DEVELOPMENT REVIEW BOARD
Agenda
Plaza del Sol Building Basement Hearing Room

January 24, 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

PUBLIC HEARING

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

1. **Project# 1005278**
   **17DRB-70386** MAJOR – 2 YEAR SUBDIVISION AGREEMENT EXTENSION (2YR SIA)
   **17DRB-70387** EXT OF MAJOR PRELIMINARY PLAT

   MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for EASTSIDE DEVELOPMENT, INC request(s) the above action(s) for all or a portion of Tract(s) A AND 1-A-1, JUAN TABO HILLS ESTATES, zoned R-D, located on JUAN TABO BLVD SE between JUAN TABO HILLS UNIT 1 AND 2 AND TIJERAS ARROYO containing approximately 98.46 acre(s). (M-21) THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED. A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.

2. **Project# 1011451**
   **17DRB-70352** VACATION OF PUBLIC UTILITY EASEMENT
   **17DRB-70330** MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

   JENNIFER J WILSON AND JOHN M TRUJILLO request(s) the above action(s) for all or a portion of Lot(s) C AND B, NETHERWOOD PARK ADDITION zoned R-1, located on CUTLER AVE NE and APACHE COURT NE containing approximately .2542 acre(s). (H-16) THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.
3. **Project# 1006833**  
**17DRB-70356** VACATION OF PUBLIC EASEMENT  
**17DRB-70357** BULK LAND VARIANCE  
**17DRB-70358** MINOR - PRELIMINARY/FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for BEN E KEITH COMPANY request(s) the above action(s) for all or a portion of Lot(s) 1-A, 8, AND 16, UNSER TOWN CROSSING located on UNSER BLVD NW between LOS VOLCANES RD NW and FORTUNA RD NW containing approximately 69.89 acre(s). (J-9 AND 10) [deferred from 1/3/18] THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.

THE BULK LAND VARIANCE WAS APPROVED WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED:

THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO

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, 1/17/18] WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/10/18 AND WITH AN APPROVED CONCEPTUAL GRADING AND DRAINAGE PLAN, THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER AND TO PLANNING.

---

**MINOR CASES**

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

5. **Project# 1011099**  
**18DRB-70011** EPC APPROVED SITE PLAN for BUILDING PERMIT (16EPC-40085)

CONSENSUS PLANNING agent(s) for TITAN DEVELOPMENT/CEDAR INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 4A AND 5-9, Block(s) 4, BROWNELL AND LAILS HIGHLAND ADDITION, zoned SU-2 FOR CMU, located on MULBERRY ST NE between COPPER AVE NE and CENTRAL AVE NE containing approximately .747 acre(s). (K-15) DEFERRED TO 2/14/18.
6. **Project# 1004677**  
17DRB-70376 - EPC APPROVED SITE PLAN for BUILDING PERMIT  
(17EPC-40027)

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, 1/17/18] THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE WATER AUTHORITY AND TO PLANNING.

7. **Project# 1003445**  
17DRB-70368 - SITE PLAN for SUBDIVISION AMENDMENT  
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-3 USES, located on PARADISE BLVD NW between DAVENPORT ST NW and LOMA FUENTE AVE NW containing approximately 7.005 acre(s). (C-12) [deferred from 1/10/18, 1/17/18] THE AMENDED SITE PLAN FOR BUILDING SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE WATER AUTHORITY AND TO PLANNING.

8. **Project# 1004167**  
17DRB-70229 EPC APPROVED SITE PLAN for BUILDING PERMIT  
(17EPC-40009)

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(SC), located on BOSQUE PLAZA LN NW near LA ORILLA NW and COORS BLVD NW containing approximately 1.72 acre(s). (E-12) [deferred from 8/30/17, 1/17/18] WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/24/18 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN STAMP DATED 1/3/18, THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER AND TO PLANNING.
9. **Project# 1003275**  
   **17DRB-70377** EPC APPROVED SITE PLAN for BUILDING PERMIT  
   **(16EPC-40088)**  
   CONSENSUS PLANNING agent(s) for TOM MCCULLUM request(s) the above action(s) for all or a portion of Lot(s) A-2, HERITAGE MARKET PLACE zoned SU-2/SU-1 PLANNED OFFICE AND COMMERCIAL DEVELOPMENT (WITH INCLUSION), located on SW corner OF LADERA DR NW and MARKET ST NW containing approximately 1 acre(s). (H-10) [deferred from 1/3/18, 1/10/18] WITH AN APPROVED CONCEPTUAL GRADING AND DRAINAGE PLAN STAMP DATED 12/27/18, THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER AND TO PLANNING.

10. **Project# 1000901**  
    **17DRB-70369** MINOR - SITE PLAN FOR BUILDING PERMIT  
    HUITT-ZOLLARS, INC. agent(s) for ABCWUA request(s) the above action(s) for all or a portion of Lot(s) 2-A, zoned SU-1, located on MIRANDELA ST NW south of MONTANO RD NW and east of COORS BLVD NW containing approximately 4.5 acre(s). (E-12) [deferred from 12/20/17, 1/10/18] DEFERRED TO 2/21/18.

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

11. **Project# 1011480**  
    **18DRB-70016** MINOR - PRELIMINARY/FINAL PLAT APPROVAL  
    ARCH & PLAN LAND USE CONSULTANTS agent(s) for LEIGH RYAN/GUTIERREZ RVT request(s) the above action(s) for all or a portion of Lot(s) 42, 43, & 44, OXBOB BLUFF zoned SU-3, located on CINNAMON TEAL LA NW between MOURNING DOVE LA NW and RIO GRANDE RIVER containing approximately 2 acre(s). (G-11) INDEFINITELY DEFERRED.

12. **Project# 1011127**  
    **18DRB-70018** EXTENSION OF MAJOR PRELIMINARY PLAT  
    THE GROUP agent(s) for NAZISH LLC request(s) the above action(s) for all or a portion of Lot(s) 29, Block(s) 18, NORTH ALBUQUERQUE ACRES Tract 3, Unit(s) 3, zoned RD/5 DU/AC, located on CARMEL AVE NE between VENTURA ST NE and VILLAGE containing approximately 1 acre(s). (C-20) A SIX-MONTH EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.
13. Project# 1007672  
**18DRB-70013** MAJOR - 2YR SUBD IMPROVEMENTS AGREEMENT EXTENSION (2YR SIA) 
LANA HUTCHISON/HUTCHISON PROPERTIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 30B, Block(s) 16, Tract(s) 1, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned RD/3 DU/AC, located on GLENDALE AVE NE between BARSTOW ST NE and VENTURA ST NE containing approximately .45 acres (B-20) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

14. Project# 1007672  
**18DRB-70014** MAJOR - 2YR SUBD IMPROVEMENTS AGREEMENT EXTENSION (2YR SIA) 
MASTER HOME CRAFTERS, INC. request(s) the above action(s) for all or a portion of Lot(s) 30A, Block(s) 16, Tract(s) 1, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned RD /3 DU/AC, located on GLENDALE AVE NE between BARSTOW ST NE and VENTURA ST NE containing approximately .45 acres (B-20) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

15. Project# 1000131  
**18DRB-70017** MINOR - PRELIMINARY/FINAL PLAT APPROVAL 
ARCH AND PLAN LAND USE CONSULTANTS agent(s) for MICHAEL AND GLENNA O request(s) the above action(s) for all or a portion of Lot(s) 1-A-1 AND -1-A-2, **BROADWAY INDUSTRIAL CENTER** zoned SU-2/HM, located on BROADWAY BLVD SE between SAN JOSE AVE SE and BETHEL RD SE containing approximately 1.65 acre(s). (M-14) **INDEFINITELY DEFERRED.**

16. Project# 1005191  
**18DRB-70015** EXT OF MAJOR PRELIMINARY PLAT 
THE GROUP agent(s) for SEVANO DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 13-20A, Block(s) 29, **NORTH ALBUQUERQUE ACRES TRACT A Unit B**, zoned SU-2/RD or SU-2/NC, located on LOUISIANA BLVD NE between ALAMEDA BLVD NE and SIGNAL AVE NE containing approximately 6.84 acre(s). (C-18) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

17. 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) [deferred from 1/17/18] **DEFERRED TO 2/7/18.**
18. Project# 1009846 17DRB-70374 MINOR - PRELIMINARY/FINAL PLAT APPROVAL

COMMUNITY SCIENCES CORP agent(s) for ANNABELLE VIGIL GARCIA request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 2, BROADVIEW ADDITION zoned R-1, located on GRANDE RD NW between CHEROKEE RD NW and HEADINGLY AVE NW containing approximately .451 acre(s). (G-14) [deferred from 1/3/18] WITH THE APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 1/12/18, THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.

SKETCH PLAT REVIEW AND COMMENT (no action taken)

19. Project# 1000111 18DRB-70019 SKETCH PLAT REVIEW AND COMMENT

SANDIA LAND SURVEYING, LLC agent(s) for NEATHERWOOD PARTNERS request(s) the above action(s) for all or a portion of Lot(s) B, ALTURA COMPLEX zoned SU-1, located on INDIAN SCHOOL RD NE BETWEEN CARLISLE AND WASHINGTON containing approximately 6.9681 acre(s). (H-17) NO SHOW.

20. Project# 1011486 18DRB-70010 SKETCH PLAT REVIEW AND COMMENT

ED PASCHICH request(s) the above action for all or a portion of Lot(s) 13 THRU 18, Block(s) 41, PEREA ADDITION zoned SU-2/DNA-SF, located on 14TH ST AND GRANITE containing approximately .439 acre(s). (J-13) THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

21. Project# 1011507 18DRB-70012 SKETCH PLAT REVIEW AND COMMENT

CARTESIAN SURVEYS INC agent(s) for SARAH COBB request(s) the above action(s) for all or a portion of Lot(s) 10 & 11, Block(s) B, LUKE SUBD, zoned RA-2, located on CHEROKEE BETWEEN SAN ISIDRO AND RIO GRANDE NW containing approximately .5417 acre(s). (G-13) THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

22. Other Matters:

ADJOURNED.