



DEVELOPMENT REVIEW BOARD  
Action Sheet  
 Plaza del Sol Building  
 Basement Hearing Room

**February 18, 2015**

MEMBERS:

Jack Cloud..... DRB Chair  
 Kristal Metro..... Transportation Development  
 Allan Porter..... ABCWUA  
 Curtis Cherne.....City Engineer  
 Carol Dumont..... Parks & Recreation

*Angela Gomez ~ Administrative Assistant*

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

1. **Project# 1003275**  
 15DRB-70051 EPC APPROVED SDP FOR BUILD PERMIT  
 15DRB-70052 EPC APPROVED SDP FOR SUBDIVISION  
 TIERRA WEST LLC agent(s) for WESTERN ALBUQUERQUE LAND HOLDINGS, LLC request(s) the above action(s) for all or a portion of Tract(s) 1A1 PLAT OF TRS 1A1 & 1B1, **EL RANCHO ATRISCO PHASE 3** zoned SU-1, located on UNSER BETWEEN LADERA AND MARKET containing approximately 19.98 acre(s). (H-9 & 10) **DEFERRED TO 2/25/15.**
  
2. **Project# 1010297**  
 15DRB-70058 EPC APPROVED SDP FOR BUILD PERMIT  
 15DRB-70059 MINOR - PRELIMINARY/FINAL PLAT APPROVAL  
 CONSENSUS PLANNING & SURV-TEK INC agent(s) for 528 & ELLISON LLC request(s) the above action(s) for all or a portion of Lot(s) C-6A-1 & C-6A-2, **SEVEN BAR RANCH** zoned SU-1 / IP, located on NM 528 AND ELLISON DRIVE containing approx 1.83 acre(s). (A-14) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS INDEFINITELY DEFERRED. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA AND TO PLANNING.**

3. **Project# 1010182**  
15DRB-70024 EPC APPROVED SDP  
FOR BUILDING PERMIT

GARCIA/KRAEMER & ASSOC. agent(s) for HOGARES INC request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, Block(s) 2, **SANDIA PLAZA** zoned SU-1 FOR R-T 4DU MAX, located on GRIEGOS RD NW BETWEEN 12TH ST NW AND GRANDE AVE NW containing approximately .35 acre(s). (F-14) [Deferred from 1/28/15, 2/4/15, 2/11/15] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD.**

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

4. **Project# 1002739**  
14DRB-70240 – SITE DEVELOPMENT  
PLAN FOR SUBDIVISION  
14DRB-70241 - TEMPORARY  
DEFERRAL OF SIDEWALK  
CONSTRUCTION  
14DRB-70242 - PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES, P.A. agents for KB HOME INC request the referenced/ above actions for all or a portion of Parcel 4 Unit 1, plus Parcel 6A and Blocks 1-6 Unit 9, **ANDERSON HEIGHTS SUBDIVISION** zoned R-D & R-LT, located on the north side of COLOBEL AVE SW between 118<sup>th</sup> St SW and MORRISSEY ST SW containing approximately 89.0114 acres. (N-8)[Deferred from 8/6/14, 9/10/14, 10/1/14, 10/22/14, 11/5/14, 11/19/14, 1/28/15] **DEFERRED TO 3/25/15.**

5. **Project# 1004245**  
14DRB-70220 - TEMPORARY  
DEFERRAL OF SIDEWALK  
CONSTRUCTION  
14DRB-70221 PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES, P.A. agents for ANASAZI RIDGE LLC request the referenced/ above actions for all or a portion of Blocks 7 – 9, 12 & 14, **PARADISE HEIGHTS UNIT 5** zoned R-1, located on the south side of MCMAHON BLVD NW between WESTSIDE BLVD NW and KAYENTA ST NW containing approximately 6.76 acres. (A-10) [Deferred 7/16/14, 8/6/14, 9/10/14, 10/8/1, 11/5/14, 11/19/14, 12/10/14, 1/21/15, 1/28/15] **DEFERRED TO 3/4/15.**

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

6. **Project# 1006008**  
15DRB-70056 MAJOR - FINAL PLAT  
APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) A-6-A, A-6-B, **MESA DEL SOL, INNOVATION PARK** zoned PC, located on UNIVERSITY BETWEEN STRYKER AND STIEGLITZ containing approximately 6.77 acre(s). (R-16 & S-16) **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR VERIFICATION OF RIGHT-OF-WAY DEDICATION AND FUTURE TRACT DEVELOPMENT.**

