



DEVELOPMENT REVIEW BOARD

**Agenda**

Plaza del Sol Building Basement Hearing Room

**March 7, 2018**

MEMBERS:

- Kym Dicome..... DRB Chair
- Racquel Michel ..... Transportation Development
- Jon Ertsgaard ..... Water Authority
- Doug Hughes .....City Engineer/Hydrology
- Jason Coffey..... Parks & Recreation
- Ben McIntosh.....Code Enforcement

*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.

**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# 1007502**  
**18DRB-70056** VACATION OF PUBLIC  
EASEMENT  
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-B-2, **Seven Bar Ranch**, zoned SU-1, located on 7 BAR LOOP NW between COORS BLVD NW and COTTONWOOD DR NW containing approximately .998 acre(s). (B-13)

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2. **Project# 1003991**  
**18DRB-70030** VACATION OF PUBLIC EASEMENT  
**18DRB-70032** VACATION OF PUBLIC RIGHT-OF-WAY  
**18DRB-70033** MINOR - TEMPORARY DEFERRAL of SIDEWALK CONST.  
**18DRB-70034** MAJOR - PRELIMINARY PLAT APPROVAL
- MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for BOKAY CONSTRUCTION, INC. request(s) the above action(s) for all or a portion of Lot(s) 1-P1-B3-P1, Tract(s) A, **SAGE RANCH**, zoned R-T, located on SNOWVISTA BLVD SW between SAGE RD SW and BENAVIDES RD SW containing approximately 3.7742 acre(s). (M-9) [Deferred from 2/21/18]
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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**, zoned IP, 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, 1/24/18]
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## MINOR CASES

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

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4. **Project# 1004167**  
**18DRB-70068** MINOR - SITE PLAN FOR BUILDING PERMIT
- WOOTEN ENGINEERING agent(s) for JIM W SHULL JR & CHRISTEN SHULL request(s) the above action(s) for all or a portion of Lot(s) 7-A, **BOSQUE PLAZA**, zoned C-1 (SC), located on COORS BLVD NW between BOSQUE PLAZA NW and LA ORILLA NW containing approximately .7768 acre(s). (E-12)
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5. **Project# 1011545**  
**18DRB-70070** - AMENDED SITE PLAN for BUILDING PERMIT
- DEKKER PERICH SABATINI agent(s) for JOURNAL CENTER BUILDING ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 4AA-5A-1, **JOURNAL CENTER** zoned IP, located on MASTHEAD ST NE between JEFFERSON ST NE and PAN AMERICAN FWY containing approximately 3.3 acre(s). (D-17)
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6. **Project# 1011331**  
**17DRB-70346** SIDEWALK VARIANCE  
**17DRB-70347** SIDEWALK VARIANCE  
**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) [Deferred from 12/13/17, 1/3/18, 1/31/18, 2/28/18]
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7. **Project# 1009920**  
**18DRB-70057** EPC APPROVED SITE  
PLAN for BUILDING PERMIT (Deviations to  
the East Gateway SDP) **17EPC-40070**
- RBA ARCHITECTS agent(s) for DOUG ADAMS  
request(s) the above action(s) for all or a portion of Lot 1-A,  
Block 48, **SKYLINE HEIGHTS** zoned SU-2/M-1, located  
on EUBANK BLVD SE, between TRUMBULL AVE SE  
and BELL AVE SE containing approximately 1.42 acre(s).  
(L-20) [Deferred from 2/21/18]
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MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

8. **Project# 1000762**  
**18DRB-70073** MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- BOHANNAN HUSTON INC agent(s) for THR  
PROPERTIES, LLC request(s) the above action(s) for all or  
a portion of Lot(s) 10-A-1, BLK D, **ALBUQUERQUE**  
**WEST UNIT 1** zoned SU-1 PDA to include C-3 Uses,  
located on EAGLE RANCH RD NW between NUNZIO  
AVE NW and PASEO DEL NORTE NW containing  
approximately 1.1 acre(s). (C-12)
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9. **Project# 1002636**  
**18DRB-70066** MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- ANCHOR ENGINEERING agent(s) for GORDON AND  
JANIE RAVE request(s) the above action(s) for all or a  
portion of Lot(s) 23-B-1 & 23-B-2, **RICE'S DURANES**  
**ADDITION NO.1** zoned R-2, located on 2420 B & 2420 C  
RICE AVE NW containing approximately .2985 acre(s).  
(H-13)
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10. **Project# 1003445**  
**18DRB-70071** MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- 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 to  
include C-3 Uses, located on 4590 PARADISE BLVD NW  
west of NUNZIO AVE NW containing approximately 7.0  
acre(s). (C-12)
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11. **Project# 1011479**  
**18DRB-70067** MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- COMMUNITY SCIENCES CORP agent(s) for RODRICK  
& JULIA DEVINE request(s) the above action(s) for all or a  
portion of Tract(s) 242, Map 38 (proposed **LOTS A, B, C -**  
**CASA DEVINE HOMES**), zoned R-1, located on 2406  
MOUNTAIN RD NW containing approximately .556  
acre(s). (J-13)
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12. **Project# 1006539**  
**18DRB-70049** BULK LAND VARIANCE  
**18DRB-70048** MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- ALPHA PRO SURVEYING LLC agent(s) for LAND  
ADVISORS ORGINIZATION LLC request(s) the above  
action(s) for all or a portion of Lot(s) A-1, **MESA DEL**  
**SOL INNOVATION PARK** located on STRYKER RD SE  
at UNIVERSITY BLVD SE, zoned PC, containing  
approximately 1764.76 acre(s). (R-15, R-16, R-17 AND S-  
15, S16, S-17, T-16, T-17) [deferred from 2/28/18.]
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13. **Project# 1002739**  
**18DRB-70002** - AMENDED SITE PLAN for SUBDIVISION  
**18DRB-70003** - AMENDMENT TO PRELIMINARY PLAT  
**18DRB-70004** - TEMPORARY DEFERRAL of SIDEWALK CONST
- MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for KB HOME NEW MEXICO, INC request(s) the above action(s) for all or a portion of Lot(s) 4 AND 6, **HERITAGE TRAILS Unit(s) 4**, zoned R-LT/ R-D, located on COLOBEL AVE SW between IRONSTONE ST SW AND PITOCHÉ PL SW containing approx. 84.9303 acre(s). (N-8) [deferred from 1/17/18, 1/31/18, 2/21/18]
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14. **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 98<sup>th</sup> ST SW and UNINCORPORATED AREAS containing approximately 98.907 acre(s). (P-9) [deferred from 1/17/18, 1/24/18, 2/7/18, 2/21/18]
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### **SKETCH PLAT REVIEW AND COMMENT** (no action taken)

15. **Project# 1002321**  
**18DRB-70065** SKETCH PLAT REVIEW AND COMMENT
- DMD ENGINEERING agent(s) for BUILDERS TRUST OF NM request(s) the above action(s) for all or a portion of Lot(s) 4-A, 6 AND 7, **JOURNAL CENTER, PHASE 2 UNIT 2**, zoned IP, located on BARTLETT ST NE between MASTHEAD ST NE and RUTLEDGE RD containing approximately 3.2 acre(s). (D-17)
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16. **Project# 1004480**  
**18DRB-70072** SKETCH PLAT REVIEW AND COMMENT
- ARCH + PLAN LAND USE CONSULTANTS agent(s) for ROGELIO & MARIA JESUS SOLIS request(s) the above action(s) for all or a portion of Lot(s) 125 & 126A1, zoned R-1, located on 47TH ST NW between RINCON RD NW and GLENDALE PL NW containing approximately 1.08 acre(s). (K-12)
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17. **Other Matters:**
- a. Review and Approval of the DRB Rules of Procedures to add Zoning Enforcement Official
  - b. February 28, 2018 Minutes

ADJOURNED.