



DEVELOPMENT REVIEW BOARD

**Agenda**

Plaza del Sol Building Basement Hearing Room

**October 7, 2015**

MEMBERS:

**Jack Cloud**..... DRB Chair  
**Racquel Michel** ..... Transportation Development  
**Kris Cadena** ..... ABCWUA  
**Rita Harmon** .....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# 1000420**  
15DRB-70354 EPC APPROVED SDP FOR BUILD PERMIT

ANSWERS INC agent(s) for PANERA BREAD, LLC request(s) the above action(s) for all or a portion of Lot(s) K-1-A, **THE 25 SUBDIVISION** zoned IP, located on 4300 THE 25 WAY NE containing approximately 1.99 acre(s). (F-17)

2. **Project# 1009090**  
15DRB-70344 EPC APPROVED SDP  
FOR BUILDING PERMIT

DEKKER PERICH SABATINI agent(s) for ALBUQUERQUE AIRPARK PARTNERS request(s) the above action(s) for all or a portion of Tract(s) 2, **PLAT OF CAPSTONE SUBDIVISION** zoned SU-1 IP USES & STUDENT HOUSING, located on TRANSPORT SE BETWEEN FLIGHTWAY AND SUNPORT containing approximately 8.355 acre(s). (M-15) *[Deferred from 9/30/15]*

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

3. **Project# 1004989**  
15DRB-70326 - PRELIMINARY PLAT  
15DRB-70327 SIDEWALK WAIVER  
15DRB-70328 SUBDIVISION DESIGN  
VARIANCE / MINIMUM DPM STDS  
15DRB-70329 - TEMPORARY  
DEFERRAL OF SIDEWALK  
CONSTRUCTION / LOT FRONTS

BOHANNAN HUSTON INC agents for MESA VERDE DEVELOPMENT CO request the referenced/ above actions for Tract A-1, **WILDERNESS CAÑON UNIT 2 AT HIGH DESERT** zoned SU-2 HD/ R-R, located on the south side of HIGH DESERT PL NE and the north side of the BEAR CANYON ARROYO, east of TRAMWAY BLVD NE containing approximately 3.96 acres. (F-23)

4. **Project# 1010608**  
15DRB-70319 – SITE DEVELOPMENT  
PLAN FOR BUILDING PERMIT

MILLER AND ASSOC/ BJM CONSULTING. agents for MESHACH ALVARADO request the referenced/ above action for Lot 6, **VOLCANO BUSINESS PARK PHASE 1** zoned SU-1 / C-1 & IP, located on TODOS SANTOS ST NW south of OURAY RD NW, east of UNSER BLVD NW containing approximately 1.73 acres. (G-10) *[Deferred from 9/30/15]*

5. **Project# 1010144**  
15DRB-70303 - PRELIMINARY PLAT  
15DRB-70304 SIDEWALK WAIVER  
15DRB-70306 SUBDIVISION DESIGN  
VARIANCE FROM MIN DPM  
STANDARDS  
15DRB-70307 VACATION OF PUBLIC  
EASEMENT

ISAACSON AND ARFMAN PA agents for DEL RAY INVESTMENTS LLC request the referenced/ above actions for Tract 3-A-1, **SANTA MONICA PLACE** zoned R-T and R-LT, located on the south side of DERICKSON AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 15 acres. (D-18) *[Deferred from 9/23/15]*

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

6. **Project# 1010559**  
15DRB-70340 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

WILSON & COMPANY agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) 3, **MUNICIPAL ADDITION NO.2** zoned SU-1 NOR NATIONAL GUARD ARMORY & PRD, located on COPPER AND WYOMING containing approximately 36.74 acre(s). (K-20)

