



**DEVELOPMENT REVIEW BOARD  
AGENDA**

**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**

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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.

- 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# 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)

**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*]
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*]
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*]
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*]

**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*]

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*]
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*]
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*]

**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)

11. Other Matters:

ADJOURNED: