



DEVELOPMENT REVIEW BOARD

**Agenda**

Plaza del Sol Building  
Basement Hearing Room

**June 25, 2014**

MEMBERS:

Jack Cloud..... DRB Chair  
Kristal Metro..... Transportation Development  
Allan Porter..... ABCWUA  
Curtis Cherne.....City Engineer  
Carol Dumont..... Parks & Recreation

*Angela Gomez ~ Administrative Assistant*

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

1. **Project# 1009982**  
14DRB-70175 EPC APPROVED SDP FOR BUILDING PERMIT  
14DRB-70176 EPC APPROVED SDP FOR SUBDIVISION  
14DRB-70194 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL  
TIERRA WEST LLC agent(s) for I-40 SOUTH, LLC request(s) the above action(s) for all or a portion of Tract(s) B-11, B-12, B-13, & B-14, **TOWN OF ATRISCO GRANT Unit(s) 5**, zoned SU-1/ IP & C-2 W/ Exceptions, located on DAYTONA BETWEEN 90TH ST AND LOS VOLCANES containing approximately 37.7 acre(s). (J-9 & K-9) [*Deferred from 5/28/14, 6/11/14*]**DEFERRED TO 7/9/14.**
  
2. **Project# 1010103**  
14DRB-70196 MINOR - SDP FOR BUILDING PERMIT  
RBA ARCHITECTS agent(s) for BILL SMITH request(s) the above action(s) for all or a portion of Lot(s) 5A & 19A BLOCK C, **DURAN & ALEXANDER ADDN** zoned SU-2/C, located on GRANITE BETWEEN 3RD AND 4TH containing approximately .86 acre(s). (J-14) ) [*Deferred on 6/11/14*]**INDEFINITELY DEFERRED.**

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

3. **Project# 1006505**  
14DRB-70178 MAJOR – 1 YEAR  
SUBDIVISION IMPROVEMENT  
AGREEMENT EXTENSION (1YR SIA)
- APPLIED ENGINEERING & SURVEYING, INC agents for EDDIE CORLEY JR & SR, LLC request the referenced/above action for Lot 17A, Block 9, Tract A, Unit B **NORTH ALBUQUERQUE ACRES** zoned SU-2/ IP/ NC, located on the north side of EAGLE ROCK AVE NE between I-25/ PAN AMERICAN FREEWAY NE and SAN PEDRO BLVD NE containing approximately 3.9321 acres. (C-18)**THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
4. **Project# 1010050**  
14DRB-70147 MAJOR – SITE  
DEVELOPMENT PLAN FOR BUILDING  
PERMIT  
14DRB-70180 BULK LAND VARIANCE  
14DRB-70181 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- MECHENBIER CONSTRUCTION INC. and SANDIA LAND SURVEYING LLC request the referenced/ above actions for all or a portion of Lots 7 & 8, Block 3, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES** zoned IP/ SU-2 C, located on the south side of PASADENA AVE NE between SAN MATEO BLVD NE and I-25 containing approximately 1.7581 acre(s). (B-18) *[Deferred from 6/18/14]*  
**THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SUBDIVISION IMPROVEMENTS AGREEMENT AND TO PLANNING FOR 15 DAY APPEAL PERIOD AND FOR REAUTHORIZATION BY FIRE MARSHALL AND ZONING ENFORCEMENT. THE BULK LAND VARIANCE WAS WITHDRAWN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/25/14, THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SUBDIVISION IMPROVEMENTS AGREEMENT.**
5. **Project# 1009881**  
14DRB-70169 MAJOR – SITE  
DEVELOPMENT PLAN FOR  
SUBDIVISION
- RIO GRANDE ENGINEERING agents for VANDY INVESTMENTS request the referenced/ above action for Lots 4-10 & 23-29, Block 28, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES** zoned IP/ SU-2 NC, located between ALAMEDA BLVD NE and OAKLAND AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 12.35 acres. (C-18) *[Deferred from 6/11/14]* **DEFERRED TO 7/9/14.**

