DEVELOPMENT REVIEW BOARD
Agenda
Plaza del Sol Building Basement Hearing Room

January 17, 2018

MEMBERS:

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

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

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 # 1003613

17DRB-70384 - 2YR SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)
17DRB-70385 - EXTENSION of SUBDIVISION IMPROVEMENTS AGREEMENT for TEMP. DEFERRAL of SIDEWALK CONST.

RIO GRANDE ENGINEERING agent(s) for SUNSET VILLA, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-70, SUNSET VILLA SUBDIVISION zoned R-1 and SU-1 PRD, located on SUNSET GARDENS RD SW between ATRISCO DR SW AND SUNSET RD SW containing approximately 4.5 acre(s). (K-12)
2. Project # 1010144
   17DRB-70380 - PRELIMINARY PLAT APPROVAL
   17DRB-70381 - SIDEWALK WAIVER
   17DRB-70382 - SUBDIVISION DESIGN VARIANCE FROM MIN DPM STDS
   17DRB-70383 - TEMP DEFERRAL OF SIDEWALK CONST.
   ISAACSON AND ARFMAN PA agent(s) for SANTA MONICA PLACE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) 4-A-1, SANTA MONICA PLACE, zoned R-LT, located on SANTA MONICA AVE NE between SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 4.6301 acre(s). (D-18)

3. Project# 1010973
   17DRB-70378 - VACATION OF PUBLIC EASEMENT
   17DRB-70379 - PRELIMINARY/ FINAL PLAT APPROVAL
   ALPHA PRO SURVEYING LLC agent(s) for MARY J DOW TRUST request(s) the above action(s) for all or a portion of Block(s) D, Tract(s) A-2-A AND A-3, GLENRIO HEIGHTS ADDITION, zoned C-1, located on COORS BLVD NW between HANOVER RD NW and BRAYTON RD NW containing approximately 1.6014 acre(s). (J-11)

4. Project # 1011397
   17DRB-70373 - SITE PLAN for BUILDING PERMIT
   VIGIL & ASSOCIATES ARCHITECTURAL GROUP agent(s) for THE HUGHES FAMILY, LLC request(s) the above action(s) for all or a portion of Lot(s) 29, TRACT A, Block(s) 4, NORTH ALBUQUERQUE ACRES Unit(s) B, zoned SU-2/M-1, located on BEVERLY HILLS east of SAN MATEO BLVD NE containing approximately .893 acre(s). (B-18) [deferred from 1/10/18]

5. Project # 1008656
   17DRB-70353 - VACATION of PUBLIC RIGHT-OF-WAY
   17DRB-70354 - TEMPORARY DEFERRAL of SIDEWALK CONST
   17DRB-70355 - PRELIMINARY PLAT APPROVAL
   RIO GRANDE ENGINEERING agent(s) for ASHTON HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) B, ESTATES AT GLENDALE zoned SU-1 FOR RD-5DU/AC, located on GLENDALE BETWEEN WYOMING AND BARSTOW containing approximately 1.7 acre(s). (B-19) [deferred from 1/3/18]

6. Project # 1008435
   17DRB-70194 - PRELIM/ FINAL PLAT
   17DRB-70195 - BULK LAND VARIANCE
   ISAACSON AND ARFMAN PA and SURV-TEK INC agents for MECHENBIER CONSTRUCTION INC/ AMERICUS LLC request the referenced/ above actions for Old PANORAMA BOULEVARD with Tracts N-2, N-3-A, TANOAN PROPERTIES and Tract 18, HIGH DESERT zoned R-D, located on the west side of TRAMWAY BLVD NE between ACADEMY RD NE and SAN ANTONIO DR NE containing approximately 24 acres. (E-22) [Deferred from 8/16/17, 10/11/17, 10/25/17, 11/8/17, 11/29/17, 12/6/17]

DRB 1/17/18
### MINOR CASES

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

<table>
<thead>
<tr>
<th>Project#</th>
<th>EPC APPROVED SITE PLAN/SDP for SUBDIVISION/BUILDING PERMIT</th>
<th>Requesting Agent(s) and Details</th>
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| **7.** Project# 1009573  
18DRB-70008 - EPC APPROVED SITE PLAN FOR SUBDIVISION  
17DRB-70112 - EPC APPROVED SITE PLAN FOR SUBDIVISION | TIERRA WEST LLC agent(s) for THOMAS DEVELOPMENT COMPANY request(s) the above action(s) for all or a portion of Lot(s) 1A AND 2A1, Block(s) 2, SUNPORT PARK, zoned IP, located on TRANSPORT ST SE between FLIGHTWAY AVE SE and WOODWARD RD SE containing approx. 10.69 acre(s). (M-15) |
| **8.** Project# 1011115  
18DRB-70006 - EPC APPROVED SITE PLAN for BUILDING PERMIT | CONSENSUS PLANNING agent(s) for TITAN DEVELOPMENT/CEedar INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) A1, A2, 4-12, Block(s) 5 & 6, BROWNEWELL AND LAILS HIGHLAND ADDITION zoned SU-2/SU-1 FOR MX, located on CENTRAL AVE NE between SPRUCE ST NE and SycAMORE ST NE containing approx. 2.85 acre(s). (K-15) |
| **9.** Project# 1004677  
17DRB-70376 - EPC APPROVED SITE PLAN for BUILD PERMIT | MULLEN HELLER ARCHITECTURE agent(s) for COUNTRY CLUB PARTNERS, LLC request(s) the above action(s) for all or a portion of Lot(s) 5, COUNTRY CLUB PLAZA SUBDIVISION zoned SU-2 FOR CLD, located on LAGUNA BLVD SW BETWEEN CENTRAL AVE SW AND CHACOMA PL SW containing approximately 1.63 acre(s). (J-13) [deferred from 1/3/18, 1/10/18] |
| **10.** Project# 1003445  
17DRB-70368 - SITE PLAN for SUBDIVISION  
17DRB-70370 – SITE PLAN for BUILDING PERMIT | 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 FOR C-1 USES, located on PARADISE BLVD NW BETWEEN DAVENPORT ST NW AND LOMA FUENTE AVE NW containing approximately 7.0005 acre(s). (C-12) [deferred from 1/10/18] |
| **11.** Project# 1004167  
17DRB-70229 EPC APPROVED SDP FOR BUILD PERMIT | CONSENSUS PLANNING agent(s) for GUARDIAN STORAGE request(s) the above action(s) for all or a portion of Lot(s) 1, BOSQUE PLAZA zoned C-1, located on BOSQUE PLAZA LN NEAR LA ORILLA AND COORS containing approximately 1.72 acre(s). (E-12) [deferred from 8/30/17] |
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 PITOCHE PL SW containing approx. 84.9303 acre(s). (N-8)

13. Project# 1003257  
17DRB-70388 - EXT OF SUBDIVISION IMPROVEMENTS AGREEMENT for TEMPORARY DEFERRAL of SIDEWALK CONST.  
MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for SAPPHIRE, LLC AND VANTAGE BUILDERS, LLC request(s) the above action(s) for all or a portion of SALTILLO Unit(s) 2, zoned R-1, located on MCMAHON BLVD NW between SALTILLO ST NW and DRAINAGE EASEMENT containing approx. 49.59 acre(s). (A-10)

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 98th ST SW and UNINCORPORATED AREAS containing approximately 98.907 acre(s). (P-9)

15. Project# 1004472  
18DRB-70001 - FINAL PLAT APPROVAL  
MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for PULTe HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 8-A, Block(s) 25, TIERRA SERENA (AKA GLENDESTO SBD) Unit(s) B, zoned SU-2, located on GLENDALE AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 4.7676 acre(s). (B-18)

16. Project# 1010327  
17DRB-70294 VACATION of PRIVATE EASEMENT  
17DRB-70295 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL  
SURV-TEK INC agent(s) for 4404 MCLEOD, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-A AND 2, NORRIS AND MARGARET PENNY ADDITION zoned M-1, located on PAN AMERICAN EAST FREEWAY NE between MCLEOD RD NE and BOGAN AVE NE containing approximately 4.91 acre(s). (F-17) [Deferred on 11/1/17, 11/16/17, 11/29/17, 12/13/17, 12/20/17, 1/3/18]
17. **Project# 1011504**
   **18DRB-70009 - SKETCH PLAT REVIEW AND COMMENT**

   ARCH AND PLAN LAND USE CONSULTANTS agent(s) for THREE ALBUQUERQUE HOTELS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) B-1, MENAUL DEVELOPMENT AREA zoned M-1, located on UNIVERSITY BLVD NE between MENAUL BLVD NE and CANDELARIA RD NE containing approx. 4.84 acre(s). (H-15)

18. Other Matters:
   ADJOURNED.