DEVELOPMENT REVIEW BOARD
Agenda
Plaza del Sol Building Basement Hearing Room

January 24, 2018

MEMBERS:

Kym Dicome.......................................................... Acting DRB Chair
Racquel Michel .................................................. Transportation Development
Jon Ertsgaard .......................................................... Water Authority
Doug Hughes .......................................................... City Engineer/Hydrology
Jason Coffey.......................................................... 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: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

A. Call to Order 9:00 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

PUBLIC HEARING

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

1. Project# 1005278
   17DRB-70386 MAJOR – 2 YEAR SUBDIVISION AGREEMENT EXTENSION (2YR SIA)
   17DRB-70387 EXT OF MAJOR PRELIMINARY PLAT

   MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for EASTSIDE DEVELOPMENT, INC request(s) the above action(s) for all or a portion of Tract(s) A AND 1-A-1, JUAN TABO HILLS ESTATES, zoned R-D, located on JUAN TABO BLVD SE between JUAN TABO HILLS UNIT 1 AND 2 AND TJERAS ARROYO containing approximately 98.46 acre(s). (M-21)
2. **Project# 1011451**  
17DRB-70352 VACATION OF PUBLIC UTILITY EASEMENT  
17DRB-70330 MINOR - PRELIMINARY/FINAL PLAT APPROVAL  
JENNIFER J WILSON AND JOHN M TRUJILLO request(s) the above action(s) for all or a portion of Lot(s) C AND B, NETHERWOOD PARK ADDITION zoned R-1, located on CUTLER AVE NE and APACHE COURT NE containing approximately .2542 acre(s). (H-16)

3. **Project# 1006833**  
17DRB-70356 VACATION OF PUBLIC EASEMENT  
17DRB-70357 BULK LAND VARIANCE  
17DRB-70358 MINOR - PRELIMINARY/FINAL PLAT APPROVAL  
BOHANNAN HUSTON INC agent(s) for BEN E KEITH COMPANY request(s) the above action(s) for all or a portion of Lot(s) 1-A, 8, AND 16, UNSER TOWN CROSSING located on UNSER BLVD NW between LOS VOLCANES RD NW and FORTUNA RD NW containing approximately 69.89 acre(s). (J-9 AND 10) [deferred from 1/3/18]

4. **Project # 1011397**  
17DRB-70373 - SITE PLAN for BUILDING PERMIT  
VIGIL & ASSOCIATES ARCHITECTURAL GROUP agent(s) for THE HUGHES FAMILY, LLC request(s) the above action(s) for all or a portion of Lot(s) 29, TRACT A, Block(s) 4, NORTH ALBUQUERQUE ACRES Unit(s) B, zoned SU-2/M-1, located on BEVERLY HILLS east of SAN MATEO BLVD NE containing approximately .893 acre(s). (B-18) [deferred from 1/10/18, 1/17/18]

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**MINOR CASES**

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

5. **Project# 1011099**  
18DRB-70011 EPC APPROVED SITE PLAN for BUILDING PERMIT  
(16EPC-40085)  
CONSENSUS PLANNING agent(s) for TITAN DEVELOPMENT/CEDAR INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 4A AND 5-9, Block(s) 4, BROWNWELL AND LAIHS HIGHLAND ADDITION, zoned SU-2 FOR CMU, located on MULBERRY ST NE between COPPER AVE NE and CENTRAL AVE NE containing approximately .747 acre(s). (K-15)

6. **Project# 1004677**  
17DRB-70376 - EPC APPROVED SITE PLAN for BUILDING PERMIT  
(17EPC-40027)  
MULLEN HELLER ARCHITECTURE agent(s) for COUNTRY CLUB PARTNERS, LLC request(s) the above action(s) for all or a portion of Lot(s) 5, COUNTRY CLUB PLAZA SUBDIVISION zoned SU-2 FOR CLD, located on LAGUNA BLVD SW between CENTRAL AVE SW AND CHACOMA PL SW containing approximately 1.63 acre(s). (J-13) [deferred from 1/3/18, 1/10/18, 1/17/18]
7. **Project# 1003445**  
*17DRB-70368 - SITE PLAN for SUBDIVISION AMENDMENT*  
*17DRB-70370 – SITE PLAN for BUILDING PERMIT*  
SBS CONSTRUCTION, LLC agent(s) for JBC2, LLC request(s) the above action(s) for all or a portion of Lot(s) A-2, **FOUNTAIN HILLS PLAZA** zoned SU-1 PDA FOR C-3 USES, located on PARADISE BLVD NW between Davenport ST NW and LOMA FUENTE AVE NW containing approximately 7.0005 acre(s). (C-12) [deferred from 1/10/18, 1/17/18]

8. **Project# 1004167**  
*17DRB-70229 EPC APPROVED SITE PLAN for BUILDING PERMIT*  
(17EPC-40009)  
CONSENSUS PLANNING agent(s) for GUARDIAN STORAGE request(s) the above action(s) for all or a portion of Lot(s) 1, **BOSQUE PLAZA** zoned C-1(SC), located on BOSQUE PLAZA LN NW near LA ORILLA NW and COORS BLVD NW containing approximately 1.72 acre(s). (E-12) [deferred from 8/30/17, 1/17/18]

9. **Project# 1003275**  
*17DRB-70377 EPC APPROVED SITE PLAN for BUILDING PERMIT*  
(16EPC-40088)  
CONSENSUS PLANNING agent(s) for TOM MCCULLUM request(s) the above action(s) for all or a portion of Lot(s) A-2, **HERITAGE MARKET PLACE** zoned SU-2/SU-1 PLANNED OFFICE AND COMMERCIAL DEVELOPMENT (WITH INCLUSION), located on SW corner OF LADERA DR NW and MARKET ST NW containing approximately 1 acre(s). (H-10) [deferred from 1/3/18, 1/10/18]

