



**DEVELOPMENT REVIEW BOARD**

**Agenda**

**Plaza del Sol Building Basement Hearing Room**

**June 26, 2019**

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

*Angela Gomez ~ DRB Hearing Monitor*

\*\*\*\*\*

**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:** DEFERRAL OF CASES WILL BE ANNOUNCED 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**

**MAJOR CASES**

- 1. 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)

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

2. **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)
- PROPERTY OWNERS:** 98<sup>th</sup> AND 1-40 LAND LLC  
**REQUEST:** VACATE A PUBLIC UTILITY EASEMENT AND REPLAT INTO TWO TRACTS
- 
3. **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)
- PROPERTY OWNERS:** CITY OF ALBUQUERQUE  
**REQUEST:** VACATION OF A PORTION OF SAN MATEO PL NE R/W
- 
4. **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]*
- PROPERTY OWNERS:** PV TRAILS ALBUQUERQUE LLC  
**REQUEST:** AMEND PRELIMINARY PLAT FOR 35 RESIDENTIAL LOTS AND 1 TRACT
- DEFERRED TO JULY 24<sup>TH</sup> AT THE APPLICANTS REQUEST**
- 
5. **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]*
- PROPERTY OWNERS:** PV TRAILS ALBUQUERQUE LLC  
**REQUEST:** PRELIMINARY PLAT FOR 39 RESIDENTIAL LOTS
- DEFERRED TO JULY 24<sup>TH</sup> AT THE APPLICANTS REQUEST**

6. **Project #PR-2018-001991 (1004404)**  
**SD-2019-00026** – PRELIMINARY PLAT  
**VA-2019-00033** – TEMPORARY DEFERRAL OF SIDEWALK  
**SD-2019-0027** – VACATION OF TEMPORARY PUBLIC DRAINAGE 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 6 BULK LAND PLAT OF THE TRAILS UNIT 3A & TRACT C CORRECTION PLAT OF VALLE PRADO UNIT 3 (AKA VALLE PRADO UNITS 4 & 5), zoned R-1D, located on WOODMONT AVE between RAINBOW AVE and PASEO DEL NORTE BLVD, containing approximately 15.52 acre(s). (C-9) [Deferred from 2/13/19, 3/6/19, 3/20/19, 3/27/19, 4/10/19, 5/8/19, 6/5/19]

**PROPERTY OWNERS:** PV TRAILS ALBUQUERQUE LLC  
**REQUEST:** PRELIMINARY PLAT FOR 93 RESIDENTIAL LOTS

**DEFERRED TO JULY 24<sup>TH</sup> AT THE APPLICANTS REQUEST**

---

**MINOR CASES**

7. **Project #PR-2019-002331**  
**SD-2019-00108** – PRELIMINARY/FINAL PLAT

**DESIGN PLUS LLC** agent(s) for **PACIFICAP PROPERTIES** request(s) the aforementioned action(s) for all or a portion of LOTS 2-7 BLOCK 6 TRACTION PARK AND CITY ELECTRIC ADDITION, zoned MX-M, located on CENTRAL AVENUE SW north of NEW YORK AVE SW and west of CLAYTON ST SW, containing approximately 1.1483 acre(s). (J-12)[Deferred from 6/5/19]

**PROPERTY OWNERS:** VILLAGE LIMITED PARTNERSHIP  
**REQUEST:** CONSOLIDATE 6 LOTS INTO 1

**DEFERRED TO JULY 10<sup>TH</sup> AT THE APPLICANTS REQUEST**

8. **Project #PR-2019-002052**  
**SD-2019-00117** – PRELIMINARY/FINAL PLAT

**CSI – CARTESIAN SURVEYS, INC.** agent(s) for **DAVID MARISCO** request(s) the aforementioned action(s) for all or a portion of LOT C BLOCK 25 OF THE REPLAT OF LOTS 5A, 5B, 6A & 6B AND THE N1/2 OF LOTS 7A & 7B BLOCK 25, EMIL MANN ADDITION, zoned RM-L, located at 509 CHARLESTON ST SE north of SOUTHERN BLVD NE and east of GROVE ST NE, containing approximately 0.3115 acre(s). (L-19)

**PROPERTY OWNERS:** MARSICO DAVID & RITA  
**REQUEST:** SUBDIVIDE ONE LOT INTO 2 LOTS

---

**SKETCH PLAT**

9. **Project #PR-2019-002543**  
**PS-2019-00048- SKETCH PLAT**

**N.M. ZONING** agent(s) for **FRANK CHAVEZ** request(s) the  
aforementioned action(s) for all or a portion of the N/S  
ALLEY between 4<sup>TH</sup> AND 5<sup>TH</sup> STREET NE off CONSTITUTION  
AVE NE. (J-14)

**PROPERTY OWNERS:** NEW MEXICO BEEF JERKY PROPERTY LLC

**REQUEST:** PROPOSED VACATION OF AN ALLEY

---

10. **Project #PR-2019-002544**  
**(1001620)**  
**PS-2019-00050- SKETCH PLAT**

**HIGH MESA CONSULTING GROUP** agent(s) for **CITY OF**  
**ALBUQUERQUE - DMD & CULTURAL SERVICES** request(s)  
the aforementioned action(s) for all or a portion of REPLAT  
OF BLOCKS 2 + 3 LOMA VERDE SUBDIVISION AND GROVE ST  
NE, zoned MX-M, located on CENTRAL AV NE between SAN  
PABLO ST NE AND CHARLESTON ST NE, containing  
approximately 4.7928 acre(s). (K-19)

**PROPERTY OWNERS:** CITY OF ALBUQUERQUE

**REQUEST:** PROPOSED VACATION AND REPLAT

---

11. **Project # PR-2019-002294**  
**PS-2019-00049- SKETCH PLAT**

**TIERRA WEST LLC** agent(s) for **MAVERIK INC.** request(s) the  
aforementioned action(s) for all or a portion of TRACT OF  
LAND IN SEC 9 T10N R3E AND BEING IDENTIFIED AS  
TRACTS A AND B FROM A PORTION OF AN UNPLATTED  
6.5774 ACRE TRACT AS DESCRIBED IN SPECIAL WARRANTY  
DEED FILED MAY 4, 1978 IN BOOK D5A, PAGES 424-426  
LESS AND THAN AND ACCEPTING PORTION OUT TO NMDOT  
R/W BY STIPULATED JUDGEMENT FILED NOVEMBER 20,  
2000 AS DOC 200115519 AND THAT PORTION OF TRACT B  
OUT TO COA R/W BY QUIT CLAIM DEED FILED APRIL 28,  
1980 DOCUMENT, zoned NR-LM, located at 1901 MENAUL  
BLVD NE east of I-40 and west of UNIVERSITY BLVD NE,  
containing approximately 6.5008 acre(s). (H-15)

**PROPERTY OWNERS:** PALONI JOHN & SUNWEST BANK TRPALONI RVT

**REQUEST:** PROPOSED CONVENIENT STORE AND FUELING STATION

---

12. Other Matters:

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

ADJOURNED.