



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.