



DEVELOPMENT REVIEW BOARD
Action Sheet

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

February 5, 2014 9:00 am
MEMBERS:

Jack Cloud, DRB Chair
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development
Curtis Cherne, City Engineer

Allan Porter, ABCWUA
Carol Dumont, Parks & Recreation

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

1. **Project# 1009750**
14DRB-70024 EPC APPROVED SDP
FOR BUILD PERMIT

CONSENSUS PLANNING agent(s) for THE STROUP COMPANY request(s) the above action(s) for all or a portion of Lot(s) 9, Block(s) 4, **NORTH ALBQ ACRES TRACT 3 UNIT 3**, zoned SU-1, R-D, 5 DU/AC AND SCHOOL PLAYGROUNDS, located on ALAMEDA BETWEEN BARSTOW AND VENTURA containing approximately 1 acre(s). (C-20) **INDEFINITELY DEFERRED.**

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

2. **Project# 1004472**
13DRB-70679 VACATION OF PUBLIC
RIGHT-OF-WAY

ISAACSON AND ARFMAN PA agents for DOUBLE EAGLE REAL ESTATE & INVESTMENTS request the referenced/ above action for MODESTO AVENUE NE adjacent to Lots 23-25, Block 25, **NORTH ALBUQUERQUE ACRES Tact A Unit B**, located on MODESTO AVE NE between SAN PEDRO BLVD NE and LOUISIANA BLVD NE. (B-18/ C-18) [deferred from 10/09/13, 11/6/13, 11/21/13, 12/11/13, 1/15/14] **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.**

3. **Project# 1006864**
 13DRB-70808 - PRELIMINARY PLAT
 13DRB-70809 - SIDEWALK VARIANCE
 13DRB-70810 - SIDEWALK WAIVER
 13DRB-70811 - SUBDIVISION DESIGN
 VARIANCE/ MIN DPM STANDARDS
 14DRB-70010 EPC APPROVED SDP
 FOR SUBDIVISION
- BOHANNAN HUSTON INC and CONSENSUS PLANNING agents for WESTERN ALBUQUERQUE LAND HOLDINGS and PULTE HOMES request the referenced/ above actions for Tract N-2-A, **WATERSHED SUBDIVISION** zoned SU-2/ PDA, located west of TIERRA PINTADA BLVD NW between ARROYO VISTA BLVD NW and WEST CREEK PL NW containing approximately 84.7. (H-8) [*deferred from 1/22/14*] **DEFERRED TO 2/12/14.**
4. **Project# 1009881**
 13DRB-70744- SITE DEVELOPMENT
 PLAN FOR SUBDIVISION
 13DRB-70805 - TEMP DEFR SWDK
 CONST
 13DRB-70806 - PRELIMINARY PLAT
14DRB-70020 SIDEWALK VARIANCE
- RIO GRANDE ENGINEERING agents for VANDY INVESTMENTS request the referenced/ above action for Lots 4-10 & 23-29, Block 28, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES** zoned SU-2 IP/ NC, located between ALAMEDA BLVD NE and OAKLAND AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 12.35 acres. (C-18) [*Deferred from 12/4/13, 12/31/13, 1/22/14, 1/29/14*] **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR FINAL CONFORMANCE WITH FINAL PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/5/14 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 1/28/14 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR VARAINCE TO SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE.**
5. **Project# 1000650**
 13DRB-70763- SITE DEVELOPMENT
 PLAN FOR BUILDING PERMIT
- MODULUS ARCHITECTS INC agents for LAMONICA SHOPS LLC request the referenced/ above actions for Tracts 1-A-2-B AND 1-A-2-C, **LANDS OF LAMONICA AND WENK** zoned SU-1/ C-1 PERMISSIVE USES W/ LIQUOR SALES, located on the northeast corner of COORS BLVD SW and LAMONICA RD SW containing approximately 1.192 acres. (P-10) [*Deferred 12/4/13, 12/11/13, 1/8/14, 1/22/14, 1/29/14*] **DEFERRED TO 2/12/14.**

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

6. **Project# 1003551**
 14DRB-70008 EXT OF SIA FOR TEMP
 DEFR SDWK CONST
- KEITH NAYLOR request(s) the above action(s) for all or a portion of Lot(s) 1-P1 THROUGH 13-P1, **LA CUEVA ESTATES** zoned R-1, located on LA TIERRA CT NE BETWEEN WYOMIONG BLVD NE AND BARSTOW NE (B-19) [*deferred from 1/22/14*] **A ONE YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

7. **Project# 1005133**
13DRB-70691 PRELIMINARY/ FINAL PLAT APPROVAL
ISAACSON AND ARFMAN PA agents for SED DEVELOPMENT, LLC request the referenced/ above actions for Tract N-1-B-2-A, **SEVSN BAR RANCH** zoned SU-1/ C-2 PERMISSIVE USES, located on the south side of COORS BLVD BYPASS NW west of EAGLE RANCH RD NW containing approximately 1.9788 acres. (B-13) [deferred from 10/23/13] **DEFERRED TO 2/12/14.**
8. **Project# 1009666**
13DRB-70802 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
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) [deferred from 12/31/13] **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR RECORDING OF ENCROACHMENT AGREEMENT OR REMOVAL OF ITEMS IN THE RIGHT-OF-WAY.**
9. **Project# 1009924**
13DRB-70800 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
GARCIA/ KRAEMER & ASSOC. agent(s) for CONSTANTINE & JAN NELLOS request(s) the above action(s) for all or a portion of Lot(s) 126-A, **N'1Y PORTION OF ABANDONED DURANES DITCH & Lot(s) N & P ALVARADO GARDENS UNIT 2** zoned R-1 & RA-2, located on SHERIDAN AND CAMBELL containing approximately 1.6426 acre(s). (G-12) [deferred from 12/31/13, 1/29/14] **INDEFINITELY DEFERRED.**

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

10. **Project# 1006006**
14DRB-70021 SKETCH PLAT REVIEW AND COMMENT
BOHANNAN HUSTON INC. agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Lot(s) A-6-A, A-6-B, A-6-C, **MESA DEL SOL INNOVAITON PARK** zoned PC, located on UNIVERSITY/STRYKER containing approximately 67 acre(s). (R-16, S-15 & 16) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**
11. Other Matters:
ADJOURNED:



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 5, 2014

Project# 1004472

13DRB-70679 VACATION OF PUBLIC RIGHT-OF-WAY

ISAACSON AND ARFMAN PA agents for DOUBLE EAGLE REAL ESTATE & INVESTMENTS request the referenced/ above action for MODESTO AVENUE NE adjacent to Lots 23-25, Block 25, **NORTH ALBUQUERQUE ACRES Tact A Unit B**, located on MODESTO AVE NE between SAN PEDRO BLVD NE and LOUISIANA BLVD NE. (B-18/ C-18) [*deferred from 10/09/13, 11/6/13, 11/21/13, 12/11/13*]

At the **February 5, 2014**, Development Review Board meeting, 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.

(A)(1) The public easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public easement.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on the replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by **February 20, 2014** in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Jack Cloud, DRB Chair
ISAACSON AND ARFMAN PA
Cc:



OFFICIAL NOTICE OF DECISION

DEFERRED TO 2/12/14.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 5, 2014

Project# 1006864

13DRB-70808 - PRELIMINARY PLAT
13DRB-70809 - SIDEWALK VARIANCE
13DRB-70810 - SIDEWALK WAIVER
13DRB-70811 - SUBDIVISION DESIGN VARIANCE/ MINIMUM DPM STANDARDS
14DRB-70010 EPC APPROVED SDP FOR SUBDIVISION

BOHANNAN HUSTON INC and CONSENSUS PLANNING agents for WESTERN ALBUQUERQUE LAND HOLDINGS and PULTE HOMES request the referenced/ above actions for Tract N-2-A, **WATERSHED SUBDIVISION** zoned SU-2/ PDA, located west of TIERRA PINTADA BLVD NW between ARROYO VISTA BLVD NW and WEST CREEK PL NW containing approximately 84.7. (H-8)

At the **February 5, 2014** Development Review Board meeting, **WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED _____ THE PRELIMINARY PLAT WAS APPROVED.**

THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

A SIDEWALK VARIANCE FOR VARIANCE TO SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT ____ IN THE PLANNING FILE.

A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT ____ IN THE PLANNING FILE.

THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO

If you wish to appeal this decision, you must do so by **February 20, 2014**, in the manner described below.

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Jack Cloud, DRB Chair

Cc: BOHANNAN HUSTON INC
CONSENSUS PLANNING
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 5, 2014

Project# 1009881

13DRB-70744 MAJOR – SITE DEVELOPMENT PLAN FOR SUBDIVISION

13DRB-70805 - TEMP DEFR SWDK CONST

13DRB-70806 MAJOR - PRELIMINARY PLAT APPROVAL

RIO GRANDE ENGINEERING agents for VANDY INVESTMENTS request the referenced/ above action for Lots 4-10 & 23-29, Block 28, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES** zoned SU-2 IP/ NC, located between ALAMEDA BLVD NE and OAKLAND AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 12.35 acres. (C-18) *[Deferred from 12/4/13, 12/31/13]*

At the **February 5, 2014** Development Review Board meeting, the site development plan for subdivision was approved with final sign-off delegated to Planning for final conformance with final plat. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit in the planning file. With the signing of the infrastructure list dated 2/5/14 and with an approved grading and drainage plan engineer stamp dated 1/28/14 the preliminary plat was approved. A sidewalk variance for variance to sidewalks was approved as shown on exhibit in the planning file.

If you wish to appeal this decision, you must do so by **February 20, 2014**, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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Jack Cloud, DRB Chair

Cc: RIO GRANDE ENGINEERING
File



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PLANNING DEPARTMENT
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February 5, 2014

Project# 1003551

14DRB-70008 EXT OF SIA FOR TEMP DEFR SDWK CONST

KEITH NAYLOR request(s) the above action(s) for all or a portion of Lot(s) 1-P1 THROUGH 13-P1, **LA CUEVA ESTATES** zoned R-1, located on LA TIERRA CT NE BETWEEN WYOMIONG BLVD NE AND BARSTOW NE (B-19)

At the **February 5, 2014** Development Review Board meeting, a one year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by **February 20, 2014** in the manner described below.

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Jack Cloud, DRB Chair

Cc: KEITH NAYLOR
file