



**DEVELOPMENT REVIEW BOARD**

**Agenda**

**Plaza del Sol Building Basement Hearing Room**

**July 10, 2019**

**Kym Dicome..... DRB Chair**  
**Racquel Michel ..... Transportation**  
**Kris Cadena ..... Water Authority**  
**Doug Hughes .....City Engineer/Hydrology**  
**Ben McIntosh.....Code Enforcement**  
**Christine Sandoval.....Parks & Rec**  
**Santiago Chavez.....Ex-Officio Member, CAO**

*Angela Gomez ~ DRB Hearing Monitor*

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**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:** DEFFERRAL OF CASES WILL BE ANNOUCED AT THE BEGINNING OF THE AGENDA.

**NOTE:** IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW. PER THE DRB RULES OF PROCEDURE, AN INDEFINITE DEFERRAL REQUIRES A RE-APPLICATION AND REPAYMENT OF ALL APPLICATION FEES.

- A. Call to Order: 9:00 A.M.**
- B. Changes and/or Additions to the Agenda**
- C. Approval of Amended Agenda**

**MAJOR CASES**

- 1. Project #PR-2019-002533 (1005182)**  
**SD-2019-00120 - EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT (PHASE 1 - ONSITE)**  
**SD-2019-00121 - EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT (PHASE 2 - ONSITE)**  
**SI-2019-00118 - EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT (OFFSITE)**

**WILSON & COMPANY** agent(s) for **DOUBLE M PROPERTIES INC.** request(s) the aforementioned action(s) for all or a portion of LA CUENTISTA SUBDIVISION UNIT II, zoned R-1B, located off ROSA PARKS RD NW west of KIMMICK DR NW, containing approximately 34.4796 acre(s). (C-10, C-11)

**PROPERTY OWNERS:** DOUBLE M PROPERTIES AND VARIOUS RESIDENTIAL LOT OWNERS  
**REQUEST:** COMPLETE CONSTRUCTION AND CLOSE OUT PACKAGE FOR COA ACCEPTENCE

2. **Project #PR-2018-001916**  
**SD-2019-00119** - EXTENSION OF  
PRELIMINARY PLAT

**BOHANNAN HUSTON INC.** agent(s) for **PULTE DEVELOPMENT OF NEW MEXICO, INC.** request(s) the aforementioned action(s) for all or a portion of TRACTS N-2-B-1, N-2-B-2 AND N-2-C-1 WATERSHED SUBDIVISION (DEL WEBB AT MIREHAVEN PHASE 3 + 4), zoned PC, located off MIREHAVEN PKWY NW west of TIERRA PINTADA BLVD NW, containing approximately 61.84 acre(s). (H-8)

**PROPERTY OWNERS:** PULTE HOMES AND VARIOUS RESIDENTIAL LOT OWNERS

**REQUEST:** EXTENSION OF THE PRELIMINARY PLAT

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3. **Project #PR-2019-002239**  
**SD-2019-00174** - SITE PLAN AMENDMENT

**CENTURY SIGN BUILDERS** agent(s) for **PRESBYTERIAN HEALTHCARE FOUNDATION** request(s) the aforementioned action(s) for all or a portion of LOT 2A PLAT of LOTS 1-A AND 2-A (REPLAT OF LOTS 1 THRU 5) PASEO MARKETPLACE, zoned MX-M, located at the SEC of PASEO DEL NORTE and SAN PEDRO DR NE, zoned MX-M, located at 6400 PASEO DEL NORTE NE, containing approximately 2.6605 acre(s). (D-18)

**PROPERTY OWNERS:** PRESBYTERIAN HEALTHCARE SERVICES

**REQUEST:** AMEND SITE PLAN FOR ADDITIONAL/REVISED SIGNS

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4. **Project #PR-2019-001584**  
**SD-2019-00177** - SITE PLAN AMENDMENT

**CENTURY SIGN BUILDERS** agent(s) for **PRESBYTERIAN HEALTHCARE FOUNDATION** request(s) the aforementioned action(s) for all or a portion of LOTS 3-A of PLAT OF LOTS 3-A AND 3-B COORS VILLAGE SUBDIVISION, zoned MX-L, located at the SWC of ST. JOSEPH'S PLACE NW and COORS BLVD NW, containing approximately 26.5 acre(s). (F-11)

**PROPERTY OWNERS:** OXBOW TOWN CENTER LLC NM CO/THOMAS KELEHER

**REQUEST:** AMEND SITE PLAN FOR RELOCATION/INCREASE IN SIZE OF SIGNS

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5. **Project #PR-2019-002423**  
**SI-2019-00130 - SITE PLAN**

**SCOTT ANDERSON** agent(s) for **JIM ACHEN** request(s) the aforementioned action(s) for all or a portion of LOT 11, BLOCK 29, NORTH ALBUQUERQUE ACRES TRACT A UNIT B, zoned NR-BP, located at 6504 ALAMEDA BLVD NE, west of LOUISIANA BLVD NE, containing approximately 0.89acre(s). (C-18) *[Deferred from 6/12/19]*

**PROPERTY OWNERS:** ACHEN JAMES R TRUSTEE ACHEN FAMILY RVT  
**REQUEST:** SITE PLAN FOR A 8,125 SF WAREHOUSE/OFFICE BUILDING

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6. **Project #PR-2019-001951**  
**SD-2019-00097 – PRELIMINARY 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) *[Deferred from 6/5/19]*

**PROPERTY OWNERS:** GODORI INVESTMENTS LLC  
**REQUEST:** CREATE 2 LOTS FROM ONE EXISTING LOT AND MAJOR INFRASTRUCTURE IMPROVEMENTS

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7. **Project #1011598**  
**18DRB-70137 - VACATION OF PUBLIC RIGHT-OF-WAY**  
**18DRB-70138 - SIDEWALK VARIANCE**  
**18DRB-70139 - SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS**  
**18DRB-70140 - PRELIMINARY/FINAL PLAT**

**BOB KEERAN**, request(s) the aforementioned action(s) for all or a portion of lot(s) 17 & 18, Block(s) 4, Tract(s) 3, NORTH ALBQ ACRES Unit 3, zoned PD (RD/5DUA), located on VENTURA ST NE between SIGNAL AVE NE and ALAMEDA BLVD NE, containing approximately 2 acre(s). (C-20) *[Deferred from 5/16/18, 6/13/18, 7/18/18/, 8/8/18, 9/12/18, 10/24/18, 12/5/18, 12/19/18, 1/9/19, 1/23/19, 2/13/19, 2/27/19, 3/20/19, 4/17/19, 4/24/19, 6/5/19].*

8. **Project #PR-2019-002333**  
**SD-2019-00104 - PRELIMINARY PLAT**

**DON BRIGGS PE** agent(s) for **JOHN LOWE** request(s) the aforementioned action(s) for all or a portion of Lots 11A and 12A, PARADISE HILLS INVESTMENT PROPERTIES UNIT 1, zoned M-XL, located at 5512/5516 BULGO AVE NW, west of JUSTIN DRIVE NW and east of LYONS BLVD NW, containing approximately 1.4123 acre(s). (B-11)*[Deferred from 6/19/19]*

**PROPERTY OWNERS:** BUGLO PROPERTIES  
**REQUEST:** CONSOLIDATE 2 LOTS INTO 1

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9. **Project #PR-2019-002042**  
**(1002822, 1001450)**  
SD-2019-00109 - PRELIMINARY PLAT

**MARK GOODWIN & ASSOCIATES, PA** agent(s) for **SOLARE COLLEGIATE FOUNDATION** request(s) the aforementioned action(s) for all or a portion of TRACTS 12-B-1, BULK LAND PLAT FOR EL RANCHO GRANDE UNIT 1, zoned MX-M, located at the NWC of GIBSON BLVD SW AND BARBADOS AVE SW, containing approximately 10.9992 acre(s). (M-9)[*Deferred from 6/19/19*]

**PROPERTY OWNERS:** SOUTH BAY INVESTMENTS  
**REQUEST:** SUBDIVIDE 1 TRACT INTO 2

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10. **Project #PR-2018-001361**  
**(1000845, 1006833)**  
SI-2019-00106 – SITE PLAN

**TIERRA WEST LLC** agent(s) for **BEN E. KEITH COMPANY** request(s) the aforementioned action(s) for all or a portion of LOT 1A BULK LAND PLAT of LOT 1-A UNSER TOWNE CROSSING, zoned NR-BP, located at UNSER BLVD NW between LOS VOLCANES RD NW and GALLATIN PL NW, containing approximately 50.35 acre(s). (J-9, J-10)[*Deferred from 5/8/19, 6/5/19, 6/19/19*]

**PROPERTY OWNERS:** BEN E. KEITH & SWIRE PACIFIC HOLDINGS INC  
DBA COCA COLA USA  
**REQUEST:** SITE PLAN FOR A DISTRIBUTION FACILITY

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11. **Project #PR-2019-001579**  
SI-2019-00164 – SITE PLAN  
SI-2019-00183 -- SITE PLAN  
SI-2019-00114 – PRELIMINARY/FINAL PLAT

**HUITT ZOLLARS, INC.** agent(s) for **WINROCK PARTNERS, LLC** request(s) the aforementioned action(s) for all or a portion of PARCEL A-1-A-1-B SUBD PLAT TRS A-1-A-1-A & A-1-A-1-B WINROCK CENTER ADDN, PARCEL A-2 AND A-3 PLAT OF PARCELS A-1 THRU A-3 & PARCEL C-2A WINROCK CENTER ADDN + PARCEL C-2A1 SUBD PLAT PARCEL C-2A1 & C-2A2 WINROCK CENTER ADDN, PARCEL E1A WINROCK CENTER ADDITION, PARCEL D1A WINROCK CENTER ADDN REPLAT OF PARCEL D1 WINROCK CENTER ADDN AND PARCEL A-1-A-1-A-1-A WINROCK CENTER ADDITION, zoned MX-H, located at 2100 LOUISIANA BLVD NE, containing approximately 83.00 acre(s). (J-19)[*Deferred from 6/26/19*]

**PROPERTY OWNERS:** WINROCK C/O DILLARDS  
**REQUEST:** DRB SITE PLAN FOR ROADWAY B AND MASTER SITE PLAN

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12. **Project #PR-2019-002402**  
**SD-2019-00111** – PRELIMINARY PLAT  
**SD-2019-00112** – VACATION OF PUBLIC  
EASEMENT  
**SD-2019-00116** – FINAL PLAT

**BOHANNAN HUSTON INC.** agent(s) for **TITAN DEVELOPMENT** request(s) the aforementioned action(s) for all or a portion of TRACT 11 PLAT OF TRACTS 11 THRU 12 AVALON SUBDIVISION UNIT 5, zoned NR-BP, located at the NEC of BLUEWATER RD NW and 98<sup>TH</sup> STREET NW, containing approximately 16.6729 acre(s). (K-9) *[Deferred from 6/26/19]*

**PROPERTY OWNERS:** 98<sup>th</sup> AND 1-40 LAND LLC

**REQUEST:** VACATE A PUBLIC UTILITY EASEMENT AND REPLAT INTO TWO TRACTS

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13. **Project #PR-2019-002485**  
**SD-2019-00110** – VACATION OF PUBLIC  
RIGHT OF WAY

**WILSON & COMPANY** agent(s) for **APS** request(s) the aforementioned action(s) for all or a portion of SAN MATEO PLACE located south of CUTLER AVE NE and north of I-40, containing approximately 15,489 SF/.3638 acre(s). (K-9)*[Deferred from 6/26/19]*

**PROPERTY OWNERS:** CITY OF ALBUQUERQUE

**REQUEST:** VACATION OF A PORTION OF SAN MATEO PL NE R/W

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### **MINOR CASES**

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14. **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)

**PROPERTY OWNERS:** MALDONADO PORFIE O & LESLIE A

**REQUEST:** LOT LINE ADJUSTMENT

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### **SKETCH PLAT**

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**15. Project #PR-2019-002559  
PS-2019-00055 – SKETCH PLAT**

**ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **AGGIES LLC** request(s) the aforementioned action(s) for all or a portion of LOTS 1-A, 1-B, 1-C AND 1-D, BLOCK 10, UNIVERSITY HEIGHTS ADDITION, zoned RM-L, located at SEC of SILVER AVE SE and CORNELL DR SE, containing approximately 0.3255 acre(s). (K-16)

**PROPERTY OWNERS:** AGGIES LLC

**REQUEST:** LOT CONSOLIDATION FROM 4 LOTS INTO 2 LOTS AND VACATE PVT EASEMENTS

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**16. Project #PR-2019-002558  
PS-2019-00054 – SKETCH PLAT**

**ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **VINCENT & NANCY PRICE** request(s) the aforementioned action(s) for all or a portion of TRACTS 91-A, 91-B AND 91-C, MRGCD MAP 34, zoned R-A, located at 2026 CANDELARIA RD NW, east of GREIGOS DRAIN and west of INDIAN FARM LN NW, containing approximately 1.4 acre(s). (G-13)

**PROPERTY OWNERS:** PRICE VINCENT B & NANCY R

**REQUEST:** LOT CONSOLIDATION FROM 3 LOTS INTO 2 LOTS

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**17. Project #PR-2019-002571  
PS-2019-00056 – SKETCH PLAT**

**JAG PLANNING AND ZONING, LLC** agent(s) for **PHILLIP PICKARD** request(s) the aforementioned action(s) for all or a portion of TRACT A NORTH ALBUQUERQUE ACRES TRACT A UNIT A, zoned NR-LM, located on PAN AMERICAN EAST FREEWAY south of SAN FRANCISCO RD NE and north of DEL REY AVE NE , containing approximately 0.7517 acre(s). (D-18)

**PROPERTY OWNERS:** DCLP TRUST

**REQUEST:** VACATION OF PUBLIC EASEMENT

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**18. Other Matters:**

**19. ACTION SHEET MINUTES: June 26, 2019**

ADJOURNED.