6. **Project# 1003445**  
14DRB-70182 MAJOR – SITE  
DEVELOPMENT PLAN FOR BUILDING  
PERMIT

RIO GRANDE ENGINEERING agents for FOUNTAIN HILLS, LLC request the referenced/ above actions for all or a portion of Tract A, **FOUNTAIN HILLS PLAZA**, zoned SU-1-PDA W/ C-3 USES, located on VISTA FUENTE RD NW between EDUCATION PL NW and NUNZIO AVE NW containing approximately 9.038 acres. (C-18) *[Deferred from 6/18/14]* **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SUBDISION IMPROVEMENTS AGREEMENT FOR INFRASTRUCTURE LIST AND TO PLANNING FOR TRANSPORTATION COMMENTS AND THE RE-ALIGNMENT OF SIDEWALK CONNECTION.**

7. **Project# 1006864**  
14DRB-70189 VACATION OF PUBLIC  
STORM DRAIN EASEMENT  
MAJOR - FINAL PLAT APPROVAL  
14DRB-70215 MAJOR - FINAL PLAT  
APPROVAL

BOHANNAN HUSTON INC agents for PULTE HOMES request(s) the referenced/ above action for a portion of Lot N-2-A **WATERSHED SUBDIVISION**, zoned SU-2 PDA, located within the MIREHAVEN ARROYO on the west side of TIERRA PINTADA BLVD NW between WEST CREEK PL NW and ARKANSAS RD NW. (H-9) **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 CONDITION THAT ADEQUATE EASEMENT BE PROVIDED WITH REPLAT. THE FINAL PLAT (14DRB-70195) WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER AND TO PLANNING. THE FINAL PLAT(14DRB-70215) WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER AND TO PLANNING.**

8. **Project# 1004404**  
14DRB-70125 VACATION OF PUBLIC  
& PRIVATE EASEMENTS  
14DRB-70127 BULK LAND VARIANCE  
14DRB-70128 SUBDN DESIGN  
VARIANCE FROM MINIMUM DPM  
STANDARDS  
14DRB-70129 TEMPORARY  
DEFERRAL OF SIDEWALK  
CONSTRUCTION  
14DRB-70130 MAJOR - PRELIMINARY  
PLAT APPROVAL  
14DRB-70173 - SDP FOR SUBDIVISION

BOHANNAN HUSTON INC and CONSENSUS PLANNING agents for WOODMONT PASEO, LLC request the referenced/ above actions for Tracts 9 & OS-3, **TRAILS UNIT 3A [TBKA VALLE PRADO UNIT 1]** zoned SU-2/ VTSL, located on the north side of WOODMONT AVE NW just west of RAINBOW BLVD NW containing approximately 27.2463 acres. (C-9) *[Deferred from 5/28/14, 6/11/14 ]* **DEFERRED TO 7/9/14.**

9. **Project# 1004404**  
14DRB-70131 VACATION OF PUBLIC EASEMENTS  
14DRB-70132 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION  
14DRB-70133 MAJOR - PRELIMINARY PLAT APPROVAL

BOHANNAN HUSTON INC agents for WOODMONT PASEO, LLC request the referenced/ above actions for all or a portion of Tracts 9 & 10, **TRAILS UNIT 3A TBKA VALLE PRADO UNIT 2]** zoned SU-2/ VTSL, located on the north side of WOODMONT AVE NW just west of RAINBOW BLVD NW containing approximately 13.2180 acres. (C-9) [Deferred from 5/28/1, 6/11/14] **DEFERRED TO 7/9/14.**

10. **Project# 1004606**  
14DRB-70202 - SITE DEVELOPMENT PLAN FOR SUBDIVISION  
14DRB-70162 VACATION OF PRIVATE STREET/ PUBLIC EASEMENTS  
14DRB-70179 SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS

BOHANNAN HUSTON INC & CONSENSUS PLANNING agents for WOODMONT PASEO, LLC request the referenced/ above actions for all or a portion of **VALLE VISTA AT THE TRAILS UNIT 2**, zoned SU-2 VTRD, located on the south side of WOODMONT AVE NW just west of RAINBOW BLVD NW containing approximately 11.7322 acres. (C-9) [Deferred from 6/18/14] **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED. 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. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE.**

11. **Project# 1004606**  
14DRB-70204 - PRELIMINARY/ FINAL PLAT APPROVAL  
14DRB-70205 SIDEWALK WAIVER  
14DRB-70206 - TEMP DEFERRAL/ SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC agents for WOODMONT PASEO, LLC request the referenced/ above actions for all or a portion of Lots 1-4 and Tract A, **VALLE VISTA AT THE TRAILS UNIT 2**, zoned SU-2 VTRD, located on the south side of WOODMONT AVE NW just west of RAINBOW BLVD NW containing approximately 3.65 acres. (C-9) [Deferred from 6/18/14]**(PRELIMINARY PLAT INFO FOR C.E.) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/25/14, THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ...PARKS...THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C 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.**

12. **Project# 1004606**  
14DRB-70207 PRELIMINARY/ FINAL  
PLAT APPROVAL  
14DRB-70208 SIDEWALK WAIVER  
14DRB-70209 TEMP DEFERRAL/  
SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC agents for WOODMONT PASEO, LLC request the referenced/ above actions for all or a portion of Lots 4-10, 15-18, and Tract A, **VALLE VISTA AT THE TRAILS UNIT 2**, zoned SU-2 VTRD, located on the south side of WOODMONT AVE NW just west of RAINBOW BLVD NW containing approximately 6.32 acres. (C-9) [Deferred from 6/18/14] **(PRELIMINARY PLAT INFO FOR C.E.) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/25/14, THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ...PARKS...THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C 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. .**

13. **Project# 1004606**  
14DRB-70210 PRELIMINARY/ FINAL  
PLAT APPROVAL  
14DRB-70211 SIDEWALK WAIVER  
14DRB-70212 TEMP DEFERRAL/  
SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC agents for WOODMONT PASEO, LLC request the referenced/ above actions for all or a portion of Lots 6-14 and Tract A, **VALLE VISTA AT THE TRAILS UNIT 2**, zoned SU-2 VTRD, located on the south side of WOODMONT AVE NW just west of RAINBOW BLVD NW containing approximately 5.15 acres. (C-9) [Deferred from 6/18/14] **(PRELIMINARY PLAT INFO FOR C.E.) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/25/14, THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ...PARKS...THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C 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.**

14. **Project# 1006008**  
14DRB-70119 MAJOR - PRELIMINARY  
PLAT APPROVAL  
14DRB-70120 MINOR - TEMPORARY  
DEFERRAL SIDEWALK  
CONSTRUCTION

BOHANNAN HUSTON INC agents for MESA DEL SOL, LLC request the referenced/ above actions for Tract A-6-A, **MESA DEL SOL INNOVATION PARK** zoned PC, located on UNIVERSITY WEST BLVD SE between STRYKER RD SE and STIEGLITZ AV SE containing approximately 6.7708 acres. (R-16 & S-16) [Deferred from 5/21/14, 6/4/14, 6/18/14] **DEFERRED TO 7/9/14.**

15. **Project# 1006008**  
14DRB-70126 VACATION/PUBLIC  
EASEMENT  
14DRB-70134 SUBDIVISION DESIGN  
VARIANCE FROM MIN DPM STDS  
14DRB-70135 MINOR - TEMPORARY  
DEFERRAL SIDEWALK  
CONSTRUCTION 14DRB-70136 MAJOR  
- PRELIMINARY PLAT

BOHANNAN HUSTON INC agents for MESA DEL SOL, LLC request the referenced/ above actions for Tract A-6-B and a portion of Tract A-6-A, **MESA DEL SOL INNOVATION PARK** zoned PC, located south of UNIVERSITY WEST BLVD SE between STRYKER RD SE and STIEGLITZ AV SE containing approximately 32.30 acres. (R-16 & S-16) ) [Deferred from 6/4/14, 6/18/14] **DEFERRED TO 7/9/14.**

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

16. **Project# 1010098**  
14DRB-70188 SKETCH PLAT REVIEW  
AND COMMENT

ALPHA PRO SURVEYING LLC agent(s) for JACK McCOMAS request(s) the above action(s) for all or a portion of Lot(s) 1-3 & 18-24, Block(s) B & 2, Tract(s) 73, **LINCOLN ADDITION & APACHE MESA** zoned C-2, R-1 & SU-1 FOR TRAILER PARK, located on 4TH ST NW BETWEEN I-40 AND MENAUL BLVD NW containing approximately 3.136 acre(s). (H-14) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

17. Other Matters: None  
ADJOURNED: 10:45