



**DEVELOPMENT REVIEW BOARD**  
**Action Sheet Minutes**

Plaza del Sol Building Basement Hearing Room

**August 14, 2019**

Kym Dicome..... DRB Chair  
Jeanne Wolfenbarger ..... Transportation  
Kris Cadena ..... Water Authority  
Shahab Biazar .....City Engineer/Hydrology  
Ben McIntosh.....Code Enforcement  
Christina Sandoval.....Parks and Rec  
Santiago Chavez.....Ex-Officio Member, CAO

*Angela Gomez ~ DRB Hearing Monitor*

**MAJOR CASES**

- 1. **Project #PR-2019-002277**  
**(1002962)**  
**SI-2019-00246 – SITE PLAN**

**RESPEC INC** agent(s) for **RAINBOW PASEO, LLC** request(s) the aforementioned action(s) for all or a portion of TRACT A PLAT OF TRACTS A, B AND C CANTATA AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACT OS-4 THE TRAILS UNIT 2 & TRACT A TAOS AT THE TRAILS UNIT 2), zoned R-ML, located on OAKRIDGE ST NW west of UNIVERSE BLVD NW, containing approximately 3.26 acre(s). (C-9)

**PROPERTY OWNERS:** RV LOOP LLC  
**REQUEST:** 52 UNIT MULTI-FAMILY PROJECT

**DEFERRED TO OCTOBER 9<sup>TH</sup>, 2019.**

2. **Project #PR-2019-001951**  
**SD-2019-00081 – FINAL PLAT**



**WAYJOHN SURVEYING INC.** agent(s) for **GODORI INVESTMENTS LLC** request(s) the aforementioned action(s) for all or a portion of LOT 11N, BLOCK 11, GUTIERREZ--OFIMIANO J LOWER TERRACE SUBDIVISION, zoned MX-M, located at 4516 WYOMING BLVD NE north of MONTGOMERY BLVD NE, containing approximately 1.2392 acre(s). (F-19)

**PROPERTY OWNERS:** GODORI INVESTMENTS LLC  
**REQUEST:** CREATE 2 LOTS FROM 1 EXISTING LOTS

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS **APPROVED** THE FINAL PLAT. FINAL SIGN-OFF IS DELEGATED TO: PLANNING FOR IIA (INFRASTRUTURE IMPROVEMENTS AGREEMENT) EXECUTION.

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3. **Project #PR-2019-001331**  
**(1006008)**  
**SD-2019-00122 – FINAL PLAT**



**BOHANNAN HUSTON** agent(s) for **WESTWAY HOMES** request(s) the aforementioned action(s) for all or a portion of TRACT A-6-B PLAT of TRACTS A-6-A, A-6-B & A-6-C MESA DEL SOL INNOVATION PARK and TRACT B, MESA DEL SOL MONTAGE UNIT 3A, zoned PC, located on UNIVERSITY BLVD SE between STRYKER RD SE and STIEGLITZ AVE SE containing approximately 32.3 acre(s). (R-16/S-16)

**PROPERTY OWNERS:** CORAZON DEL MESA 2B LLC  
**REQUEST:** FINAL PLAT

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS **APPROVED** THE FINAL PLAT. FINAL SIGN-OFF IS DELEGATED TO: HYDROLOGY/CITY ENGINEER AND TO PLANNING FOR COMMENTS, PARKS COMMENTS AND THE INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA).

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4. **Project #PR-2019-002574  
(100032)  
SI-2019-00191 - SITE PLAN**

**4G DEVELOPMENT AND CONSULTING** agent for **RED SHAMROCK 4 LLC** request(s) the aforementioned action(s) for all or a portion of LOT 6 of LOTS 1 THRU 9 COORS PAVILION, zoned C-2, located at the NWC of COORS BLVD NW and ST JOSEPHS DR NW, containing approximately 1.1637 acre(s). (G-11)[*Deferred from 7/31/19*]

**PROPERTY OWNERS:** RED SHAMROCK 4 LLC  
**REQUEST:** FAST FOOD RESTAURANT WITH DRIVE THRU

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO: TRANSPORTATION AND TO PLANNING.

