



DEVELOPMENT REVIEW BOARD
Action Sheet

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


February 12, 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

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

1. **Project# 1001386**
14DRB-70032 EPC APPROVED SDP
FOR BUILD PERMIT 

MYERS, OLIVER & PRICE, PC agent(s) for YOUTH AND FAMILY CENTERED SERVICES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 22-A & 22-B-1, **CORONA DEL SOL SUBDIVISION** zoned SU-1 PRD, TREATMENT FACILITIES, SR APARTMENT, & TRANSITIONAL LIVING RELATED SERVICES, located on SEQUOIA RD BETWEEN COORS BLVD AND VISTA GRANDE DR containing approximately 8.11 acre(s). (G-11) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION TO COMPLY WITH COMMENTS AND TO PLANNING FOR RECORDING OF CROSS ACCESS AGREEMENT.**


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

2. **Project# 1001523**
14DRB-70016 MAJOR – SITE
DEVELOPMENT PLAN FOR BUILDING
PERMIT 

RIO GRANDE ENGINEERING agents for DLK ENTERPRISES request the referenced/ above action for Lot 25 Unit 1 & Lot 28 Unit 2, **LADERA BUSINESS PARK** zoned SU-1/ LIGHT INDUSTRIAL, located east of UNSER BLVD NW between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 6.755 acres. (H-9) **DEFERRED TO 3/5/14.**

3. **Project# 1009058**
14DRB-70014 VACATION OF PUBLIC RIGHT-OF-WAY
14DRB-70015 PRELIMINARY/ FINAL PLAT

FORSTBAUER SURVEYING LLC agents for JACK LERNER request the referenced/ above actions for the EAST-WEST PUBLIC ALLEY and Lot A in Block 38, **MONTE VISTA ADDITION** zoned C-1, located south of LOMAS BLVD NE between MONTE VISTA BLVD NE and CARLISLE BLVD NE containing approximately .2938 acre. (K-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 INDEFINITELY DEFERRED PENDING APPROVAL BY CITY COUNCIL ON VACATION ACTION.**

4. **Project# 1006000**
13DRB-70677 MAJOR - 2YEAR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (2YR SIA)


MYERS, OLIVER & PRICE, PC agents for MESA DEL SOL, LLC request the referenced/ above action for Tract 12-B, **MESA DEL SOL INNOVATION PARK** zoned PC, located on the northeast corner of TURNING DR SE and SAGAN AVE SE containing approximately 2.922 acres. (R-16) *[Deferred from 10/9/13, 12/11/14]* **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**


5. **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, 2/5/14]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/12/14 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 2/7/14, THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR VARIANCE TO SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C 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.**

6. **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, 2/15/14]* **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR VERIFICATION FROM ZONING FOR COMPLIANCE WITH ZONING REGULATIONS, AND 15 DAY APPEAL PERIOD.**

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

7. **Project# 1006902**
14DRB-70031 MAJOR - FINAL PLAT
APPROVAL 

BORDENAVE DESIGNS agent(s) for LAS VENTANAS HOMES, LLC request(s) the above action(s) for all or a portion of Tract(s) K-1, **LA LUZ DEL OESTE Unit(s) 4**, zoned SU-1 (PRD), located on COORS BETWEEN DELLYNE AND SEVILLA containing approximately 2.59 acre(s). (F-11) **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO ABCWUA FOR VERIFICTION AND ACCEPTANCE OF ENCROACHMENT AGREEMENT AND TO PLANNING FOR TRANSPORTATION COMMENTS, UTILITY COMPANY SIGNATURES AND TO RECORD.**

8. **Project# 1009046**
14DRB-70030 MAJOR - FINAL PLAT
APPROVAL 

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for SAWMILL CROSSING, LLC request(s) the above action(s) for all or a portion of **SAWMILL CROSSING Unit(s) 1**, zoned SU-2, located on ASPEN AVE 12TH ST AND RIO GRANDE BLVD containing approximately 6.9323 acre(s). (H-13) **DEFERRED TO 2/26/14.**

