



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building
Basement Hearing Room

February 18, 2015

MEMBERS:

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

Angela Gomez ~ Administrative Assistant

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# 1003275**
15DRB-70051 EPC APPROVED SDP FOR BUILD PERMIT
15DRB-70052 EPC APPROVED SDP FOR SUBDIVISION
TIERRA WEST LLC agent(s) for WESTERN ALBUQUERQUE LAND HOLDINGS, LLC request(s) the above action(s) for all or a portion of Tract(s) 1A1 PLAT OF TRS 1A1 & 1B1, **EL RANCHO ATRISCO PHASE 3** zoned SU-1, located on UNSER BETWEEN LADERA AND MARKET containing approximately 19.98 acre(s). (H-9 & 10)

2. **Project# 1010297**
15DRB-70058 EPC APPROVED SDP FOR BUILD PERMIT
15DRB-70059 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
CONSENSUS PLANNING & SURV-TEK INC agent(s) for 528 & ELLISON LLC request(s) the above action(s) for all or a portion of Lot(s) C-6A-1 & C-6A-2, **SEVEN BAR RANCH** zoned SU-1 / IP, located on NM 528 AND ELLISON DRIVE containing approx 1.83 acre(s). (A-14)
3. **Project# 1010182**
15DRB-70024 EPC APPROVED SDP FOR BUILDING PERMIT
GARCIA/KRAEMER & ASSOC. agent(s) for HOGARES INC request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, Block(s) 2, **SANDIA PLAZA** zoned SU-1 FOR R-T 4DU MAX, located on GRIEGOS RD NW BETWEEN 12TH ST NW AND GRANDE AVE NW containing approximately .35 acre(s). (F-14) *[Deferred from 1/28/15, 2/4/15, 2/11/15]*

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

4. **Project# 1002739**
14DRB-70240 – SITE DEVELOPMENT PLAN FOR SUBDIVISION
14DRB-70241 - TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
14DRB-70242 - PRELIMINARY PLAT
MARK GOODWIN AND ASSOCIATES, P.A. agents for KB HOME INC request the referenced/ above actions for all or a portion of Parcel 4 Unit 1, plus Parcel 6A and Blocks 1-6 Unit 9, **ANDERSON HEIGHTS SUBDIVISION** zoned R-D & R-LT, located on the north side of COLOBEL AVE SW between 118th St SW and MORRISSEY ST SW containing approximately 89.0114 acres. (N-8)*[Deferred from 8/6/14, 9/10/14, 10/1/14, 10/22/14, 11/5/14, 11/19/14, 1/28/15]*
5. **Project# 1004245**
14DRB-70220 - TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
14DRB-70221 PRELIMINARY PLAT
MARK GOODWIN AND ASSOCIATES, P.A. agents for ANASAZI RIDGE LLC request the referenced/ above actions for all or a portion of Blocks 7 – 9, 12 & 14, **PARADISE HEIGHTS UNIT 5** zoned R-1, located on the south side of MCMAHON BLVD NW between WESTSIDE BLVD NW and KAYENTA ST NW containing approximately 6.76 acres. (A-10) *[Deferred 7/16/14, 8/6/14, 9/10/14, 10/8/1, 11/5/14, 11/19/14, 12/10/14, 1/21/15, 1/28/15]*

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

6. **Project# 1006008**
15DRB-70056 MAJOR - FINAL PLAT APPROVAL
BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) A-6-A, A-6-B, **MESA DEL SOL, INNOVATION PARK** zoned PC, located on UNIVERSITY BETWEEN STRYKER AND STIEGLITZ containing approximately 6.77 acre(s). (R-16 & S-16)
7. **Project# 1006864**
15DRB-70060 AMENDMENT TO PRELIMINARY PLAT
BOHANNAN HUSTON INC agent(s) for PULTE request(s) the above action(s) for all or a portion of Tract(s) N-2-E, **WATERSHED SUBD** zoned SU-2, located on TIERRA PINTADA BETWEEN ARROYO VISTA AND WEST CREEK PL containing approximately 37.4647 acre(s). (H-8, 9, & J-8)

8. **Project# 1009666**
02/18/2015
15DRB-70050 EXT OF MAJOR
PRELIMINARY PLAT
SURV-TEK INC agent(s) for CENTRAL PAINT AND BODY, LLC request(s) the above action(s) for all or a portion of Lot(s) 5-9, 1-4,, Block(s) 5 & 4, Tract(s) A & B, ANDERSON ADDITION & PARIS ADDITION zoned C-2, located on 4TH ST NW BETWEEN KINLEY AVE NW AND CONSTITUTION AVE NW containing approximately .6406 acre(s). (J-14)
9. **Project# 1009730**
15DRB-70044 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
15DRB-70045 SUBDN DESIGN
VARIANCE FROM MIN DPM STDS
THE GROUP agent(s) for OAKLAND INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 3, **NORTH ALBUQUERQUE ACRES Unit(s) 3 TRACT 2**, zoned RD, located on OAKLAND BETWEEN LOUISIANA AND QUAIL SPRINGS containing approximately .7302 acre(s). (C-19) [Deferred from 2/11/15]
10. **Project# 1009843**
15DRB-70046 MINOR - FINAL PLAT
APPROVAL
THE GROUP agent(s) for KASSAM LAND GROUP 18 LLC request(s) the above action(s) for all or a portion of Lot(s) 20, Block(s) 2, **NORTH ALBUQUERQUE ACRES Unit(s) 3 TRACT 2**, zoned RD, located on OAKLAND BETWEEN SHAHEEN AND ABIS containing approximately .88 acre(s). (C-19) [Deferred from 2/11/15]
11. **Project# 1000870**
15DRB-70019 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
DSA ARCHITECTS agent(s) for APPLE INVESTOR GROUP request(s) the above action(s) for all or a portion of Tract(s) 1 AND 2, **WEST OF WESTLAND, ATRISCO GRANT Unit(s) A**, zoned C-2, located on 98TH ST BETWEEN AVALON AND VOLCANO containing approximately 4.0 acre(s). (K-9) [Deferred 1/28/15, 2/11/15]

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

12. **Project# 1010170**
15DRB-70053 SKETCH PLAT REVIEW
AND COMMENT
FLOYD DEVELOPMENT SERVICES, LLC agent(s) for LARRY H MILLER/BLACK DEVELOPMENT ONE request(s) the above action(s) for all or a portion of Lot(s) A AND B, **BLACK DEVELOPMENT ONE** zoned R-1, located on COORS AND COORS BY-PASS containing approximately 2.3522 acre(s). (B-14)
13. **Project# 1010370**
15DRB-70055 SKETCH PLAT REVIEW
AND COMMENT
RBA ARCHITECTURE, PC agent(s) for MATT COYTE request(s) the above action(s) for all or a portion of Tract(s) 1B-1-B-1 AND 1B-1-C-1, **RENAISSANCE CENTER CONT** zoned SU-1 FOR AUTO SALES & C-1, located on RENAISSANCE AND UNION WAY containing approximately 1.5791 acre(s). (F-16)
14. **Project# 1010371**
15DRB-70057 SKETCH PLAT REVIEW
AND COMMENT
TOM GENTRY agent(s) for SURF THRU CAR WASH request(s) the above action(s) for all or a portion of Lot(s) 1-6, Block(s) 8, **BROAD ACRES ADDITION** zoned C-2, located on MENAUL AND PENNSYLVANIA containing approximately 1.04 acre(s). (H-19)

15. ADJOURNED:

