



**DEVELOPMENT REVIEW BOARD**

**Agenda**

**Plaza del Sol Building Basement Hearing Room**

**July 17, 2019**

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

*Angela Gomez ~ DRB Hearing Monitor*

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**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:** DEFFERRAL OF CASES WILL BE ANNOUCED 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**
- C. Approval of Amended Agenda**

**MAJOR CASES**

- 1. Project #PR-2019-002331**  
**SD-2019-00123 – VACATION OF PUBLIC EASEMENT**  
**SD-2019-00108 – PRELIMINARY/FINAL PLAT**

**RUPAL ENGINEER, DESIGN PLUS LLC** agent(s) for **SUNDANCE VILLAGE LIMITED PARTNERSHIP** 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) *][SD-2019-00108 PP/FP Deferred from 6/5/19, 6/26/19]*

**PROPERTY OWNERS:** SUNDANCE VILLAGE LIMITED PARTNERSHIP  
**REQUEST:** VACATION OF PUBLIC UTILITY EASEMENT AND CONSOLIDATE 6 LOTS INTO 1

2. **Project #PR-2019-002496**  
**SI-2019-00180 - SITE PLAN**
- CONSENSUS PLANNING, INC.** agent(s) for **BELLA TESORO LLC** request(s) the aforementioned action(s) for all or a portion of LOT 1--4 BLOCK 4 TRACT 3 UNIT 3 NORTH ALBUQUERQUE ACRES, zoned MX-L, located at the SEC of BARSTOW ST NE AND ALAMEDA BLVD NE, containing approximately 3.38 acre(s). (C-20)
- PROPERTY OWNERS:** MATONI GIUSEPPE & ANNA TRUSTEES MANTONI FAMILY TRUST, LINDBORG PHILIP L  
**REQUEST:** MULTI-FAMILY RESIDENTIAL DEVELOPMENT
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3. **Project #PR-2018-001670**  
**SI-2019-00181 - SITE PLAN**
- CONSENSUS PLANNING** agent(s) for **AMERCO REAL ESTATE COMPANY** request(s) the aforementioned action(s) for all or a portion of TRACT C OF ALEXANDER CENTER, zoned MX-M, located at 4<sup>TH</sup> STREET NW AND CUTLER AVE NW, containing approximately 2.5277 acre(s). (H-14)
- PROPERTY OWNERS:** KAPLAN 4<sup>TH</sup> STREET LLC  
**REQUEST:** SELF STORAGE FACILITY
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4. **Project #PR-2019-002274**  
**VA-2019-00228 – PAVEMENT WAIVER**  
**VA-2019-00236 – SIDEWALK WAIVER**  
**VA-2019-00237 – RIGHT-OF-WAY WAIVER**  
**SD-2019-00129 – PRELIMINARY/FINAL PLAT**
- CARTESIAN SURVEY'S INC** agent(s) for **TROYER HOMES** request(s) the aforementioned action(s) for all or a portion of TRACTS 178B-2 & 177B-2A OF MRGCD MAP #35, zoned R-A, located on CAMILLO LANE NW between GABALDON RD NW and LEONORA DR NW, containing approximately .22 acre(s). (H-12)
- PROPERTY OWNERS:** TRUJILLO DAVID R & JANE M  
**REQUEST:** CONSOLIDATE 2 TRACTS INTO 1 TRACT
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5. **Project #PR-2019-001948**  
**(1003612/1003523/1000599)**  
**SD-2019-00006 – PRELIMINARY/FINAL PLAT**  
**SD-2019-00007 – VACATION OF PUBLIC EASEMENT**
- THE GROUP** agent(s) for **NAZISH LLC** request(s) the aforementioned action(s) for all or a portion of TRACT A PLAT OF PRIMA ENTRADA, zoned PC, located on SONTERRO AV NW, east of 98<sup>TH</sup> ST NW and north of I-40, containing approximately 0.71 acre(s). (H-9) *[Deferred from 1/16/19, 4/17/19]*
- PROPERTY OWNERS:** NAZISH LLC  
**REQUEST:** VACATE A TEMP DRAINAGE EASEMENT AND REPLAT EXISTING TRACT INTO 7 LOTS
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6. **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, 7/10/19*]

**PROPERTY OWNERS:** CITY OF ALBUQUERQUE

**REQUEST:** VACATION OF A PORTION OF SAN MATEO PL NE R/W

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7. **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, 7/10/19*]

**PROPERTY OWNERS:** GODORI INVESTMENTS LLC

**REQUEST:** CREATE 2 LOTS FROM ONE EXISTING LOT AND MAJOR  
INFRASTRUCTURE IMPROVEMENTS

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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,  
7/10/19*]

**PROPERTY OWNERS:** BUGLO PROPERTIES

**REQUEST:** CONSOLIDATE 2 LOTS INTO 1

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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, 7/10/19*]

**PROPERTY OWNERS:** SOUTH BAY INVESTMENTS

**REQUEST:** SUBDIVIDE 1 TRACT INTO 2

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**10. Project #PR-2019-001579  
SI-2019-00164 – SITE PLAN**

**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

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**MINOR CASES**

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**11. Project #PR-2018-001695  
(1003445)  
SD-2019-00124 – VACATION OF PRIVATE  
EASEMENT**

**TERRA LAND SURVEYS LLC** agent(s) for **NOVUS PROPERTIES LLC** request(s) the aforementioned action(s) for all or a portion of TRACTS C, F + G PLAT OF FOUNTAIN HILLS PLAZA SUBDIVISION, zoned NR-C, located at 4584 NUNZIO AV NW, north of PASEO DEL NORTE NW and west of EAGLE RANCH RD NW, containing approximately 4.6606 acre(s). (C-12)

**PROPERTY OWNERS:** NOVUS PROPERTIES LLC  
**REQUEST:** VACATE EASEMENTS

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**SKETCH PLAT**

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**12. Project #PR-2019-002606  
(1000899)  
PS-2019-00060 – SKETCH PLAT**

**ARCH + LAND USE CONSULTANTS** agent(s) for **MESA VIEW UNITED METHODIST CHURCH** request(s) the aforementioned action(s) for all or a portion of TRACTS 27-A-2 AND 27-A-1 TAYLOR RANCH SUBDIVISION, zoned MX-L, located at NEC of MONTANO RD NW and TAYLOR RANCH RD NW, containing approximately 8.0 acre(s). (E-11)

**PROPERTY OWNERS:** MESA VIEW UNITED METHODIST CHURCH A NM NON-PROFIT CORP  
**REQUEST:** REPLAT OF 2 EXISTING LOTS INTO 2 NEW LOTS

13. **Project #PR-2019-002608**  
**(1009036, 1008042)**  
**PS-2019-00062 – SKETCH PLAT**

**ARCH + LAND USE CONSULTANTS** agent(s) for **TANAGER COMPANY** request(s) the aforementioned action(s) for all or a portion of LOTS 6-12 INCLUSIVE IN BLOCK 17 OF THE PARIS ADDITION, zoned NR-GM, located at NEC of 1<sup>ST</sup> st nw and KINLEY AVE NW, containing approximately 1.0 acre(s). (J-14)

**PROPERTY OWNERS:** SUNWEST BANK TRUST FOR CE LS & LS  
BLAUGUND C/O TANGER CO & TANGER COMPANY  
**REQUEST:** LOT CONSOLIDATION OF 7 EXISTING LOTS INTO 3 LOTS

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14. **Project #PR-2019-002610**  
**(1004236, 1008492)**  
**PS-2019-00063 - SKETCH PLAT**

**JOSHUA SKARSGARD** agent(s) for **MCHT, LLC** request(s) the aforementioned action(s) for all or a portion of NORTHEASTERLY PORTION LOT 25 & LOT 26-B ALVARADO GARDENS UNIT 1, zoned R-A, located south of CAMELL FARM LN NW and west of GREIGOS DRAIN, containing approximately 0.116 acre(s). (G-13)

**PROPERTY OWNERS:** MCHT, LLC  
**REQUEST:** CONSOLIDATION OF 2 RESIDENTIAL LOTS INTO 1 RESIDENTIAL LOT

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15. **Project #PR-2019-002609**  
**PS-2019-00061- SKETCH PLAT**

**ARCH + LAND USE CONSULTANTS** agent(s) for **ELIZABETH CARPENTER CURRIE** request(s) the aforementioned action(s) for all or a portion of LOT 14 FLORAL GARDENS, zoned R-1B, located on ROSE AVE NW south of FLORAL RD NW and west of RIO GRANDE BLVD NW, containing approximately 0.116 acre(s). (G-13)

**PROPERTY OWNERS:** ELIZABETH CARPENTER CURRIE  
**REQUEST:** CREATE 2 LOTS FROM 1 EXISTING LOT

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16. **Project #PR-2019-002607**  
**(1003373)**  
**PS-2019-00059 – SKETCH PLAT**

**ARCH + LAND USE CONSULTANTS** agent(s) for **JOHN O. PEARSON** request(s) the aforementioned action(s) for all or a portion of LOT 8-B PLAT OF LOTS 8-A & 8-B UNIT 1 ALVARADO, zoned R-A, located at east of RIO GRANDE BLVD NW and south of CANDELARIA RD NW, containing approximately 0.8967 acre(s). (G-13)

**PROPERTY OWNERS:** JOHN PEARSON  
**REQUEST:** CREATE 2 LOTS FROM 1 EXISTING LOT

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**17. Project #PR-2019-002604  
PS-2019-00058 – SKETCH PLAT**

**ARCH + LAND USE CONSULTANTS** agent(s) for **4SP HOTELS LLC** request(s) the aforementioned action(s) for all or a portion of LOT 261-A UNIT B TOWN OF ATRISCO GRANT AIRPORT UNIT, zoned NR-C, located on ILIFF RD NW west of COORS BLVD NW, containing approximately 5.2 acre(s). (H-11)

**PROPERTY OWNERS:** 4SP HOTELS

**REQUEST:** CREATE 2 TRACTS FROM 1 EXISTING TRACT

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**18. Project #PR-2019-002605  
PS-2019-00057 – SKETCH PLAT**

**RUDY RAEL** request(s) the aforementioned action(s) for all or a portion of LOT 6 BLOCK 3 LOWER BROADWAY ADDN, zoned R-1, located at the NWC of ALAMO AVE SE and MECHEM ST SE, containing approximately 0.1664 acre(s). (M-14)

**PROPERTY OWNERS:** RAEL RUDY & PEARL E C/O DAVID CARRILLO

**REQUEST:** LOT SPLIT

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**19. Other Matters:**

**20. ACTION SHEET MINUTES: July 10, 2019**

ADJOURNED.