



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

December 13, 2017

MEMBERS:

Kym Dicome..... Acting DRB Chair
Racquel Michel Transportation Development
Kris Cadena Water Authority
Doug HughesCity Engineer/Hydrology
Jason Coffey..... 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.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1011448**
17DRB-70321 VACATION OF PUBLIC
UTILITY EASEMENTS

CARTESIAN SURVEYS INC agents for DMA CONSTRUCTION request the referenced/ above action for all or a portion Lots 7-12, Block 10, **SWEARINGEN & MARBERRY SUBDIVISION** and Lots 8-9, Block 9, **HINTON'S SUBDIVISION** zoned R-2, located on the north side of MARBLE AVE NE between CARDENAS DR NE and SAN PEDRO DR NE. (J-18)

2. **Project# 1000032**
17DRB-70277 – SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT
- 4G DEVELOPMENT AND CONSULTING agents for RED SHAMROCK 4 request the refererenced/ above action for Lot 6, **COORS PAVILION** zoned SU-3, located on the northeast corner of ST JOSEPH'S DR NW and COORS BLVD NW containing approximately 1 acre. (G-11)
[Deferred from 11/8/17, 11/16/17]

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

3. **Project# 1003859**
17DRB-70334 EPC APPROVED SDP
FOR SUBDIVISION
- CONSENSUS PLANNING agent(s) for SILVERLEAF VENTURES, LLC request(s) the above action(s) for all or a portion of Tract(s) 1 AND 2, **NORTH ANDALUCIA AT LA LUZ** zoned SU-1 FOR C-2 (23.3 AC MAX), O-1 (11.7 AC MAX), PRD (20 DU/AC), located on SOUTHEAST CORNER OF COORS BLVD NW AND SAN MATEO RD NW containing approximately 22.51 acre(s). (E-12)
4. **Project# 1004675**
17DRB-70351 EPC APPROVED SDP
FOR SUBDIVISION
17DRB-70332 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- CONSENSUS PLANNING agent(s) for HAJJAR MANAGMENT CO, INC/VISTA REALTY TRUST request(s) the above action(s) for all or a portion of Tract(s) K1 AND K2, **VISTA DE LA LUZ COMMERCIAL** zoned SU-1 FOR PRD AND ONE RESTAURANT WITH FULL SERVICE LIQUOR, located on SW CORNER OF COORS BLVD NW AND SEVILLA AVE NW containing approximately 2.8 acre(s). (F-11)

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

5. **Project# 1000771**
17DRB-70333 MINOR - TEMP DEFR
SWDK CONST
- RBA ARCHITECTS agent(s) for ALLEN SEGMON REAL ESTATE GROUP, LLC request(s) the above action(s) for all or a portion of Tract(s) C, **COTTONWOOD POINTE** zoned SU-1, located on IRVING BLVD AND EAGLE RANCH RD containing approximately 6.771 acre(s). (B-13)
6. **Project# 1002962**
17DRB-70348 - EASEMENT VACATION
- SURV-TEK INC agent(s) for RCS-NM HOLDINGS 1, LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **THE TRAILS UNIT 2 Unit(s) 2**, zoned SU-2 VTRD, located on PASEO DEL NORTE BETWEEN RAINBOW BLVD AND UNIVERSE BLVD (C-9)

7. **Project# 1006864**
17DRB-70335 MAJOR - FINAL PLAT APPROVAL
BOHANNAN HUSTON INC agent(s) for PULTE DEVELOPMENT OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) TRACT M-1 AND TRACT N-2-A-1 OF DEL WEBB @ MIERHAVEN, UNIT 2A, **WATERSHED SBD** zoned SU-2 FOR PDA, located on TIERRA PINTADA BETWEEN MIREHAVEN PARKWAY AND WESTCREEK PL containing approximately 35.89 acre(s). (H-8)

8. **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-M-B-2, **TACO CABANA COTTONWOOD** zoned SU-1, located on 7 BAR LOOP BETWEEN COORS BLVD AND COTTONWOOD DR containing approximately .998 acre(s). (B-13)

9. **Project# 1011149**
17DRB-70160 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
17DRB-70202 MINOR – SIDEWALK WAIVER
ARCH + PLAN LAND USE CONSULTANTS agent(s) for JIMMIE & DEBORAH MCDONALD request(s) the above action(s) for all or a portion of Tract(s) 133-A-1-A-1-A-2, zoned R-1, located on VALLE DEL SOL RD NW BETWEEN REGINA CIR AND ARENAL CANAL containing approximately 1.0014 acre(s). (J-11) *[Deferred from 6/21/17, 6/28/17, 7/26/17, 8/2/17]*

10. **Project# 1011331**
17DRB-70346 SIDEWALK VARIANCE
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17DRB-70304 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
ARCH + PLAN LAND USE CONSULTANTS agent(s) for JASON FILE request(s) the above action(s) for all or a portion of Lot(s) 1-A & 1-B, **ALVARADO GARDENS Unit(s) 1**, zoned RT/RA-2, located on 2311 & 2315 MATTHEW AVE NW containing approximately .6 acre(s). (G-13)

11. **Project# 1011364**
17DRB-70344 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
17DRB-70345 SIDEWALK WAIVER
ARCH & PLAN LAND USE CONSULTANTS agent(s) for ALEJANDRO MARRUFO request(s) the above action(s) for all or a portion of Lot(s) 270A1A & 270A1B, zoned SU-2/LO RA-2, located on MONTOYA ST NW BETWEEN SARITA AVE NW AND FLORAL RD NW containing approximately .225 acre(s). (H-12)

12. **Project# 1011460**
17DRB-70337 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
WAYJOHN SURVEYING INC agent(s) for B&B MERRITT REAL ESTATE request(s) the above action(s) for all or a portion of Lot(s) A & B, Block(s) 6, Tract(s) 32-A-1-B, 32-A-2-B, 32-B, **NJ SANCHEZ ADDITION** zoned SU-2, located on BRIDGE BLVD SW BETWEEN 8TH ST SW AND SUNSET RD SW containing approximately 1.62 acre(s). (L-14)

13. **Project# 1011462**
17DRB-70343 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- MARK GOODWIN AND ASSOCIATES, P.A. request (s) the above action(s) for all or a portion of Lot(s) A-1-A AND A-1-B, **MCMAHON PROPERTY** zoned SU-1, located on FINELAND DR BETWEEN MCMAHON BLVD AND CROWN RD containing approximately 4.3314 acre(s). (A-11)
14. **Project# 1010327**
17DRB-70294 VACATE PVT E'MENT
17DRB-70295 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SURV-TEK INC agent(s) for 4404 MCLEOD, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-A AND 2, **NORRIS AND MARGARET PENNY ADDITION** zoned M-1, located on PAN AMERICAN FREEWAY BETWEEN MCLEOD AND BOGAN NE containing approximately 4.91 acre(s). (F-17) *[Deferred on 11/1/17, 11/16/17, 11/29/17]*
15. **Project# 1001989**
17DRB-70284 MINOR - FINAL PLAT
APPROVAL
- CONSENSUS PLANNING & CARTESIAN SURVEYS INC. agent(s) for POSTON INVESTMENT COLLECTIVE, LLC request(s) the above action(s) for all or a portion of Lot(s) C-2-A-1, PLAT OF TRACT C-2-A-1-A, **CAMPBELL LANDS** zoned SU-2 FOR C-1 USES W/ FULL SERVICE LIQUOR FOR ON PREMISE CONSUMPTION, located on COORS BETWEEN FORTUNA AND GLENRIO NW containing approximately 3.8 acre(s). (J-11) *[Deferred from 10/18/17, 10/25/17]*

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

16. **Project# 1003632**
17DRB-70339 SKETCH PLAT REVIEW
AND COMMENT
- ROBERT C SPRAKE, PE agent(s) for ELIZABETH LORANCE request(s) the above action(s) for all or a portion of Lot(s) 24, Block(s) 3, **COLLEGE VIEW ADDITION** zoned SU-2 MRHD (RT), located on ALISO DRIVE NE AND COPPERAVE NE containing approximately .18 acre(s). (K-17)
17. Other Matters:

ADJOURNED: