



**DEVELOPMENT REVIEW BOARD**

**Agenda**

**Plaza del Sol Building Basement Hearing Room**

**March 6<sup>th</sup>, 2019**

**Kym Dicome..... DRB Chair**  
**Racquel Michel ..... Transportation**  
**Kris Cadena ..... Water Authority**  
**Doug Hughes .....City Engineer/Hydrology**  
**Ben McIntosh.....Code Enforcement**

*Angela Gomez ~ Administrative Assistant*

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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:** DEFERRAL OF CASES WILL BE ANNOUNCED 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**

**MAJOR CASES**

**1. Project# PR-2019-002063  
(1003991)  
SD-2019-00036 – EXTENSION OF  
PRELIMINARY PLAT  
(Public Meeting)**

**MARK GOODWIN & ASSOCIATES, PA** agent(s) for **VUELO, LLC** request(s) the aforementioned action(s) for all or a portion of LT 1-P1-B3-P1, TRACT A, SAGE RANCH, zoned R-T, located on SNOWVISTA BLVD SW between SAGE RD SW and BENAVIDES RD SW, containing approximately 3.7742 acre(s). (M-9)

**PROPERTY OWNERS:** VUELO LLC  
**REQUEST:** EXTENSION OF PRELIMINARY PLAT FOR A 32 RESIDENTIAL LOT SUBDIVISION

2. **Project# PR-2019-002079**  
**SD-2019-00037** - VACATION OF RIGHT-  
OF-WAY  
(Public Hearing)
- MRWM LANDSCAPE ARCHITECTS** agent(s) for **BEVERLY DONNELLAN** request(s) the aforementioned action(s) for all or a portion of LOT 10 and PORTIONS OF LOTS 9 & 11 BLOCK 18, PARKLAND HILLS ADDITION, zoned R-1D, located at 629 SIERRA DR. SE, containing approximately 0.354 acre(s). (L-17)
- PROPERTY OWNERS:** DONNELLAN MICHAEL J & BEVERLY L  
**REQUEST:** VACATE A PORTION OF LOMA LINDA PLACE SE
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3. **Project# PR-2019-002080**  
**(1011527)**  
**SD-2019-00038** - FINAL PLAT  
(Public Meeting)
- BOHANNAN HUSTON INC.** agent(s) for **PULTE DEVELOPMENT OF NEW MEXICO** request(s) the aforementioned action(s) for all or a portion of LOTS 7-10 and 23-26, BLOCK 29, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, zoned NR-BP, located on ALAMEDA BLVD between SAN PEDRO DR. and LOUISIANA BLVD., containing approximately 8.0088 acre(s). (C-18)
- PROPERTY OWNERS:** PULTE HOMES  
**REQUEST:** FINAL PLAT APPROVAL FOR A 34 LOT RESIDENTIAL DEVELOPMENT
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4. **Project# PR-2018-001914**  
**(1009674, 1006801)**  
**SI-2019-00040** - SITE PLAN  
(Public Meeting)
- TIERRA WEST, LLC** agent(s) for **GALLATIN DEVELOPMENT LLC & CLIFFORD ABQ C/O BURKE & ASSOCIATES LLC** request(s) the aforementioned action(s) for all or a portion of TRACT C BULK LAND PLAT of TRACTS A THRU D MERIDIAN BUSINESS PARK II (A REPLAT OF LOT 3 & TRACTS S-1A, S-2A-2 ATRISCO BUSINESS PARK UNIT 2), zoned NR-BP, located on GALLATIN PLACE NW between LOS VOLCANES RD NW and FORTUNA RD NW, containing approximately 22.4273 acre(s). (J-10)
- PROPERTY OWNERS:** GALLATIN DEVELOPMENT LLC & CLIFFORD ABQ C/O BURKE & ASSOCIATES LLC  
**REQUEST:** DRB SITE PLAN FOR A MAJOR EXPANSION
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5. **Project# PR-2019-002118**  
**(1004073)**  
**VA-2019-00057** – EXTENSION OF  
INFRASTRUCTURE LIST  
(Public Meeting)
- MARK GOODWIN & ASSOCIATES, PA** agent(s) for **JTH, LLC** request(s) the aforementioned action(s) for all or a portion of all TRACTS and LOTS, CORRECTION PLAT for VOLTERRA VILLAGE, zoned MX-M, located at JUAN TABO HILLS BLVD SE between MANACHOS RD SE and SILVER CHARM RD SE, containing approximately 25.84 acre(s). (M-21)
- PROPERTY OWNERS:** JTH LLC, LGI HOMES and VARIOUS PROPERTY OWNERS  
**REQUEST:** EXTENSION OF SIDEWALK DEFFERAL
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6. **Project# PR-2018-001759**  
**SD-2018-00129** –PRELIMINARY PLAT  
**VA-2018-00234** – DESIGN VARIANCE  
**VA-2019-00025** - SIDEWALK WAIVER  
**VA-2019-00026** - SIDEWALK DEFERRAL  
**VA-2019-00027** - DESIGN VARIANCE  
(Public Hearing)

**BOHANNAN HUSTON INC.** agent(s) for **WESTERN ALBUQUERQUE LAND HOLDINGS C/O GARRETT REAL ESTATE DEV.** request(s) the aforementioned action(s) for all or a portion of TRACT P WATERSHED SUBDIVISION, zoned PC, located on ARROYO VISTA BLVD NW near 118<sup>th</sup>/HIGH MESA, containing approximately 88.68 acre(s). (H-07, J-08, J-07) [*Deferred from 1/23/19, 2/13/19*]

**PROPERTY OWNERS:**WESTERN ALBQ LAND HOLDINGS c/o GARRETT DEV CORP

**REQUEST:** PRELIMINARY PLAT TO SUBDIVIDE INTO 327 LOTS + 46 TRACTS AND DESIGN VARIANCES TO DPM AND WAIVER/ DEFERRAL OF S/WS

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7. **Project# PR-2018-001991**  
**(1004404)**  
**SD-2019-00026** – PRELIMINARY PLAT  
**VA-2019-00033** – TEMPORARY DEFERRAL OF SIDEWALK  
**SD-2019-0027** – VACATION OF TEMPORARY PUBLIC DRAINAGE EASEMENT  
(Public Hearing)

**PRICE LAND AND DEVELOPMENT GROUP** agent(s) for **PV TRAILS ALBUQUERQUE, LLC** request(s) the aforementioned action(s) for all or a portion of TRACT 6 BULK LAND PLAT OF THE TRAILS UNIT 3A & TRACT C CORRECTION PLAT OF VALLE PRADO UNIT 3 (AKA VALLE PRADO UNITS 4 & 5) , zoned R-1D, located on WOODMONT AVE between RAINBOW AVE and PASEO DEL NORTE BLVD, containing approximately 15.52 acre(s). (C-9) [*Deferred from 2/13/19, 2/27/19*]

**PROPERTY OWNERS:** PV TRAILS ALBUQUERQUE LLC

**REQUEST:** PRELIMINARY PLAT FOR 93 RESIDENTIAL LOTS

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**MINOR CASES**

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8. **Project# PR-2018-001431**  
**SD-2019-00055** – PRELIMINARY/FINAL PLAT  
(Public Meeting)

**CSI – CARTESIAN SURVEYS INC.** agent(s) for **CITY OF ALBUQUERQUE FIRE DEPARTMENT AND DEPARTMENT OF MUNICIPAL DEVELOPMENT** request(s) the aforementioned action(s) for all or a portion of PARCEL D WITHIN LOT 23, BLOCK 31, SNOW HEIGHTS ADDN and VACATED PORTIONS OF SNOW HEIGHTS CIRCLE NE, zoned MX-M, located on MENAUL BLVD NE, west of EUBANK BLVD NE and east of GLORIETA ST NE, containing approximately 1.2105 acre(s). (H-20)

**PROPERTY OWNERS:** J&J HEIGHTS LLC

**REQUEST:** PLAT FOR NEW FIRE STATION #9

9. **Project# PR-2018-001431 (1001081)**  
**SI-2019-00059** -- FINAL SIGN OFF OF EPC SITE PLAN(18EPC-40037)  
(Public Meeting)
- CONSENSUS PLANNING, INC.** agent(s) for **CITY OF ALBUQUERQUE, FIRE DEPARTMENT AND DEPARTMENT OF MUNICIPAL DEVELOPMENT** request(s) the aforementioned action(s) for all or a portion of PARCEL D WITHIN LOT 23, BLOCK 31, SNOW HEIGHTS ADDN and VACATED PORTIONS OF SNOW HEIGHTS CIRCLE NE, zoned MX-M (NR-SU), located on MENAUL BLVD NE, west of EUBANK BLVD NE and east of GLORIETA ST NE, containing approximately 1.2105 acre(s). (H-20)
- PROPERTY OWNERS:** CITY OF ALBUQUERQUE  
**REQUEST:** EPC SITE PLAN SIGN OFF FOR FIRE STATION #9
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10. **Project# PR-2018-001702**  
**SD-2019-00053** – PRELIMINARY/FINAL PLAT  
**SD-2019-00063** – SIDEWALK VARIANCE  
**SD-2019-00064** – STREET WIDTH VARIANCE  
**SD-2019-00065** – RIGHT-OF-WAY WIDTH VARIANCE  
(Public Hearing)
- COMMUNITY SCIENCES** agent(s) for **NISLY HOMES, LLC** request(s) the aforementioned action(s) for all or a portion of LOT 2 SHAMROCK ADDN & TR 101-C MRGCD MAP 34, zoned MX-L, located at 2415 MATTHEW AV NW west of RIO GRANDE BLVD NW and north of DON QUIXOTE DR NW, containing approximately 0.233 acre(s). (G-12)
- PROPERTY OWNERS:** US BANK  
**REQUEST:** SUBDIVIDING 2 LOTS INTO 3
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11. **Project# PR-2018-001596 (1006742)**  
**SD-2019-00052** – PRELIMINARY/FINAL PLAT  
(Public Meeting)
- THOMAS D. JOHNSTON, PS, PE** agent(s) for **JOHN W. DAUGHERTY** request(s) the aforementioned action(s) for all or a portion of LOT 5, BLOCK 2, RHODE’S SANDIA VISTA ADDN and LOT 10-A, BLOCK 14, EAST CENTRAL BUSINESS ADDN, zoned MX-M & R-1C, located on DOROTHY ST NE, east of SKYLINE RD NE and south of BUENA VENTRUA RD NE, containing approximately 0.5465 acre(s). (L-21)
- PROPERTY OWNERS:** DAUGHERTY JOHN W & SUSAN L  
**REQUEST:** LOT LINE ADJUSTMENT
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12. **Project# PR-2019-002149**  
**SD-2019-00054** – INFRASTRUCTURE LIST AMENDMENT  
(Public Meeting)
- RIO GRANDE ENGINEERING** agent(s) for **MILLER FAMILY TRUST** request(s) the aforementioned action(s) for all or a portion of TRACT A-1-A SUBDIVISION PLAT OF TRACTS A-1-A AMERICAN TOYOTA (BEING A RE-PLAT OF TRACTS A-1 AND B-1, AMERICAN TOYOTA & LOTS 15 THRU 18, BLOCK 10, TRACT A, UNIT B NORTH ALBUQUERQUE, zoned MX-M, located at the NWC of ALAMEDA BLVD NE and SAN PEDRO DR NE, containing approximately 10.134 acre(s). (C-18)
- PROPERTY OWNERS:** MILLER LAWRENCE H & KAREN G  
**REQUEST:** MINOR AMENDMENT TO INFRASTRUCTURE LIST

**13. Project# PR-2018-001584**  
**SI-2019-00043** – FINAL SIGN OFF OF EPC  
SITE PLAN (SI-2018-00221)  
(Public Meeting)

**TIERRA WEST, LLC** agent(s) for **UNIVEST-COORS ROAD LLC**  
request(s) the aforementioned action(s) for all or a portion  
of TRACT 3 PLAT OF TRACTS 1 THRU 4 COORS VILLAGE  
SUBDIVISION, zoned MX-L, located at the SWC of COORS  
BLVD NW and WESTERN TRAILS NW, containing  
approximately 13.5436 acre(s). (F-11) *[Deferred from 2/20/19]*

**PROPERTY OWNERS:** UNIVEST-COORS ROAD LLC  
**REQUEST:** EPC SITE PLAN FOR SENIOR LIVING DEVELOPMENT

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**14. Project# PR-2018-001405**  
**(1007489, 1007720)**  
**SD-2019-00020** – VACATION OF AN  
EASEMENT  
(Public Hearing)

**ISAACSON & ARFMAN, PA** agent(s) for **YES HOUSING, INC.**  
request(s) the aforementioned action(s) for all or a portion  
of TRACT A PLAT & VACATION REQUEST FOR TRACTS A & B  
WEST ROUTE 66 ADDN, zoned MX-M, located west of  
UNSER BLVD NW and north of CENTRAL AVENUE NW,  
containing approximately 6.2218 acre(s). (K-10) *[Deferred from*  
*2/13/19, 2/27/19]*

**PROPERTY OWNERS:** CITY OF ALBUQUERQUE  
**REQUEST:** VACATION OF PARKING EASEMENT

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**15. Other Matters:**

**16. Action Sheet MINUTES: February 27, 2019**

ADJOURNED.