



**DEVELOPMENT REVIEW BOARD
AGENDA
Plaza del Sol Hearing Room, Basement, Plaza del Sol Building**

January 29, 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**

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.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. Project# 1009340
14DRB-70000 VACATION OF PUBLIC
RIGHT-OF-WAY**

ANIMAL HUMANE NEW MEXICO request(s) the above action(s) for all or a portion of **ANIMAL HUMANE ASSOC SUBD** zoned C-3, located on SAN JOAQUIN BETWEEN VIRGINIA AND UTAH containing approximately 4.16 acre(s). (L-19) **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.**

2. Project# 1003613

13DRB-70669 MAJOR - 2YR SUBDIVISION
IMPROVEMENT AGREEMENT
EXTENSION (2YR SIA)

RIO GRANDE ENGINEERING agents for JOE R. HAHN request the referenced/ above action for **SUNSET VILLA SUBDIVISION**, zoned SU-1/ PRD, located on the south side of SUNSET GARDENS RD SW between ATRISCO RD SW and THE ARENAL DITCH containing approximately 14.71 acre(s). (K-17)[*Deferred from 10/2/13, 10/16/13, 10/30/13, 11/13/13, 12/11/13, 1/15/14*]

THE ONE “OR” THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED

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, 1/22/14*]

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

THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT _____ IN THE PLANNING FILE. (usually exhibit c)

WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED _____ THE PRELIMINARY PLAT WAS APPROVED.

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, 1/22/14*]
THE BULK LAND VARIANCE WAS APPROVED

**WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED: _____
THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO**

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, 1/22/14]* **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO**

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

6. **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) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED: _____**
THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO

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

7. **Project# 1009945**
14DRB-70011 SKETCH PLAT REVIEW AND
COMMENT

JOSH ROMERO request(s) the above action(s) for all or a portion of Tracts 127 & 130, MRGCD map #35 zoned su-2/ LD RA-2, located on CAMILO LN NW AND LOS LUCEROS RD NW containing approximately .4758 acre(s). (H-12) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

8. **Project# 1002523**
14DRB-70013 SKETCH PLAT REVIEW AND
COMMENT

ANDREW MONIE request(s) the above action(s) for all or a portion of Lot(s) 1-A & -1B, **ARIAS ACRES** zoned S-R, located on 15TH ST NW AND SAWMILL RD containing approximately .7443 acre(s). (J-13) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

9. Other Matters:
ADJOURNED:



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 29, 2014

Project# 1009340

14DRB-70000 VACATION OF PUBLIC RIGHT-OF-WAY

ANIMAL HUMANE NEW MEXICO request(s) the above action(s) for all or a portion of **ANIMAL HUMANE ASSOC SUBD** zoned C-3, located on SAN JOAQUIN BETWEEN VIRGINIA AND UTAH containing approximately 4.16 acre(s). (L-19)

At the October 10, 2007, 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 13, 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: ANIMAL HUMANE NEW MEXICO
file

DRB 1/29/14



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
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DEVELOPMENT REVIEW BOARD

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Project# 1003613

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At the **January 29, 2014** Development Review Board meeting, **a one or a two** year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by **February 15, 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
Marilyn Maldonado
file



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CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
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January 29, 2014

Project# 1009881

13DRB-70744 MAJOR – SITE DEVELOPMENT PLAN FOR SUBDIVISION
13DRB-70805 - TEMP DEFR SWDK CONST
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THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO

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WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED _____ THE PRELIMINARY PLAT WAS APPROVED.

At the September 25, 2013 Development Review Board meeting, a 2 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 25, 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
Marilyn Maldonado
File



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Project# 1006539
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THE BULK LAND VARIANCE WAS APPROVED

WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED: _____
THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO

At the **January 29, 2014** Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

If you wish to appeal this decision, you must do so by **February 15, 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.

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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).

Jack Cloud, DRB Chair

Cc: BOHANNAN HUSTON INC
DRB 1/29/14

