



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 HughesCity Engineer/Hydrology
Ben McIntosh.....Code Enforcement
Christina Sandoval.....Parks & Rec
Santiago Chavez.....Ex-Officio Member, CAO

Angela Gomez ~ DRB Hearing Monitor

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

IN THE MATTER OF THE AFOREMENTIONED APPLICATIONS, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE EXTENSIONS OF THE SUBDIVISION IMPROVEMENTS AGREEMENTS.

**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

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT.

**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

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE AMENDED SITE PLAN FOR BUILDING SUBDIVISION WITH FINAL SIGN OFF DELEGATED TO PLANNING AND TRANSPORTATION.

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


IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE AMENDED SITE PLAN FOR BUILDING SUBDIVISION (FOR MONUMENT SIGN ONLY) WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION AND TO PLANNING.

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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

DEFERRED TO JULY 24TH, 2019.

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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

DEFERRED TO JULY 17TH, 2019.

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].


DEFERRED TO AUGUST 7TH, 2019

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

DEFERRED TO JULY 17TH, 2019.

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

DEFERRED TO JULY 17TH, 2019

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**

DEFERRED TO JULY 24TH, 2019

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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**

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE SITE PLAN (SI-2019-00183). THE SITE PLAN (SI-2019-00164 HAS BEEN DEFERRED TO JULY 17TH, 2019. THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT WITH FINAL SIGN OFF DELEGATED PLANNING FOR AMAFCA SIGNATURE.

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 98TH STREET NW, containing approximately 16.6729 acre(s). (K-9) *[Deferred from 6/26/19]*

PROPERTY OWNERS: 98th AND 1-40 LAND LLC

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

DEFERRED TO JULY 31ST, 2019.

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

DEFERRED TO JULY 17TH, 2019.

MINOR CASES

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

DEFERRED TO JULY 31ST, 2019.

SKETCH PLAT

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

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

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

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

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

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

18. Other Matters:

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

ADJOURNED: 10:18