5. **Project #PR-2018-001996  
(1010401, 1004404)  
SD-2019-00028 - AMENDMENT TO  
PRELIMINARY PLAT  
SD-2019-00023 – VACATION OF  
TEMPORARY PUBLIC ROADWAY  
EASEMENT  
SD-2019-00030 – VACATION OF A PUBLIC  
WATER EASEMENT  
SD-2019-00031 – VACATION OF A PUBLIC  
ROADWAY EASEMENT**

**PRICE LAND AND DEVELOPMENT GROUP** agent(s) for **PV TRAILS ALBUQUERQUE, LLC** request(s) the aforementioned action(s) for all or a portion of TRACT H, DURANGO UNIT 1 (AKA DURANGO UNITS 3A & 3B), zoned R-1D, located on WOODMONT AVE between RAINBOW AVE and PASEO DEL NORTE BLVD, containing approximately 18.83 acre(s). (C-9) [*Deferred from 2/13/19, 2/27/19, 3/20/19, 3/27/19, 4/10/19, 5/8/19, 6/5/19, 6/26/19, 7/24/19, 7/31/19*]

**PROPERTY OWNERS:** PV TRAILS ALBUQUERQUE LLC  
**REQUEST:** AMEND PRELIMINARY PLAT FOR 35 RESIDENTIAL LOTS AND 1 TRACT

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE AMENDED PRELIMINARY PLAT. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE VACATIONS AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO.

6. **Project #PR-2018-001996**  
**(1010401, 1004404)**  
**SD-2019-00024** - PRELIMINARY PLAT  
**VA-2019-00032** – TEMPORARY DEFERRAL  
OF SIDEWALK  
**VA-2019-00031** – SIDEWALK WAIVER  
**SD-2019-00029** – VACATION OF PUBLIC  
ROADWAY EASEMENT  
**SD-2019-00025** – VACATION OF A PUBLIC  
WATER AND SANITARY SEWER EASEMENT

**PRICE LAND AND DEVELOPMENT GROUP** agent(s) for **PV TRAILS ALBUQUERQUE, LLC** request(s) the aforementioned action(s) for all or a portion of TRACT H, DURANGO UNIT 1 (AKA DURANGO UNITS 4 & 5), zoned R-1D, located on WOODMONT AVE between RAINBOW AVE and PASEO DEL NORTE BLVD, containing approximately 11.32 acre(s). (C-9) [Deferred from 2/13/19, 2/27/19, 3/20/19, 3/27/19, 4/10/19, 5/8/19, 6/5/19, 6/26/19, 7/24/19, 7/31/19]

**PROPERTY OWNERS:** PV TRAILS ALBUQUERQUE LLC  
**REQUEST:** PRELIMINARY PLAT FOR 39 RESIDENTIAL LOTS

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED PRELIMINARY PLAT, TEMPORARY DEFERRAL OF SIDEWALK, SIDEWALK WAIVER, VACATION OF PUBLIC ROADWAY EASEMENT, AND VACATION OF A PUBLIC WATER AND SANITARY SEWER EASEMENT.

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7. **Project #PR-2019-002573**  
**SI-2019-00190** – SITE PLAN-DRB  
**VA-2019-00217** - WAIVER

**GARCIA/KRAEMER & ASSOCIATES** agent(s) for **JOHN JONES** request(s) the aforementioned action(s) for all or a portion of LOT 5 BLOCK 17 TRACT 1 UNIT 3 A UNIT B NORTH ALBUQUERQUE ACRES, zoned PD, located at 8500 GLENDALE AVE NE, east of BARSTOW ST NE and west of VENTURA ST NE, containing approximately 0.8864 acre(s). (B-20) [Deferred from 7/24/19, 7/31/19, 8/7/19]

**PROPERTY OWNERS:** JONES MARK JOHN  
**REQUEST:** SF HOME WITH MAJOR INFRASTRUCTURE

**DEFERRED TO SEPTEMBER 11<sup>TH</sup>, 2019.**

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8. **Project #PR-2019-002496**  
**SI-2019-00180** – SITE PLAN

**CONSENSUS PLANNING, INC.** agent(s) for **BELLA TESORO LLC** request(s) the aforementioned action(s) for all or a portion of LOT 1--4 BLOCK 4 TRACT 3 UNIT 3 NORTH ALBUQUERQUE ACRES, zoned MX-L, located at the SEC of BARSTOW ST NE AND ALAMEDA BLVD NE, containing approximately 3.38 acre(s). (C-20) [Deferred from 7/17/19]


**PROPERTY OWNERS:** MATONI GIUSEPPE & ANNA TRUSTEES MANTONI FAMILY TRUST, LINDBORG PHILIP L  
**REQUEST:** MULTI-FAMILY RESIDENTIAL DEVELOPMENT

**DEFERRED TO SEPTEMBER 11<sup>TH</sup>, 2019.**

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**MINOR CASES**

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9. **Project #PR-2019-002114**  
**(10003807)**  
**SI-2019-00117 – EPC SITE PLAN SIGN OFF**  


**THE DESIGN GROUP** agent(s) for **LA VIDA LLENA** request(s) the aforementioned action(s) for all or a portion of AMENDED PLAT LAND in SEC 33 T11N R4E LA VIDA LLENA, zoned R-ML, located at 10501 LAGRIMA DE ORO RD NE between MORRIS ST NE and JUAN TABO BLVD NE, containing approximately 16.89 acre(s). (F-21)

**PROPERTY OWNERS:** LA VIDA LLENA  
**REQUEST:** ADD TWO NEW BUILDINGS AND A PARKING AREA.

**DEFERRED TO AUGUST 21<sup>ST</sup>, 2019.**

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10. **Project #PR-2019-002519**  
**SD-2019-00122 – PRELIMINARY/FINAL**  
**PLAT**  


**JAG PLANNING AND ZONING, LLC** agent(s) for **PORFIE O. MALDONADO** request(s) the aforementioned action(s) for all or a portion of LOTS 1-A AND 2-A, BLOCK A, ANDERSON & THAXTON'S REPLAT OF A PORTION OF TORREON ADDITION, zoned NR-C, located at 801 & 813 GIBSON BLVD SE, east of EDITH BLVD SE and west of I-40, containing approximately 0.7346 acre(s). (L-14)[*Deferred from 7/10/19, 7/31/19*]

**PROPERTY OWNERS:** MALDONADO PORFIE O & LESLIE A  
**REQUEST:** LOT LINE ADJUSTMENT

**DEFERRED TO OCTOBER 23<sup>RD</sup>, 2019**

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11. **Project #PR-2019-002672**  
**(1009178)**  
**VA-2019-00240 – TEMPORARY DEFERRAL**  
**OF SIDEWALK CONSTRUCTION**

**MARK GOODWIN & ASSOCIATES, PA** agent(s) for **RTR LLC** request(s) the aforementioned action(s) for all or a portion of LOTS 1-P1 THRU 26-P1, TIBURON HEIGHTS SUBDIVISION, zoned R-1B, located off PETIRROJO RD NW east of UNSER BLVD NW, containing approximately 7.9 acre(s). (D-10) [*Deferred from 8/7/19*]

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED A 2 YEAR TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT IN THE PLANNING FILE.**

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**SKETCH PLAT**

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**12. Project #PR-2019-00002719  
PS-2019-00068 – SKETCH PLAT**

**ARCH + LAND USE CONSULTANTS** agent(s) for **ELVIA OLIVAS** request(s) the aforementioned action(s) for all or a portion of LOTS 75 & 78 MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP NO. 40, zoned R-1A, located at 816 JOHN ST SE north of PACIFIC AVE SE and west of BROADWAY BLVD SE, containing approximately 0.2045 acre(s). (K-14)

**PROPERTY OWNERS:** OLIVAS ELVIA D  
**REQUEST:** CONSOLIDATION OF 2 LOTS INTO 1 LOT

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

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**OTHER MATTERS**

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**13. Project #PR-2019-001560  
(1007412)  
SI-2019-00140 – EPC SITE PLAN SIGN OFF**



**CONSENSUS PLANNING, INC.** agent(s) for **SP ALBUQUERQUE, LLC** request(s) the aforementioned action(s) for all or a portion of TRACTS B-2 REPLAT OF TRACT B YORBA LINDA SUBDIVISION and PORTION OF TRACT A, HOFFMANTOWN BAPTIST CHURCH SITE, zoned MX-L, located on HARPER ROAD NE between VENTURA STREET NE and WYOMING BLVD NE, containing approximately 14.2 acre(s). (E-20)[*Deferred from 6/5/19*]

**PROPERTY OWNERS:** HOFFMANTOWN BAPTIST CHURCH  
**REQUEST:** EPC SITE PLAN SIGN-OFF FOR SENIOR LIVING FACILITY

**THE SITE PLAN WAS APPROVED JUNE 12, 2019, WITH DELEGATION TAKEN BY WATER AUTHORITY FOR CHANGES TO SITE PLAN SIGNATURE SHEET AND BY PLANNING FOR THE INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA). THE BOARD SIGNED THE SITE PLAN WITH THE ORIGINAL APPROVAL DATE, AND THE WATER AUTHORITY SIGNED AT TODAY'S MEETING. PLANNING WILL SIGN UPON INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXECUTION.**

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14. **Project #PR-2019-002598**  
**SD-2019-00125 – VACATION OF RIGHT-OF-WAY**

**DAVID KINES** agent(s) for **LA LUZ DEL SOL LANDOWERS ASSOCIATION** request(s) the aforementioned action(s) for all or a portion of COSTA ALMERIA DR NW, located west of COORS BLVD NW and north of SEVILLE AVE NW, containing approximately 0.1023 acre(s). (F-11)

**PROPERTY OWNERS:** CITY OF ALBUQUERQUE

**REQUEST:** VACATION OF RIGHT-OF-WAY

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS RECOMMENDED APPROVAL OF THE VACATION OF RIGHT-OF-WAY BY CITY COUNCIL BASED ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO.**

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15. **ACTION SHEET MINUTES: August 7, 2019**

ADJOURNED at: 10:45