



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 HughesCity Engineer/Hydrology**
- Jason Coffey..... Parks & Recreation**
- Ben McIntosh.....Code Enforcement**

Angela Gomez ~ Administrative Assistant

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.

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

- A. Call to Order: 9:00 A.M.**
- B. Changes and/or Additions to the Agenda**
- C. New or Old Business**

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)

2. **Project #1006864**
18DRB-70155 MAJOR - PRELIMINARY PLAT APPROVAL
18DRB-70156 SIDEWALK VARIANCE
***18DRB-70157** SIDEWALK WAIVER
(WITHDRAWN)
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]
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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]
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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

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-AIGNMENT OF 5 EXISTING LOTS INTO 2 LOTS

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
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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
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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
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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 LLCC/O SCHMILLE
REQUEST: SUBDIVIDING EXISTING TRACT INTO 7 LOTS – PRELIMINARY PLAT APPROVED 2/7/2018
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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]
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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
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12. **Project #1011363**
18DRB-70055 – FINAL SIGN OFF OF EPC APPROVED SITE DEVELOPEMNT 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]
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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
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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

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

16. Other Matters:

17. **MINUTES: JUNE 13, 2018**

ADJOURNED.