DEVELOPMENT REVIEW BOARD
Agenda
Plaza del Sol Building Basement Hearing Room

June 20, 2018

Kym Dicome .............................................................. DRB Chair
Racquel Michel ........................................ Transportation Development
Jon Ertsgaard ........................................................ Water Authority
Doug Hughes ......................................................... City Engineer/Hydrology
Jason Coffey ........................................................ Parks & Recreation
Ben McIntosh ......................................................... Code Enforcement

Angela Gomez ~ Administrative Assistant

PUBLIC HEARING

1. Project #001242
   VA-2018-00022 - VARIANCE

   AUSTIN’S CARPORTS agent(s) for HERMAN MOLINA
   request(s) the aforementioned action(s) for all or a portion
   of: LOT 15, BLOCK 5, VISTA ORIENTE SUBDIVISION, zoned R-1B, located at 725 OMAHA ST NE, containing approximately
   0.177 acre(s). (K-22)

   PROPERTY OWNERS: MOLINA HERMAN L & HAZEL L
   REQUEST: CARPORT WITHIN REQUIRED SETBACK(S)

   THE VARIANCE WAS APPROVED

2. Project #1006864
   18DRB-70155 MAJOR - PRELIMINARY PLAT APPROVAL
   18DRB-70156 SIDEWALK VARIANCE (WITHDRAWN)
   *18DRB-70157 SIDEWALK WAIVER
   18DRB-70158 SUBDN DESIGN VARIANCE FROM MIN DPM STDS
   18DRB-70159 MINOR - TEMP DEFR SWDK CONST

   BOHANNAN HUSTON INC agent(s) for PULTE DEVELOPMENT OF NEW MEXICO, INC request(s) the
   aforementioned action(s) for all or a portion of: Tract(s) N-2-B-1, N-2-B-2, N-2-C-1, WATERSHED SUBDIVISION, zoned
   PC (SU-2 FOR PDA), located on MIREHAVEN PARKWAY between BEAR LAKE WAY and MIREHAVEN PARKWAY
   containing approximately 61.84 acre(s). (H-8) [deferred from 6/6/18] DEFERRED TO JULY 11, 2018.
3. **Project #1003445**
   **18DRB-70061 - MAJOR – SITE DEVELOPMENT PLAN for BUILDING PERMIT**

   MULLEN HELLER ARCHITECTURE agent(s) for HIGHBURY PROPERTIES, LLC request(s) the above action(s) for all or a portion of Tract G, FOUNTAIN HILLS PLAZA SUBD, zoned NR-C (SU-1 FOR PDA TO INCLUDE C-3 USES), located at 4011 PASEO DEL NORTE NW containing approximately .95 acre(s). (C-12) [Deferred from 3/14/18, 4/25/18, 5/9/18, 5/16/18, 6/13/18]

   THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO WATER AUTHORITY AND TO PLANNING.

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**MINOR CASES**

4. **Project #001241 (1011223)**
   **SD-2018-00022 – FINAL PLAT**

   ISAACSON & ARFMAN, PA agent(s) for LAS VENTANAS NM, INC. request(s) the aforementioned action(s) for all or a portion of LOTS 18 & 19 ALVARADO GARDENS UNIT 1, ALVARADO GARDENS SUBDIVISION, zoned R-A, located on 2240 CAMPBELL RD NW, Albuquerque, NM between CAMPBELL COURT NW and GRIEGOS DRAIN containing approximately 2.081 acre(s). (G-13)

   PROPERTY OWNERS: LAS VENTANAS NM, INC.
   REQUEST: EXISTING 2 LOTS TO PROPOSED 7

   THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING.

