



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

May 16, 2018

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# 1000874

18DRB-70135 - VACATION OF PUBLIC EASEMENT
18DRB-70136 - MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

TIERRA WEST LLC agent(s) for MONTANO I-25 BEACH AQUISITION PROPERTY LLC request(s) the above action(s) for all or a portion of Lot(s) B-1, RENAISSANCE CENTER III zoned SU-1 FOR IP & AMUSEMENT FACILITY OF A PERMANENT CHARACTOR (NOT ADULT ESTABLISHMENT), located on DESERT SURF CIRCLE NE between ALEXANDER BLVD NE and MONTANO RD NE containing approximately 23.87 acre(s). (F-16)

2. **Project# 1010693**  
**18DRB-70129** - VACATION OF PUBLIC EASEMENT  
**18DRB-70130** - SIDEWALK WAIVER  
**18DRB-70131** – TEMP. DEFERRAL of SIDEWALK CONST  
**18DRB-70132** - VACATION OF PRIVATE EASEMENT  
**18DRB-70133** - PRELIMINARY PLAT APPROVAL  
**18DRB-70134** - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
- BOHANNAN HUSTON INC agent(s) for GAMMA DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) 3B-3 of **TRACT 3B-1, 3B-2 & 3B-3 A SUBD OF TRACT 3B LANDS OF IHS ACQUISITION #120 INC.** zoned SU-2/LMDR, located on HORIZON BLVD NE between BALLOON MUSEUM DR NE and ALAMEDA BLVD NE containing approximately 7.76 acre(s). (B-17)
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3. **Project# 1011598**  
**18DRB-70137** - VACATION OF PUBLIC RIGHT-OF-WAY  
**18DRB-70138** - SIDEWALK VARIANCE  
**18DRB-70139** - SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS  
**18DRB-70140** - MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 4, Tract(s) 3, **Unit(s) 3**, zoned RD/5DUA, located on VENTURA ST NE between SIGNAL AVE NE and ALAMEDA BLVD NE containing approximately 2 acre(s). (C-20)
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4. **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 .95 acre(s). (C-12) *[Deferred from 3/14/18, 4/25/18, 5/9/18]*
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5. **Project# 1006697**  
**18DRB-70103** MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
- CHRIS WAGGONER request(s) the above action(s) for all or a portion of Tract(s) D-1A1-B, **LOOP INDUSTRIAL DISTRICT**, zoned SU-2 M-1/C, located on WILSHIRE AVE NE west of SAN MATEO BLVD NE and east of JEFFERSON ST NE containing approximately 1 acre(s). (C-17) *[Deferred from 4/18/18, 5/9/18]*
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6. **Project# 1010675**  
**18DRB-70120** MAJOR - SDP FOR BUILDING PERMIT
- TIERRA WEST LLC agent(s) for CAMEL ROCK DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 1-5, **PASEO MARKETPLACE**, zoned SU-2 C-1/RC, located on PASEO DEL NORTE NE and SAN PEDRO DR NE containing approximately 4.07 acre(s). (D-18) *[Deferred from 5/2/18]*
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7. **Project# 1011527**  
**18DRB-70106** VACATION OF PUBLIC EASEMENT  
**18DRB-70107** SIDEWALK WAIVER  
**18DRB-70108** SUBDN DESIGN VARIANCE FROM MIN DPM STDS  
**18DRB-70109** MINOR - TEMP DEFERRAL OF SIDEWALK CONSTRUCTION  
**18DRB-70110** MAJOR - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
**18DRB-70111** MAJOR - PRELIMINARY PLAT APPROVAL
- BOHANNAN HUSTON INC agent(s) for PULTE GROUP request(s) the above action(s) for all or a portion of Lot(s) 7-10 AND 23-26, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) B**, zoned SU-2/IP/NC, located on north of SIGNAL AVE NE and south of ALAMEDA between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 6.7 acre(s). (C-18) *[Deferred from 4/18/18, 5/2/18]*
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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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8. **Project# 1008585**  
**18DRB-70113** EPC APPROVED SDP FOR BUILD PERMIT (18EPC-40004)
- TIERRA WEST LLC agent(s) for UTILITY TRAILER SALES, INC request(s) the above action(s) for all or a portion of Tract(s) 3, **AVALON SUBDIVISION**, zoned SU-1for IP Uses & C-2 Permissive Uses with Exceptions, located on the NE corner of DAYTONA RD NW and 90<sup>th</sup> ST NW, south of I-40, containing approximately 5.6 acre(s). (J-9) *[deferred from 4/11/18, 4/25/18, 5/2/18, 5/9/18]*
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9. **Project# 1008830**  
**18DRB-70118** AMENDED SITE DEVELOPMENT PLAN (11EPC-40073)
- THE GROUP agent(s) for NAZISH LLC request(s) the above action(s) for all or a portion of Tract(s) 3E, **TOWN OF ATRISCO GRANT Unit(s) A**, zoned SU-1 for C-2 Uses and Campground, excluding Package Liquor Sales, located on VOLCANO RD NW between 98TH NW ST and 102ND ST NW containing approximately 5.8 acre(s). (K-8) *[deferred from 4/11/18, 4/18/18, 5/2/18]*
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**MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS**