7. **Project# 1003364**  
15DRB-70359 AMENDED SDP FOR  
BUIDING PERMIT  
SIMONS ARCHITECTURE agent(s) for NADEEM J  
MULL request(s) the above action(s) for all or a portion of  
Lot(s) 1-A-4, Block(s) 10, **N. ABQ. ACRES TR. 2 UNIT  
3**, zoned SU-2, located on PASEO DEL NORTE  
BETWEEN LOUISIANA AND WYOMING containing  
approximately .374 acre(s). (C-19)
8. **Project# 1003885**  
15DRB-70348 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
ALDRICH LAND SURVEYING agent(s) for COA-  
FAMILY HOUSING DEVELOPMENT CORP request(s)  
the above action(s) for all or a portion of Lot(s) 4, 5 & 6,  
**BELL TRADING POST HOMES** zoned SU-2/DNA-SF,  
located on NW CORNER OF LAGUNA AND ROMA NW  
containing approximately .2843 acre(s). (J-13)
9. **Project# 1010218**  
15DRB-70349 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
ALDRICH LAND SURVEYING agent(s) for AMY AND  
BEN STURGE request(s) the above action(s) for all or a  
portion of Lot(s) 12, Block(s) 42, **HUNING HIGHLAND  
ADDITION** zoned SU-2/MR-CON US FOR RT, located  
on NE CORNER OF SILVER AND HIGH ST NE  
containing approximately .1639 acre(s). (K-14)
10. **Project# 1010208**  
15DRB-70355 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
MODULUS ARCHITECTS INC agent(s) for CATHOLIC  
CHARITIES FOUNDATION request(s) the above action(s)  
for all or a portion of Lot(s) 148A1B, 147B1, 147B2A,  
148A1A-1A1A1, **MRGCD Map #42**, zoned O-1, located  
on BRIDGE BLVD BETWEEN ANTHONY LANE AND  
PEAR RD containing approximately 2.12 acre(s). (L-12)
11. **Project# 1008267**  
15DRB-70350 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
RON ROMERO INC. request(s) the above action(s) for all  
or a portion of Lot(s) 6-8, Block(s) 6, **SANTA FE  
ADDITION** zoned SU-2/R-1, located on 810 & 812  
PACIFIC containing approximately .161 acre(s). (K-13)

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

12. **Project# 1004980**  
15DRB-70358 SKETCH PLAT REVIEW  
AND COMMENT  
MARYELLEN HENNESSY request(s) the above action(s)  
for all or a portion of Lot(s) C1 & C2, **WITH ADDITION**  
zoned SU-2/S-MRN, located on MOUNTAIN RD  
BETWEEN 8TH ST AND FORRESTER containing  
approximately .37 acre(s). (J-14)
13. **Project# 1009506**  
15DRB-70357 SKETCH PLAT REVIEW  
AND COMMENT  
BOHANNAN HUSTON INC agent(s) for VICTORY  
LAND, LLC request(s) the above action(s) for all or a  
portion of Tract(s) 7, 8, 9-C, 10-C, 24-25, 26-A, 26-B,  
AND 27/ 14, **VOLCANO CLIFFS UNIT 6/& UNIT 9**  
zoned SU-2/ VCRR, located on QUIVARA DR NW  
BETWEEN VISTA VIEJA AVE NW AND RETABLO RD  
NW containing approximately 50.6 acre(s). (D-9)

- 14. Project# 1009542**  
15DRB-70356 SKETCH PLAT REVIEW  
AND COMMENT
- SOUDER, MILLER & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) A, **TRACTION CITY ADDITION** zoned C-2, located on NEW YORK AVE SW containing approximately 2.798 acre(s). (J-12)
- 15. Project# 1010623**  
15DRB-70360 SKETCH PLAT REVIEW  
AND COMMENT
- CARTESIAN SURVEYS INC agent(s) for SCOTT ASHCRAFT request(s) the above action(s) for all or a portion of M & L-1, **LA LUZ DEL OESTE Unit(s) 4**, zoned SU-1, located on MILL RD NW containing approximately 2.1008 acre(s). (F-11)
- 16. Project# 1010624**  
15DRB-70361 SKETCH PLAT REVIEW  
AND COMMENT
- CARTESIAN SURVEYS INC agent(s) for SCOTT ASHCRAFT request(s) the above action(s) for all or a portion of Lot(s) N, **LA LUZ DEL OESTE Unit(s) 4**, zoned SU-1, located on DELLYNE AVE NW BETWEEN TIERRA AMADA ST NW AND MARIPOSA DR NW containing approximately 1.746 acre(s). (F-11)
- 17. Approval of the Development Review Board Minutes for 9/30/15**
- 18. Other Matters:**

ADJOURNED: