



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room


March 21, 2018

Kym Dicome..... DRB Chair
 Racquel Michel Transportation Development
 Jon Ertsgaard Water Authority
 Doug HughesCity Engineer/Hydrology
 Jason Coffey..... Parks & Recreation
 Ben McIntosh.....Code Enforcement

Angela Gomez ~ Administrative Assistant

PUBLIC HEARING

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



- 1. **Project# 1003991**
- 18DRB-70030** VACATION OF PUBLIC EASEMENT
- 18DRB-70032** VACATION OF PUBLIC RIGHT-OF-WAY
- 18DRB-70033** MINOR - TEMPORARY DEFERRAL of SIDEWALK CONST.
- 18DRB-70034** MAJOR - PRELIMINARY PLAT APPROVAL 
- 18DRB-70101** – SIDEWALK WAIVER

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for BOKAY CONSTRUCTION, INC. request(s) the above action(s) for all or a portion of Lot(s) 1-P1-B3-P1, Tract(s) A, **SAGE RANCH**, zoned R-T, located on SNOWVISTA BLVD SW between SAGE RD SW and BENAVIDES RD SW containing approximately 3.7742 acre(s). (M-9) [Deferred from 2/21/18, 3/7/18]



THE VACATIONS WERE 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 TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE. THE SIDEWALK WAIVER WAS APPROVED. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/21/18 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 3/16/18, THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS FOR FINAL PLAT APPROVAL: 1) A PUBLIC DRAINAGE EASEMENT IS REQUIRED ON THE PORTION OF TRACT A THAT IS USED FOR DRAINAGE, NOT INCLUDING THE PORTION OF TRACT A THAT IS USED FOR AN ABCWUA EASEMENT. 2) AN AGREEMENT AND COVENANT FOR THE PRIVATE MAINTENANCE OF THE POND ON TRACT A MUST BE RECORDED.




MINOR CASES


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

2. **Project# 1000591 (1011545)**
18DRB-70070 - AMENDED SITE PLAN for
BUILDING PERMIT  DEKKER PERICH SABATINI agent(s) for JOURNAL
CENTER BUILDING ASSOCIATES request(s) the above
action(s) for all or a portion of Lot(s) 4AA-5A-1,
JOURNAL CENTER zoned IP, located on MASTHEAD
ST NE between JEFFERSON ST NE and PAN
AMERICAN FWY containing approximately 3.3 acre(s).
(D-17) [Deferred from 3/7/18] **THE AMENDED SITE PLAN FOR
BUILDING PERMIT WAS APPROVED WITH FINAL SIGN
OFF DELEGATED TO THE WATER AUTHORITY AND TO
PLANNING.**
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3. **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, 3/14/18] **THE SITE
DEVELOPMENT PLAN FOR BUILDING PERMIT WAS
APPROVED WITH FINAL SIGN-OFF DELEGATED TO
WATER AUTHORITY OF AVAILABILITY STATEMENT
AND TO PLANNING FOR THE RE-PLAT.**
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MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

4. **Project# 1004480**
**18DRB-70087 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL**  ARCH AND PLAN LAND USE CONSULTANTS agent(s)
for ROGELIO AND MARIA JESUS SOLIS request(s) the
above action(s) for all or a portion of Lot(s) **125A AND
126A1**, zoned R-1, located on 302 47TH ST NW between
RINCON RD NW and GLENDALE PL NW containing
approximately 1.08 acre(s). (K-12) **THE PRELIMINARY/
FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF
DELEGATED TO PLANNING FOR UTILITY COMPANIES
SIGNATURES.**
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5. **Project# 1004908**
**18DRB-70082 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL**  BOB KEERAN request(s) the above action(s) for all or a
portion of **LT 1 PLAT OF KELLER LN SUBD & LT 5-
P1 PLAT OF ESTRADA CT SUBD**, zoned RD/3 DUA,
located on KEERAN LANE NE and ESTRADA COURT
NE south of OAKLAND AVE NE containing
approximately .47 acre(s). (C-20) **THE PRELIMINARY/
FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF
DELEGATED TO TRANSPORTATION AND TO
PLANNING.**
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6. **Project# 1010675**
18DRB-70085 VACATION OF PRIVATE EASEMENT
18DRB-70086 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- SURV-TEK INC agent(s) for CAMEL ROCK DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-5, **PASEO MARKET PLACE**, zoned SU-2 C-1, located on SAN PEDRO DR NE between PASEO DEL NORTE NE and SAN BERNARDINO NE containing approximately 6.8 acre(s). (D-18) **DEFERRED TO 4/4/18.**
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7. **Project# 1011479**
18DRB-70084 SUBDN DESIGN VARIANCE FROM MIN DPM STDS
18DRB-70067 MINOR - PRELIMINARY/FINAL PLAT APPROVAL *(Def. from 3/7/18)* 
- COMMUNITY SCIENCES CORP agent(s) for RODERICK & JULIA DEVINE request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Tract(s) 242, **CASAS DEVINE HOMES**, zoned R-1, located on 2406 MOUNTAIN RD NW containing approximately .56 acre(s). (J-13) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO WATER AUTHORITY AND TO PLANNING.**
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8. **Project# 1011517**
18DRB-70088 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
18DRB-70089 SUBDN DESIGN VARIANCE FROM MIN DPM STDS 
- ARCH AND PLAN LAND USE CONSULTANTS agent(s) for NEXUS BLUE LLC request(s) the above action(s) for all or a portion of Lot(s) 3-6, Block(s) L, **EASTERN ADDITION**, zoned SU-2, located on BROADWAY BLVD SE between TRUMBULL AVE SE and DAN AVE SE containing approximately .652 acre(s). (L-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT "A" IN THE PLANNING FILE.**
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9. **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, 1/24/18, 2/7/18, 2/21/18, 3/7/18]* **DEFERRED TO 4/11/18.**
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10. **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 3/14/18]* **DEFERRED TO 4/4/18.**
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11. **Project# 1007502**
17DRB-70342 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for TACO CABANA OF EL PASO INC request(s) the above action(s) for all or a portion of Tract(s) M-1-M-B-2, **TACO CABANA COTTONWOOD** zoned SU-1, located on 7 BAR LOOP BETWEEN COORS BLVD AND COTTONWOOD DR containing approximately .998 acre(s). (B-13) *[deferred from 12/13/17]* **DEFERRED TO 4/4/18.**

SKETCH PLAT REVIEW AND COMMENT (no action taken)

12. **Project# 1011565**
18DRB-70083 SKETCH PLAT REVIEW
AND COMMENT 

PRECISION SURVEYS INC agent(s) for ALONZO RIVAS request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 3, **CITY REALTY COMPANY ADDITION NO 1**, zoned R-1, located on 3RD ST NW between PHOENIX AVE NW and LAS PALOMAS RD NW containing approximately .26 acre(s). (H-14) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

13. **Other Matters.**

Minutes for: March 14, 2018

ADJOURNED.