



DEVELOPMENT REVIEW BOARD

**Agenda**

Plaza del Sol Building Basement Hearing Room

**March 14, 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*

**PUBLIC HEARING**

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

- 
1. **Project# 1003445**  
**18DRB-70061** MAJOR – SITE PLAN for BUILDING PERMIT  
MULLEN HELLER ARCHITECTURE agent(s) for Highbury Properties, LLC request(s) the above action(s) for all or a portion of Tract(s) G, **FOUNTAIN HILLS PLAZA SUBD** zoned SU-1 FOR PDA TO INCLUDE C-3 USES, located on 4011 Paseo del Norte NW containing approximately .9477 acre(s). (C-12) **DEFERRED TO 4/25/18.**

---

  2. **Project# 1006865**  
**18DRB-70062** MAJOR – SITE PLAN for BUILDING PERMIT  
TIERRA WEST LLC agent(s) for ABQ Comanche Retail, LLC request(s) the above action(s) for all or a portion of Lot(s) 3, **SRCC ALBUQUERQUE CARPENTERS TRAINING CENTER**, zoned M-1, located east of I-25 and west of Vassar Dr NE and north of Comanche Rd NE containing approximately 2.6023 acre(s). (G-15) **DEFERRED TO 4/4/18.**

---

- 
3. **Project# 1005517**  
**18DRB-70021** MAJOR – SITE PLAN FOR BUILDING PERMIT
- DEKKER PERICH SABATINI agent(s) for ARGUS JEFFERSON , LLC request(s) the above action(s) for all or a portion of Lot(s) 1 AND 2, **INDEPENDENCE SQUARE**, zoned M-1(SC), located on JEFFERSON ST NE between OSUNA RD NE and ELLISON ST NE containing approximately 1.6353 acre(s). (E-17) *[Deferred from 2/14/18]*  
**THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER AND TO PLANNING.**
- 
4. **Project# 1001523**  
**18DRB-70044** MAJOR – SITE PLAN for BUILDING PERMIT
- MULLEN HELLER ARCHITECTURE, P.C. agent(s) for ACOMA BUSINESS ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 15 AND 16, **LADERA BUSINESS PARK** Unit(s) 1, zoned SU-1/Light Industrial, located on NW CORNER of UNSER BLVD NW and LA MORADO NW, containing approximately 2.63 acre(s). (H-9) *[Deferred from 2/28/18]* **DEFERRED TO 3/21/18.**
- 
5. **Project# 1011396**  
**18DRB-70046** MAJOR – SITE PLAN for BUILDING PERMIT
- CONSENSUS PLANNING agent(s) for LEGACY HOSPITALITY, LLC request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, 30, 31 and 32; TRACT A, **NORTH ALBUQUERQUE ACRES** Unit(s) B, zoned SU-2 FOR HDR, located on SAN PEDRO DR NE between OAKLAND AVE NE and ALAMEDA BLVD NE containing approximately 4.8 acre(s). (C-18) *[Deferred from 2/28/18]* **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING.**
-

## MINOR CASES

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

---

6. **Project# 1006602**  
**18DRB-70078** EPC APPROVED SITE PLAN for BUILDING PERMIT AMENDMENT  
**18DRB-70079** EPC APPROVED SITE PLAN for SUBDIVISION AMENDMENT  
**18DRB-70080** MINOR - PRELIMINARY/FINAL PLAT APPROVAL (17EPC-40045 & 40044)
- WOOTEN ENGINEERING agent(s) for PASEO 2010, LLC request(s) the above action(s) for all or a portion of Lot(s) A-2, **VENTURA PLAZA**, zoned SU-2 FOR C-1, located on VENTURA ST NE between PASEO DEL NORTE BLVD NE and PALOMAS AVE NE containing approximately 2.42 acre(s). (D-20) **EPC APPROVED SITE PLAN for BUILDING PERMIT AMENDMENT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING. EPC APPROVED SITE PLAN for BUILDING PERMIT AMENDMENT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY COMPANIES SIGNATURES.**
- 
7. **Project# 1011363**  
**18DRB-70055** EPC APPROVED SITE PLAN for BUILDING PERMIT (ePlan) (17EPC-40042)
- MURPHY OIL USA INC request(s) the above action(s) for all or a portion of Lot(s) C-2, **SEVEN BAR RANCH** zoned SU-1 for IP Uses, located on 3751 SWY 528 NW between HWY 528 NW and THE AMERICAN RD NW containing approximately 1.25 acre(s). (A-14) [Deferred from 2/14/18] **INDEFINITELY DEFERRED.**
- 
8. **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, 3/7/18] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING AND TO THE WATER AUTHORITY.**
- 

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

9. **Project# 1003612**  
**18DRB-70076** EXT OF SIA FOR TEMP DEFR SDWK CONST
- FIREFLY INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 12-P1 & 21-P1, B1, Block(s) 3, **SUNDORO UNIT 9**, zoned SU-RLT, located on ZIMINA DR NW and SILVA AVE NW containing approximately .95 acre(s). (J-9) **A TWO YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
-

- 
10. **Project# 1011046**  
**18DRB-70081** 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) 1, Block(s) 19, **HUNING'S HIGHLAND ADDITION**, zoned SU-2 MR, located on SW CORNER OF SILVER AVE SE and WALTER ST SE containing approximately .1636 acre(s). (K-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION AND TO PLANNING.**
- 
11. **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, 3/7/18*] **THE SIDEWALK VARIANCES FOR SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER AND TO PLANNING.**
- 
12. **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, 3/7/18*] **DEFERRED TO 3/21/18.**
- 

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

13. **Project# 1009243**  
**18DRB-70077** SKETCH PLAT REVIEW  
AND COMMENT
- TIERRA WEST LLC agent(s) for H & E 22 WEST LLC request(s) the above action(s) for all or a portion of Lot(s) 2A, Block(s) 12, **MONTE VISTA** zoned CCR-1, located on NE CORNER of GIRARD BLVD NE and MONTE VISTA NE containing approximately .3867 acre(s). (K-16) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

**14. Project# 1011533**  
**18DRB-70058 SKETCH PLAT REVIEW**  
**AND COMMENT**

COMMUNITY SCIENCES CORP agent(s) for MARIO AND SHANNON BALDONADO request(s) the above action(s) for all or a portion of Lot(s) 196A2B3A AND 196A2B3B, zoned SU-2, located on DURANES RD NW between DELIA RD NW and LOS LUCEROS RD NW containing approximately 7.7204 acre(s). (H-12) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

**15. Other Matters:**

Minutes: March 7, 2018

ADJOURNED.