10. **Project# 1011608**  
**18DRB-70154** MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
- ALPHA PRO SURVEYING LLC agent(s) for BRADLEY AND LISA JUSTICE request(s) the above action(s) for all or a portion of Lot(s) 6-A & 7-A, Block(s) 9, **VOLCANO CLIFFS SBD** Unit(s) 18, zoned SU-2/VCLL, located on AGUILA ST NW between PAPAGUYO RD NW and PETIRRIJO NW containing approximately 1.42 acre(s). (D-10)
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11. **Project# 1010868**  
18DRB-70152 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- JOSH SKARSGARD agent(s) for CAMPBELL FARMS HOA request(s) the above action(s) for all or a portion of Lot(s) 1-P2, 2-P2, 4-P2, 5-P2, 6-P2, 7-P2, 8-A-P2, **CAMPBELL FARMS SUBDIVISION** zoned R-1, located on CAMPBELL FARM LANE NW between CAMPBELL RD NW and MATTHEW AVE NW containing approximately 3.14 acre(s). (G-13)
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12. **Project# 1009506**  
18DRB-70151 MAJOR - FINAL PLAT  
APPROVAL
- BOHANNAN HUSTON INC agent(s) for PULTE GROUP request(s) the above action(s) for all or a portion of Tract(s) 4, **MONTECITO VISTAS UNIT 1** zoned SU-2/VCRR, located on QUIVARA DR NW between VISTA VIEJA AVE NW and RETABLO RD NW containing approximately 6.6 acre(s). (D-9)
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13. **Project# 1009506**  
18DRB-70153 MAJOR - FINAL PLAT  
APPROVAL
- BOHANNAN HUSTON INC agent(s) for PULTE GROUP request(s) the above action(s) for all or a portion of Tract(s) A AND 3, **MONTECITO VISTAS UNIT 1**, zoned SU-2 /VCRR, located on QUIVARA DR NW between VISTA VIEJA AVE NW and RETABLO RD NW containing approximately 11.9 acre(s). (D-9)
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14. **Project# 1005029**  
18DRB-70149 MAJOR - FINAL PLAT  
APPROVAL
- ISAACSON AND ARFMAN PA agent(s) for PULTE HOMES request(s) the above action(s) for all or a portion of Tract(s) C, **STORMCLOUD SUBDIVISION** zoned SU-2/R-LT, located on TIERRA PINTADA BLVD NW west of UNSER BLVD NW containing approximately 12.67 acre(s). (H-9)
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15. **Project# 1011471**  
**18DRB-70127** MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- CARTESIAN SURVEYS INC agent(s) for SAMIR PATEL request(s) the above action(s) for all or a portion of Tract(s) 2-A-3-C & 2-A-3-D, **MCLEOD BUSINESS PARK**, zoned C-3, located on JEFFERSON ST NE between MCLEOD RD NE and I-25 containing approximately 4.9556 acre(s). (F-17) [deferred from 4/25/18]
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16. **Project# 1007489**  
**18DRB-70125** VACATION OF PRIVATE  
EASEMENT  
**18DRB-70126** MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- ISAACSON AND ARFMAN PA agent(s) for YES HOUSING, INC request(s) the above action(s) for all or a portion of Tract(s) B1, **WEST ROUTE 66 ADDITION II**, zoned C-2, located on CENTRAL AVE NW and UNSER BLVD NW containing approximately 6.2218 acre(s). (K-10) [deferred from 4/25/18, 5/16/18]
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**SKETCH PLAT REVIEW AND COMMENT** (no action taken)

**17. Project# 1011642**

18DRB-70150 SKETCH PLAT REVIEW  
AND COMMENT

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for  
CINNAMON MORNING DEVELOPMENT, LLC  
request(s) the above action(s) for all or a portion of Lot(s)  
3A, **ALVARADO GARDENS** Unit(s) 1, zoned RA-2,  
located on RIO GRANDE BLVD NE between MATTHEW  
AVE NE and CAMPBELL RD NE containing  
approximately 2.617 acre(s). (G-12, G-13)

**18. Other Matters:**

Minutes: **May 9, 2018**

ADJOURNED.