7. **Project# 1006864**  
 15DRB-70060 AMENDMENT TO  
 PRELIMINARY PLAT  
 15DRB-70059 MAJOR - FINAL PLAT  
 APPROVAL
- BOHANNAN HUSTON INC agent(s) for PULTE request(s) the above action(s) for all or a portion of Tract(s) N-2-E, **WATERSHED SUBD** zoned SU-2, located on TIERRA PINTADA BETWEEN ARROYO VISTA AND WEST CREEK PL containing approximately 37.4647 acre(s). (H-8, 9, & J-8) **THE AMENDED INFRASTRUCTURE LIST WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER AND TO PLANNING.**
8. **Project# 1009666**  
 02/18/2015  
 15DRB-70050 EXT OF MAJOR  
 PRELIMINARY PLAT
- SURV-TEK INC agent(s) for CENTRAL PAINT AND BODY, LLC request(s) the above action(s) for all or a portion of Lot(s) 5-9, 1-4,, Block(s) 5 & 4, Tract(s) A & B, ANDERSON ADDITION & PARIS ADDITION zoned C-2, located on 4TH ST NW BETWEEN KINLEY AVE NW AND CONSTITUTION AVE NW containing approximately .6406 acre(s). (J-14) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
9. **Project# 1009730**  
 15DRB-70044 MINOR - PRELIMINARY/  
 FINAL PLAT APPROVAL  
 15DRB-70045 SUBDN DESIGN  
 VARIANCE FROM MIN DPM STDS
- THE GROUP agent(s) for OAKLAND INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 3, **NORTH ALBUQUERQUE ACRES Unit(s) 3 TRACT 2**, zoned RD, located on OAKLAND BETWEEN LOUISIANA AND QUAIL SPRINGS containing approximately .7302 acre(s). (C-19) *[Deferred from 2/11/15]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/18/15, AND WITH AN APPROVED GRADING PLAN ENGINEER STAMP DATED 8/30/13, THE PRELIMINARY/FINAL PLAT WAS APPROVED. FINAL PLAT CONDITIONS ARE TO DEFINE RIGHT-OF-WAY DEDICATION, TO DEFINE MAINTENANCE AND BENEFICIARIES RESPONSIBILITY AND HYDROLOGY COMMENTS. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE.**
10. **Project# 1009843**  
 15DRB-70046 MINOR - FINAL PLAT  
 APPROVAL
- THE GROUP agent(s) for KASSAM LAND GROUP 18 LLC request(s) the above action(s) for all or a portion of Lot(s) 20, Block(s) 2, **NORTH ALBUQUERQUE ACRES Unit(s) 3 TRACT 2**, zoned RD, located on OAKLAND BETWEEN SHAHEEN AND ABIS containing approximately .88 acre(s). (C-19) *[Deferred from 2/11/15]* **DEFERRED TO 2/25/15.**

11. **Project# 1000870**  
15DRB-70019 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- DSA ARCHITECTS agent(s) for APPLE INVESTOR GROUP request(s) the above action(s) for all or a portion of Tract(s) 1 AND 2, **WEST OF WESTLAND, ATRISCO GRANT Unit(s) A**, zoned C-2, located on 98TH ST BETWEEN AVALON AND VOLCANO containing approximately 4.0 acre(s). (K-9) [Deferred 1/28/15, 2/11/15] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS DEFERRED FOR THE SUBDIVISION IMPROVEMENTS AGREEMENT.**

**NO ACTION IS TAKEN ON THESE CASES: APPLICANT - AGENT REQUIRED TO BE AT THE MEETING**

12. **Project# 1010170**  
15DRB-70053 SKETCH PLAT REVIEW  
AND COMMENT
- FLOYD DEVELOPMENT SERVICES, LLC agent(s) for LARRY H MILLER/BLACK DEVELOPMENT ONE request(s) the above action(s) for all or a portion of Lot(s) A AND B, **BLACK DEVELOPMENT ONE** zoned R-1, located on COORS AND COORS BY-PASS containing approximately 2.3522 acre(s). (B-14) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**
13. **Project# 1010370**  
15DRB-70055 SKETCH PLAT REVIEW  
AND COMMENT
- RBA ARCHITECTURE, PC agent(s) for MATT COYTE request(s) the above action(s) for all or a portion of Tract(s) 1B-1-B-1 AND 1B-1-C-1, **RENAISSANCE CENTER CONT** zoned SU-1 FOR AUTO SALES & C-1, located on RENAISSANCE AND UNION WAY containing approximately 1.5791 acre(s). (F-16) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**
14. **Project# 1010371**  
15DRB-70057 SKETCH PLAT REVIEW  
AND COMMENT
- TOM GENTRY agent(s) for SURF THRU CAR WASH request(s) the above action(s) for all or a portion of Lot(s) 1-6, Block(s) 8, **BROAD ACRES ADDITION** zoned C-2, located on MENAUL AND PENNSYLVANIA containing approximately 1.04 acre(s). (H-19) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**
15. ADJOURNED: