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

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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: 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*18DRB-70157 SIDEWALK WAIVER (WITHDRAWN)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 MIREFHAVEN PARKWAY between BEAR LAKE WAY and MIREFHAVEN PARKWAY containing approximately 61.84 acre(s). (H-8) [deferred from 6/6/18]

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]

**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-ALIGNMENT 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

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

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

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
<table>
<thead>
<tr>
<th>Project #</th>
<th>Project Description</th>
<th>Requestor(s)</th>
<th>Details</th>
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<tbody>
<tr>
<td>#1007489</td>
<td>18DRB-70125 - VACATION OF PRIVATE EASEMENT</td>
<td>ISAACSON AND ARFMAN PA agent(s) for YES HOUSING, INC</td>
<td>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]</td>
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<td>#001183 (1004000)</td>
<td>SI-2018-00031 – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AMENDMENT</td>
<td>TIERRA WEST, LLC agent(s) for PARADISE HILLS HOLDING COMPANY INC. C/O MCLAUGHLIN MICHAEL</td>
<td>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 &amp; 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]</td>
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<td>#1011363</td>
<td>18DRB-70055 – FINAL SIGN OFF OF EPC APPROVED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (ePlan) (17EPC-40042)</td>
<td>MURPHY OIL USA INC</td>
<td>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]</td>
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<tr>
<td>#001178 (1011523)</td>
<td>SD-2018-00011 - PRELIMINARY/FINAL PLAT</td>
<td>CARTESIAN SURVEYS INC. agent(s) for MARK HAMMOND</td>
<td>request(s) the above action(s) for all or a portion of: LOT A PLAT OF LOTS A, B &amp; 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]</td>
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**PROPERTY OWNERS:** PARADISE HILLS HOLDING COMPANY INC.  
**REQUEST:** AMENDING AN EPC APPROVED SITE PLAN FOR A CHARTER SCHOOL

**PROPERTY OWNERS:** I & J INVESTMENTS LLC  
**REQUEST:** SUBDIVIDE EXISTING LOT INTO 2 LOTS
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

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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

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16. Other Matters:

17. MINUTES: JUNE 13, 2018  
ADJOURNED.