10. **Project# 1000901**  
*17DRB-70369 MINOR - SITE PLAN FOR BUILDING PERMIT*  
HUITT-ZOLLARS, INC. agent(s) for ABCWUA request(s) the above action(s) for all or a portion of Lot(s) 2-A, zoned SU-1, located on MIRANDELA ST NW south of MONTANO RD NW and east of COORS BLVD NW containing approximately 4.5 acre(s). (E-12) [deferred from 12/20/17, 1/10/18]

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

11. **Project# 1011480**  
*18DRB-70016 MINOR - PRELIMINARY/FINAL PLAT APPROVAL*  
ARCH & PLAN LAND USE CONSULTANTS agent(s) for LEIGH RYAN/GUTIERREZ RVT request(s) the above action(s) for all or a portion of Lot(s) 42, 43, & 44, **OXBOW BLUFF** zoned SU-3, located on CINNAMON TEAL LA NW between MOURNING DOVE LA NW and RIO GRANDE RIVER containing approximately 2 acre(s). (G-11)
12. **Project# 1011127**  
18DRB-70018 EXTENSION OF MAJOR PRELIMINARY PLAT  

THE GROUP agent(s) for NAZISH LLC request(s) the above action(s) for all or a portion of Lot(s) 29, Block(s) 18, NORTH ALBUQUERQUE ACRES Tract 3, Unit(s) 3, zoned RD/5 DU/AC, located on CARMEL AVE NE between VENTURA ST NE and VILLAGE containing approximately 1 acre(s). (C-20)

13. **Project# 1007672**  
18DRB-70013 MAJOR - 2YR SUBD IMPROVMENTS AGREEMENT EXTENSION (2YR SIA)  

LANA HUTCHISON/HUTCHISON PROPERTIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 30B, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES Unit(s) 3, zoned RD/3 DU/AC, located on GLENDALE AVE NE between BARSTOW ST NE and VENTURA ST NE containing approximately .45 acres. (B-20)

14. **Project# 1007672**  
18DRB-70014 MAJOR - 2YR SUBD IMPROVMENTS AGREEMENT EXTENSION (2YR SIA)  

MASTER HOME CRAFTERS, INC. request(s) the above action(s) for all or a portion of Lot(s) 30A, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES Unit(s) 3, zoned RD/3 DU/AC, located on GLENDALE AVE NE between BARSTOW ST NE and VENTURA ST NE containing approximately .45 acres. (B-20)

15. **Project# 1000131**  
18DRB-70017 MINOR - PRELIMINARY/FINAL PLAT APPROVAL  

ARCH AND PLAN LAND USE CONSULTANTS agent(s) for MICHAEL AND GLENNA O request(s) the above action(s) for all or a portion of Lot(s) 1-A-1 AND -1-A-2, BROADWAY INDUSTRIAL CENTER zoned SU-2/HM, located on BROADWAY BLVD SE between SAN JOSE AVE SE and BETHEL RD SE containing approximately 1.65 acre(s). (M-14)

16. **Project# 1005191**  
18DRB-70015 EXT OF MAJOR PRELIMINARY PLAT  

THE GROUP agent(s) for SEVANO DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 13-20A, Block(s) 29, NORTH ALBUQUERQUE ACRES TRACT A Unit B, zoned SU-2/RD or SU-2/NC, located on LOUISIANA BLVD NE between ALAMEDA BLVD NE and SIGNAL AVE NE containing approximately 6.84 acre(s). (C-18)
17. **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]

18. **Project# 1009846**
   **17DRB-70374** **MINOR - PRELIMINARY/FINAL PLAT APPROVAL**
   COMMUNITY SCIENCES CORP agent(s) for ANNABELLE VIGIL GARCIA request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 2, **BROADVIEW ADDITION** zoned R-1, located on GRANDE RD NW between CHEROKEE RD NW and HEADINGLY AVE NW containing approximately .451 acre(s). (G-14) [deferred from 1/3/18]

**SKETCH PLAT REVIEW AND COMMENT** (no action taken)

19. **Project# 1000111**
   **18DRB-70019** **SKETCH PLAT REVIEW AND COMMENT**
   SANDIA LAND SURVEYING, LLC agent(s) for NEATHERWOOD PARTNERS request(s) the above action(s) for all or a portion of Lot(s) B, **ALTURA COMPLEX** zoned SU-1, located on INDIAN SCHOOL RD NE BETWEEN CARLISLE AND WASHINGTON containing approximately 6.9681 acre(s). (H-17)

20. **Project# 1011486**
   **18DRB-70010** **SKETCH PLAT REVIEW AND COMMENT**
   ED PASCHICH request(s) the above action for all or a portion of Lot(s) 13 THRU 18, Block(s) 41, **PEREA ADDITION** zoned SU-2/DNA-SF, located on 14TH ST AND GRANITE containing approximately .439 acre(s). (J-13)

21. **Project# 1011507**
   **18DRB-70012** **SKETCH PLAT REVIEW AND COMMENT**
   CARTESIAN SURVEYS INC agent(s) for SARAH COBB request(s) the above action(s) for all or a portion of Lot(s) 10 & 11, Block(s) B, **LUKE SUBD.** zoned RA-2, located on CHEROKEE BETWEEN SAN ISIDRO AND RIO GRANDE NW containing approximately .5417 acre(s). (G-13)

22. **Other Matters:**

   **ADJOURNED.**