



**DEVELOPMENT REVIEW BOARD**

**Agenda**

**Plaza del Sol Building Basement Hearing Room**

**June 5<sup>th</sup>, 2019**

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

*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**
- C. Approval of Amended Agenda**


**MAJOR CASES**

- 1. 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)

**PROPERTY OWNERS:** GODORI INVESTMENTS LLC  
**REQUEST:** CREATE 2 LOTS FROM ONE EXISTING LOT AND MAJOR INFRASTRUCTURE IMPROVEMENTS

**DEFERRED TO JULY 10<sup>TH</sup>, 2019**

2. **Project# PR-2019-002411  
(1002739)**  
**SD-2019-00090 – EXTENSION OF  
PRELIMINARY PLAT** 


**CONSENSUS PLANNING INC.** agent(s) for **SUCCESS LAND HOLDINGS, LLC** request(s) the aforementioned action(s) for all or a portion of TRACTS B1 BULK LAND PLAT FOR ANDERSON HEIGHTS UNIT 4 + TRACTS A-1-A CORRECTION PLAT OF TRACTS A-1-A AND A-1-B ANDERSON HEIGHTS UNIT 4, zoned PD + R-1A, located on COLOBEL AVE SW south of AMOLE MESA AVE SW and north of 118<sup>th</sup> ST SW, containing approximately 82.9311 acre(s). (N-8)

**PROPERTY OWNERS:** SUCCESS LAND HOLDINGS LLC/O PRICE LAND & DEVELOPMENT GROUP INC

**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.**

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3. **Project# PR-2019-002412**  
**SD-2019-00095 - EXTENSION OF  
INFRASTRUCTURE IMPROVEMENTS  
AGREEMENT (IIA)**  
**VA-2019-00175 – EXTENSION OF  
TEMPORARY DEFERRAL OF SIDEWALK  
CONSTRUCTION** 


**MARK GOODWIN & ASSOCIATES, PA** agent(s) for **VISTA DEL NORTE DEVELOPMENT, LLC** request(s) the aforementioned action(s) for all or a portion of LOS LOMITAS INDUSTRIAL PARK , zoned NR-BP, located on LAS LOMITAS DR NE south of EL PUEBLO RD NE, containing approximately 34.0 acre(s). (D-16)

**PROPERTY OWNERS:** VARIOUS LOT OWNERS

**REQUEST:** 2 YEAR SIDEWALK DEFERRAL EXTENSION AND 1 YEAR IIA EXTENSION

**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 ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT.**

**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 TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS.**

4. **Project #PR-2019-001560**  
**(1007412)**  
**SI-2019-00140 – EPC SITE PLAN SIGN OFF**  


**CONSENSUS PLANNING, INC.** agent(s) for **SP ALBUQUERQUE, LLC** request(s) the aforementioned action(s) for all or a portion of TRACTS B-2 REPLAT OF TRACT B YORBA LINDA SUBDIVISION and PORTION OF TRACT A, HOFFMANTOWN BAPTIST CHURCH SITE, zoned MX-L, located on HARPER ROAD NE between VENTURA STREET NE and WYOMING BLVD NE, containing approximately 14.2 acre(s). (E-20)

**PROPERTY OWNERS:** HOFFMANTOWN BAPTIST CHURCH  
**REQUEST:** EPC SITE PLAN SIGN-OFF FOR SENIOR LIVING FACILITY

**DEFERRED TO JUNE 12, 2019**

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5. **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*]

**PROPERTY OWNERS:** BEN E. KEITH & SWIRE PACIFIC HOLDINGS INC  
DBA COCA COLA USA  
**REQUEST:** SITE PLAN FOR A DISTRIBUTION FACILITY

**DEFERRED TO JUNE 19<sup>TH</sup>, 2019**


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6. **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*].

**DEFERRED TO JULY 10, 2019**

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7. **Project# PR-2018-001759**  
**SD-2018-00129** –PRELIMINARY PLAT  
**VA-2018-00234** – DESIGN VARIANCE  
**VA-2019-00025** - SIDEWALK WAIVER  
**VA-2019-00026** – VARIANCE -TEMP  
DEFERRAL OF S/W CONSTRUCTION  
**VA-2019-00027** - DESIGN VARIANCE 
- 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, 4/3/19, 4/10/19, 4/24/19, 5/8/19, 5/22/19*]

**PROPERTY OWNERS:**WESTERN ALBQ LAND HOLDINGS c/o GARRETT DEV CORP  
**REQUEST:** SUBDIVIDE INTO 327 RESIDENTIAL LOTS + 46 TRACTS AND DESIGN VARIANCES TO DPM AND WAIVER/ DEFERRAL OF S/WS

**DEFERRED TO JUNE 12<sup>TH</sup>, 2019.**

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8. **Project# PR-2018-001996**  
**(1010401, 1004404)**  
**SD-2019-00028** - AMENDMENT TO PRELIMINARY PLAT  
**SD-2019-00023** – VACATION OF TEMPORARY PUBLIC ROADWAY EASEMENT  
**SD-2019-00030** – VACATION OF A PUBLIC WATER EASEMENT  
**SD-2019-00031** – VACATION OF A PUBLIC ROADWAY EASEMENT
- 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 H, DURANGO UNIT 1 (AKA DURANGO UNITS 3A & 3B) , zoned R-1D, located on WOODMONT AVE between RAINBOW AVE and PASEO DEL NORTE BLVD, containing approximately 18.83 acre(s). (C-9) [*Deferred from 2/13/19, 2/27/19, 3/20/19, 3/27/19, 4/10/19, 5/8/19*]

**PROPERTY OWNERS:** PV TRAILS ALBUQUERQUE LLC  
**REQUEST:** AMEND PRELIMINARY PLAT FOR 35 RESIDENTIAL LOTS AND 1 TRACT

**DEFERRED TO JUNE 26<sup>TH</sup>, 2019**

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9. **Project# PR-2018-001996**  
**(1010401, 1004404)**  
**SD-2019-00024** - PRELIMINARY PLAT  
**VA-2019-00032** – TEMPORARY DEFERRAL OF SIDEWALK  
**VA-2019-00031** – SIDEWALK WAIVER  
**SD-2019-00029** – VACATION OF PUBLIC ROADWAY EASEMENT  
**SD-2019-00025** – VACATION OF A PUBLIC WATER AND SANITARY SEWER EASEMENT
- 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 H, DURANGO UNIT 1 (AKA DURANGO UNITS 4 & 5) , zoned R-1D, located on WOODMONT AVE between RAINBOW AVE and PASEO DEL NORTE BLVD, containing approximately 11.32 acre(s). (C-9) [*Deferred from 2/13/19, 2/27/19, 3/20/19, 3/27/19, 4/10/19, 5/8/19*]

**PROPERTY OWNERS:** PV TRAILS ALBUQUERQUE LLC  
**REQUEST:** PRELIMINARY PLAT FOR 39 RESIDENTIAL LOTS

**DEFERRED TO JUNE 26<sup>TH</sup>, 2019**

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10. **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

**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, 3/6/19, 3/20/19, 3/27/19, 4/10/19, 5/8/19]



**PROPERTY OWNERS:** PV TRAILS ALBUQUERQUE LLC  
**REQUEST:** PRELIMINARY PLAT FOR 93 RESIDENTIAL LOTS

**DEFERRED TO JUNE 26<sup>TH</sup>, 2019**

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**MINOR CASES**


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11. **Project# PR-2019-002331**  
**SD-2019-00108** – PRELIMINARY/FINAL PLAT  

