



**DEVELOPMENT REVIEW BOARD  
AGENDA**

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

December 11, 2013 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**

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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)**

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| <p><b>1. Project# 1001902</b><br/>13DRB-70748 EPC APPROVED SDP FOR BUILD PERMIT<br/>13DRB-70749 EPC APPROVED SDP FOR SUBDIVISION<br/>13DRB-70765 SUBDN DESIGN VAR<br/>13DRB-70772 MINOR - PRELIMINARY/<br/>FINAL PLAT APPROVAL</p> | <p>WILLIAM KLEINSCHMIDT ARCHITECT and THE SURVEY OFFICE, LLC, agent(s) for FREDERICK EBERLE request(s) the above action(s) for all or a portion of Tract(s) A &amp; 293, <b>LANDS OF ARLEEN WATRUS</b> zoned R-1, located on CARSON LANE NW BETWEEN RIO GRANDE BLVD AND ALAMEDA DRAIN containing approximately .98 acre(s). (J-13)</p> |
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**CASES WHICH REQUIRE PUBLIC NOTIFICATION**  
**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

2. **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 from 12/4/13]*
3. **Project# 1002981**  
13DRB-70766 VACATION OF PUBLIC  
UTILITY EASEMENT(s)
- SURV-TEK INC agents for 1224 BELLAMAH, LLC request the referenced/ above action for a portion of Public Waterline Easement and PNM Utility Easement on Lot B-1-A-3-A, **DUKE CITY LUMBER COMPANY ADDITION** zoned S/M-1, located on the north side of SAWMILL RD NW between 12TH ST NW and 15TH ST NW (J-13)
4. **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]*
5. **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]*
- Project# 1006000**  
13DRB-70677 MAJOR - 2YEAR  
SUBDIVISION IMPROVEMENTS  
AGREEMENT EXTENSION (2YR SIA)
- MYERS, OLIVER & PRICE, PC agents for MESA DEL SOL, LLC request the refernced/ 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]*
- [DEFERRED TO 2/12/14]**

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

6. **Project# 1005403**  
13DRB-70702 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

INTRIGATED DESIGN & ARCHITECTURE agent(s) for J & J REAL ESTATE LLC request(s) the above action(s) for all or a portion of Tract(s) 12-A1-A & 12-A-1B, **HACIENDAS DON VILLEGAS** zoned RLT, located on RIO GRANDE BLVD NW BETWEEN INDIAN SCHOOL NW AND CONTEREAS PL NW containing approximately 1.2084 acre(s). (H-13) *][Deferred from 10/16/13]*
7. **Project# 1009839**  
13DRB-70689 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for DORRIS PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 9, **LAS LOMITAS BUSINESS PARK SUBDIVISION** zoned SU-1 FOR I-P, located on CUESTA ABAJO CT BETWEEN LAS LOMITAS DR NW AND NW DIVERSON CHANNEL containing approximately 4.0425 acre(s). (D-16) *[deferred from 10/2/13]*
8. **Project# 1006543**  
13DRB-70771 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

THE SURVEY OFFICE, LLC agent(s) for ABS SW INVESTOR, LLC request(s) the above action(s) for all or a portion of Lot(s) 61-A-1-A-1 AND 61-A-1-B-1, **TOWN OF ATRISCO GRANT Unit(s) 6**, zoned C-2, located on 6600 CENTRAL AVE SW containing approximately 6.1955 acre(s). (K-10)
9. **Project# 1008630**  
13DRB-70682 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

HUITT-ZOLLARS, INC., agents for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) C, **MANZANO MESA** zoned C-2, located on ON JUAN TABO SE BETWEEN SOUTHERN BLVD AND HORSESHOE TRL SE containing approximately 3 acre(s). (L-21) *[deferred from 9/25/13, 10/23/13, 11/6/13, 11/13/13, 11/21/13, 12/4/13]*
10. **Project# 1009542**  
13DRB-70694 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for CITY OF ALBUQUERQUE/DMD request(s) the above action(s) for all or a portion of Lot(s) BA-1A, 8A-2A & 8A-1, PORTION OF LOTS 24-39, Block(s) 6, **TRACTION PARK & CITY ELECTIRC ADDITION & WESTPARK ADDITION** zoned C-2, located on INTERSECTION OF NEW YORK AND CENTRAL SE containing approximately 2.7094 acre(s). (J-12) *[deferred from 10/9/13,10/23/13, 11/6/13, 11/13/13, 11/21/13, 12/4/13]*

11. **Project# 1007139**  
13DRB-70770 MAJOR - FINAL PLAT APPROVAL
- 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) 3-A, 4-A, 1-C, **JUAN TABO HILLS UNIT 1 Unit(s) 1**, zoned SU-1 R-D, located on JUAN TABO HILLS BLVD SE BETWEEN GULF STREAM DR SE AND TIJERAS ARROYO containing approximately 71.54 acre(s). (M-21 & 22)

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

12. **Project# 1006864**  
13DRB-70773 SKETCH PLAT REVIEW AND COMMENT
- BOHANNAN HUSTON INC agent(s) for PULTE HOMES request(s) the above action(s) for all or a portion of Lot(s) N-2-A, **WATERSHED SUBDIVISION** zoned SU-2 PDA, located on TIERRA PINTADA BETWEEN ARROYO VISTA AND WEST CREEK containing approximately 5.7 acre(s). (H-8)
13. **Project# 1006539**  
13DRB-70774 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-1 & 24, **MESA DEL SOL INNOVATION PARK** zoned SU-2, located on STRYKER BETWEEN HAWKING AND BOBBY FOSTER containing approximately 1770.21 acre(s). (R-15 THRU R-17, S-14 THRU T-17)

14. **Other Matters:**