5. **Project #001243 (1011569)**
   **SD-2018-00023 – MINOR -PRELIMINARY/FINAL PLAT**

   ARCH + PLAN LAND USE CONSULTANTS agent(s) for KEITH KUSHNER request(s) the aforementioned action(s) for all or a portion of LOTS 1, 2 & 16 & THE NW’LY 25FT OF LOT 3 & NW’LY 25FT OF LOT 15 BLK 25, PARKLAND HILLS ADDN, zoned R-1D, located AT 808 LAUREL CIR SE, Albuquerque, NM between MORNINGSIDE DR. SE and SIERRA DR. SE, containing approximately .61 acre(s). (L-17)

   PROPERTY OWNERS: ZEMON TESSA & KUSHNER KEITH
   REQUEST: CONSOLIDATION AND RE-ALIGNMENT OF 5 EXISTING LOTS INTO 2 LOTS

   THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.
6. **Project #001245 (1006864))**
   **VA-2018-00023 (13DRB-70715)** – EXTENSION OF SIA

   **BOHANNAN HUSTON** agent(s) for **PULTE DEVELOPMENT OF NEW MEXICO, INC** request(s) the aforementioned action(s) for all or a portion of **REPLAT OF TRACT N-2-E OF WATERSHED SUBDIVISION (KNOWN AS PULTE @ MIREHAVEN PHASE 1)**, zoned PC, located on **MIREHAVEN PARKWAY NW** between **MIREHAVEN PARKWAY NW** and **TIERRA PINTADA NW** containing approximately **37.465 acre(s)**. (H-8)

   **PROPERTY OWNERS:** **PULTE HOMES**
   **REQUEST:** EXTENSION OF SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

   A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.

7. **Project #001246 (1006864)**
   **VA-2018-00024 (13DRB-70809)** – EXTENSION OF SIA

   **BOHANNAN HUSTON** agent(s) for **PULTE DEVELOPMENT OF NEW MEXICO, INC** request(s) the aforementioned action(s) for all or a portion of **REPLAT OF TRACTS N-2-A & N-2-F OF WATERSHED SUBDIVISION, (KNOWN AS DEL WEBB @ MIREHAVEN)**, zoned PC, located on **MIREHAVEN PARKWAY NW** south of **MIREHAVEN ARROYO** containing approximately **91.368 acre(s)**. (H-8)

   **PROPERTY OWNERS:** **PULTE HOMES**
   **REQUEST:** EXTENSION OF SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

   A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.

8. **Project #001247 (1011599)**
   **SD-2018-00025** – MINOR - PRELIMINARY/FINAL PLAT

   **RIO GRANDE ENGINEERING** agent(s) for **JOHN PEARSON** request(s) the aforementioned action(s) for all or a portion of: **S 100 FT OF LOT 8 ALVARADO GARDENS ADDN UNIT 1 LOT 8, ALVARADO GARDENS SUBDIVISION**, zoned **R-A**, located at **3010 RIO GRANDE BLVD NW**, Albuquerque, NM between **CANDELARIA RD NW** and **CAMPBELL RD NW** containing approximately **1.24 acre(s)**. (G-13)

   **PROPERTY OWNERS:** **PEARSON JOHN D**
   **REQUEST:** SUBDIVIDING 1 EXISTING LOT TO 2 LOTS

   THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.
9. Project #001251 (1008656)
SD-2018-00026 – FINAL PLAT

RIO GRANDE ENGINEERING agent(s) for ASHTON HOMES, LLC request(s) the aforementioned action(s) for all or a portion of TRACT B, ESTATES AT GLENDALE UNIT 2, zoned PD (SU1-RD-5 DU/AC), located at 8000 GLENDALE AV NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 1.7 acre(s). (B-19)

PROPERTY OWNERS: ASHTON HOMES LLC/O SCHMILLE
REQUEST: SUBDIVIDING EXISTING TRACT INTO 7 LOTS – PRELIMINARY PLAT APPROVED 2/7/2018

THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING.

10. Project #1007489
18DRB-70125 - VACATION OF PRIVATE EASEMENT
18DRB-70126 MINOR - PRELIMINARY/FINAL PLAT

ISAACSON AND ARFMAN PA agent(s) for YES HOUSING, INC request(s) the aforementioned action(s) for all or a portion of: Tract(s) B1, WEST ROUTE 66 ADDITION II, zoned MX-M (C-2), located on CENTRAL AVE NW and UNSER BLVD NW containing approximately 6.2218 acre(s). (K-10) [deferred from 4/25/18, 5/16/18, 5/23/18, 6/6/18]

Deferred to July 11, 2018.