9. **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, 2/5/14]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF.**

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

10. **Project# 1001178**
14DRB-70029 SKETCH PLAT REVIEW
AND COMMENT 

MCCLAIN ARCHITECTRE & DESIGN agent(s) for ROY SOLOMON request(s) the above action(s) for all or a portion of Lot(s) A-1-b-1, **ACME ACRES** zoned C-3 (SC), located on 3600 CUTLER AVE NE containing approximately 1.49 acre(s). (H-17) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

11. **Project# 1009955**
14DRB-70028 SKETCH PLAT REVIEW
AND COMMENT 

COMMUNITY SCIENCES CORPORATION agent(s) for MTV ENTERPRISES, LLC request(s) the above action(s) for all or a portion of Lot(s) 14-22, TRACTS K & L, Block(s) 7, **MESA DEL SOL NEIGHBORHOOD, MONTAGE UNIT 2 Unit(s) 2**, zoned PC, located on PRIVATE ALLEY BETWEEN PENN AVE AND GANDERT AVE containing approximately .4577 acre(s). (R-16) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

12. **Project# 1009956**
14DRB-70033 SKETCH PLAT REVIEW
AND COMMENT 

JACKS HIGH COUNTRY INC agent(s) for ALAN REGIS request(s) the above action(s) for all or a portion of Lot(s) A AND B, Block(s) D, **INDIAN ACRES ADDITION** zoned M-1, located on 3535 GIRARD NE containing approximately 3 acre(s). (G-16) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

13. Other Matters: None.
ADJOURNED:.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 12, 2014

Project# 1009058

14DRB-70014 VACATION OF PUBLIC RIGHT-OF-WAY
14DRB-70015 PRELIMINARY/ FINAL PLAT

FORSTBAUER SURVEYING LLC agents for JACK LERNER request the referenced/ above actions for the EAST-WEST PUBLIC ALLEY and Lot A in Block 38, **MONTE VISTA ADDITION** zoned C-1, located south of LOMAS BLVD NE between MONTE VISTA BLVD NE and CARLISLE BLVD NE containing approximately .2938 acre. (K-16)

At the **February 12, 2014**, Development Review Board meeting, The vacation was recommended for approval by the City Council based 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 indefinitely deferred pending vacation approval by the City Council.

(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 27, 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

Cc: FORSTBAUER SURVEYING LLC
file



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 12, 2014

Project# 1006000

13DRB-70677 MAJOR - 2YEAR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (2YR SIA)

MYERS, OLIVER & PRICE, PC agents for MESA DEL SOL, LLC request the referenced/ above action for Tract 12-B, **MESA DEL SOL INNOVATION PARK**

zoned PC, located on the northeast corner of TURNING DR SE and SAGAN AVE SE containing approximately 2.922 acres. (R-16) *[Deferred from 10/9/13, 12/11/14]*

At the **February 12, 2014** Development Review Board meeting, a **two** year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by **February 27, 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: MYERS, OLIVER & PRICE, PC
file



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 12, 2014

Project# 1006864

13DRB-70808 - PRELIMINARY PLAT
13DRB-70809 - SIDEWALK VARIANCE
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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, 2/5/14]*

At the **February 12, 2014** Development Review Board meeting, with the signing of the infrastructure list dated 2/12/14, and with an approved grading and drainage plan engineer stamp dated 2/7/14 the preliminary plat was approved. A sidewalk variance for sidewalks was approved as shown on exhibit in the planning file. The sidewalk waiver was approved as shown on exhibit 'C' 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 plan for subdivision was approved. The conditions of final plat still apply.

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

If you wish to appeal this decision, you must do so by **February 27, 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: BOHANNAN HUSTON INC
CONSENSUS PLANNING
file