



DEVELOPMENT REVIEW BOARD
Action sheet

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

January 22, 2014 9:00 a.m.

MEMBERS:

Jack Cloud, DRB Chair
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development
Curtis Cherne, City Engineer

Allan Porter, ABCWUA
Carol Dumont, Parks & Recreation

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.

- A. Call to Order 9:00 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

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

1. **Project# 1001206**
14DRB-70009 EPC APPROVED SDP FOR
BUILD PERMIT 

TIERRA WEST LLC agent(s) for CALIBERS PROPERTIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 2A-1, **BLACK RANCH** zoned SU-1 FIR C-1 USES, located on VALLEY VIEW PLACE COORS BLVD AND PASEO DEL NORTE containing approximately 1.309 acre(s). (C-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION AND TO PLANNING.**

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

2. **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)
DEFERRED TO 2/5/14.
3. **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]*
DEFERRED TO 1/29/14.
4. **Project# 1006539**
13DRB-70717 BULK LAND VARIANCE
13DRB-70718 PRELIMINARY/ FINAL PLAT
APPROVAL
BOHANNAN HUSTON INC agents for MESA
DEL SOL, LLC request the referenced/ above
actions for all or a portion of Tract A-1, **MESA**
DEL SOL INNOVATION PARK zoned PC,
located on the south side of STRYKER RD SE
between HAWKING DR SE and BOBBY
FOSTER RD SE containing approximately
1764.7655 acres. (R15-17, S14-17, & T16-
17)*[Deferred from 11/6/13, 11/13/13, 11/21/13,*
12/4/13, 1/8/14]
DEFERRED TO 1/29/14.
5. **Project# 1000650**
13DRB-70763 MAJOR – 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]*
DEFERRED TO 1/29/14.

6. Project# 1009843

13DRB-70792 VACATION OF PUBLIC
ROADWAY EASEMENT

14DRB-70001 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

14DRB-70003 SUBDN DESIGN VARIANCE
FROM MIN DPM STDS 

THE GROUP agents for LEGACY 18 request the referenced/ above action for approximately 4 ft of excess easement for OAKLAND AVENUE adjacent to Lot 20, Block 2, Tract 2, Unit 3, **NORTH ALBUQUERQUE ACRES** zoned R-D, located on the north side of OAKLAND AVENUE between SHAHEEN CT NE and ABIS CT NE. (C-19) *[Deferred 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. WITH THE SIGNING OF THE INFRA-STRUCTURE LIST DATED 1/22/14 AND WITH AN APPROVED GRADING PLAN ENGINEER STAMP DATED 12/23/13, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS DEFERRED FOR THE SUBDIVISION IMPROVEMENTS AGREEMENT (SIA). A MODIFIED SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE.

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

7. Project# 1009840

14DRB-70002 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

14DRB-70004 SUBDN DESIGN VARIANCE
FROM MIN DPM STDS 

THE GROUP agent(s) for NAVISH LLC request(s) the above action(s) for all or a portion of Lot(s) 31, Block(s) 3, **NORTH ALBUQUERQUE ACRES** zoned RD, located on CARMEL AVE BETWEEN VENTURA BLVD AND VILLAGE AVE containing approximately .88 acre(s). (C-20) *[Deferred 1/15/14]*

WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/22/14 AND WITH AN APPROVED GRADING PLAN ENGINEER STAMP DATED 1/14/14, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS DEFERRED FOR THE SUBDIVISION IMPROVEMENTS AGREEMENT (SIA). A MODIFIED SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE.

8. **Project# 1002981**
13DRB-70793 SUBDN DESIGN VARIANCE
FROM MIN DPM STDS
13DRB-70794 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 
- BOHANNAN HUSTON INC agent(s) for 1224 BELLAMAH, LLC request(s) the above action(s) for all or a portion of Lot(s) B-1-A-3-A, **DUKE CITY LUMBER CO ADDITION** zoned S M-1, located on SAWMILL RD BETWEEN 12TH ST AND 15TH ST containing approximately 11.055 acre(s). (J-13) *[Deferred from 12/31/13, 1/15/14]*
A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/22/14, THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS DEFERRED FOR THE SUBDIVISION IMPROVEMENTS AGREEMENT.
9. **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 TO 2/5/14.**
10. **Project# 1004073**
14DRB-70007 MAJOR - FINAL PLAT
APPROVAL
14DRB-70012 AMENDMENT TO
PRELIMINARY PLAT 
- MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 4-A, **JUAN TABO HILLS [TBKA VOLTERRA VILLAGE]** zoned SU-1, located on JUAN TABO HILLS BETWEEN TIJERAS ARROYO GALLANT ROX containing approximately 25.84 acre(s). (M-21 AND 22) *[Deferred 1/15/14]*
THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR COMPLETION OF THE SITE PLAN FOR SUBDIVISION TO INCLUDE LANDSCAPE AND MAINTENANCE AGREEMENT, AND FOR VERIFICATION BY THE DRC CHAIR OF THE APPROPRIATE BONDED AMOUNT. THE AMENDED INFRASTRUCTURE LIST WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.
11. Others Matters: None.

Adjourned: 10:30