11. Project #001183 (1004000)
SI-2018-00031 – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AMENDMENT

TIERRA WEST, LLC agent(s) for PARADISE HILLS HOLDING COMPANY INC. C/O MCLAUGHLIN MICHAEL request(s) the aforementioned action(s) for all or a portion of TR A-1 PLAT FOR TR A-1 ALBUQUERQUE WEST UNIT 2 (BEING A REPLAT OF TR A UNIT 2 ALBUQUERQUE WEST UNIT ONE & A PORTION OF LOT 3 BLK 'E' ALBUQUERQUE WEST) AC LOT A1, ALBUQUERQUE WEST UNIT 2, zoned NR-C, located at 4550 PARADISE BLVD NW, Albuquerque, NM containing approximately 3.4816 acre(s). (C-13) [deferred from 6/6/18]

PROPERTY OWNERS: PARADISE HILLS HOLDING COMPANY INC.
REQUEST: AMENDING AN EPC APPROVED SITE PLAN FOR A CHARTER SCHOOL

Deferred to July 11th, 2018.
12. Project #1011363  
**18DRB-70055 — FINAL SIGN OFF OF EPC APPROVED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (ePlan)**  
(17EPC-40042)

MURPHY OIL USA INC request(s) the above action(s) for all or a portion of TRACT C-2, SEVEN BAR RANCH, zoned NR-BP (SU-1 for IP Uses), located on 3751 HWY 528 NW between HWY 528 NW and THE AMERICAN RD NW containing approximately 1.25 acre(s).  
(A-14) [Deferred from 2/14/18, 3/14/18]  
**DEFERRED TO JUNE 27TH, 2018.**

13. Project #001178 (1011523)  
**SD-2018-00011 - PRELIMINARY/FINAL PLAT**

CARTESIAN SURVEYS INC. agent(s) for MARK HAMMOND request(s) the above action(s) for all or a portion of: LOT A PLAT OF LOTS A, B & C, FRIEDMAN SUBDIVISION, zoned NR-LM, located at 4701 LINCOLN RD NE, containing approximately 6.313 acre(s).  
(F-17) [Deferred from 6/6/18]

**PROPERTY OWNERS:** I & J INVESTMENTS LLC  
**REQUEST:** SUBDIVIDE EXISTING LOT INTO 2 LOTS  
**THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE WATER AUTHORITY AND TO PLANNING.**

14. Project #1003793  
**18DRB-70146 - MINOR - PRELIMINARY/FINAL PLAT**

SUSAN HOMER request(s) the above action(s) for all or a portion of Lots 18A AND 19A, Blocks A, GRANDE HEIGHTS, zoned R-1, located on SEQUOIA RD AND SEQUOIA CT NW between RIO GRANDE NW AND COORS BLVD NW containing approximately .99 acre(s).  
(G-11)

**PROPERTY OWNERS:** SUSAN HOMER  
**REQUEST:** LOT LINE ADJUSTMENT  
**INDEFINITELY DEFERRED.**

**SKETCH PLAT**
15. **Project #001244**  
**SD-2018-00024 – SKETCH PLAT**  
ARCH + PLAN LAND USE CONSULTANTS agent(s) for FRANK PEREZ request(s) the aforementioned action(s) for all or a portion of LOT J, BLOCK 1 and LOT K, BLOCK 1 PALISADES ADDN, zoned MX-M, located on LOMA HERMOSA PLACE NW between LOMA HERMOSA DR. NW and YUCCA DR. NW, containing approximately 0.172 acre(s). (J-11)

**PROPERTY OWNERS:** PEREZ FRANK PAUL SUC TRUSTEE PEREZ TRUST  
**REQUEST:** CONSOLIDATION OF 2 EXISTING LOTS INTO 1  
**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

16. **Other Matters:**

17. **MINUTES: JUNE 13, 2018**  
**ADJOURNED:** 10:00