s). (H-9) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

14. **Project# 1011569**
18DRB-70099 SKETCH PLAT REVIEW
AND COMMENT 

ARCH AND PLAN LAND USE CONSULTANTS agent(s) for RUTH HORN request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, 15, AND 16, Block(s) 25, **PARKLAND HILLS** zoned R-1, located on LAUREL CIRCLE between MORNINGSIDE DR and SIERRA DR containing approximately .61 acre(s). (L-17) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

15. **Other Matters:**

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, 1/24/18, 2/7/18, 2/21/18, 3/7/18, 3/21/18*] **DEFERRED TO 4/18/18.**

16. **Minutes: March 21, 2018**

ADJOURNED: