



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 HughesCity Engineer/Hydrology
- Jason Coffey..... Parks & Recreation
- Ben McIntoshCode Enforcement

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.

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# 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)

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)
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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]*
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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]*
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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]*
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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)
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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]

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]

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

9. **Project# 1003612**
18DRB-70076 EXT OF SIA FOR TEMP
DEFER 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)

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)

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]

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]

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)

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)

15. Other Matters:

Minutes: March 7, 2018

ADJOURNED.