**DESIGN PLUS LLC** agent(s) for **PACIFICAP PROPERTIES** 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)

**PROPERTY OWNERS:** VILLAGE LIMITED PARTNERSHIP  
**REQUEST:** CONSOLIDATE 6 LOTS INTO 1

**DEFERRED TO JUNE 26, 2019**


12. **Project# PR-2019-002400**  
**SI-2019-000303** – PRELIMINARY/FINAL PLAT 

**ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **IRMA HOLGUIN** request(s) the aforementioned action(s) for all or a portion of LOTS 11 & 12 BLK 2 JC MITCHELLS FIRST ADDITION, zoned R-1A, located at 222 SOUTHERN AVE SE between JESUS ST. SE and WILLIAM ST SE, containing approximately 0.972 acre(s). (L-14)

**PROPERTY OWNERS:** HOLGUIN IRMA  
**REQUEST:** CONSOLIDATE 2 LOTS INTO 1

**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 PRELIMINARY/FINAL PLAT.**

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13. **Project# PR-2019-001773**  
**SI-2019-00143** – PRELIMINARY/FINAL  
PLAT 

**ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **PHILLIP HOPPER** request(s) the aforementioned action(s) for all or a portion of LOTS 8 & 9 BLK 3 GARCIA ADDITION, zoned R-1A, located at 1210 11<sup>TH</sup> ST NW between BELLAMAH AVE NW and ROSEMONT AVE NW, containing approximately 0.1243 acre(s). (X-XX)

**PROPERTY OWNERS:** HOPPER PHILIP  
**REQUEST:** CONSOLIDATE 2 LOTS INTO 1

**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 PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO: PLANNING FOR MRGCD COMMENT.**

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**SKETCH PLAT**

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14. **Project# PR-2019-002452**  
**SI-2019-00141** – SKETCH PLAT

**CSI – CARTESIAN SURVEYS, INC.** agent(s) for **DAVID MARISCO** request(s) the aforementioned action(s) for all or a portion of LOT C RE-PLAT OF LOTS 5-A,5-B, 6-A, 6-B AND THE NORTH ONE-HALF OF LOTS 7-A, 7-B IN BLOCK 25, EMIL MANN ADDITION, zoned RM-L, located on CHARLESTON ST. SE between TRUMBULL AVE. SE and SOUTHERN AVE. SE, containing approximately 0.2715 acre(s). (L-19-Z)

**PROPERTY OWNERS:** MARSICO DAVID & RITA  
**REQUEST:** SUBDIVIDING 1 LOT INTO 2

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

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15. **Project# PR-2019-002465**  
**PS-2019-00042 – SKETCH PLAT**

**CSI – CARTESIAN SURVEYS, INC.** agent(s) for **THE SEIGEL GROUP NEVADA, INC.** request(s) the aforementioned action(s) for all or a portion of PARCEL A & B-1 MENAUL DEVELOPMENT AREA, zoned NR-LM, located on UNIVERSITY BLVD NE between CLAREMONT AVE NE and MENAUL BLVD NE, containing approximately 5.47 acre(s). (H-15-Z)

**PROPERTY OWNERS:** 2500 ALBUQUERQUE HOLDINGS LLC  
**REQUEST:** SUBDIVIDE 1 LOT INTO 2

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

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16. **Project# PR-2019-002454**  
**SI-2019-00144 – SKETCH PLAT**

**TIM SOLINISK** agent(s) for **BERNALILLO COUNTY** request(s) the aforementioned action(s) for all or a portion of LOT A & B & C & D & E BLK 1 ESTATE OF AMBROSIO GARCIA, LOTS 59-64 AND P - U ARMIJO—PERFECTO & BROS ADDITION and LOTS 1-12 MANDELL BUSINESS AND RESIDENCE ADDITION and UNPLATTED LANDS, zoned MX-FB-UD, located on TIJERAS AVE NW + 5<sup>TH</sup> STREET NW + MARQUETTE AVE NW, containing approximately .281 acre(s). (J-14, K-14)

**PROPERTY OWNERS:** BERNALILLO COUNTY  
**REQUEST:** CONSOLIDATION PLAT

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

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17. Other Matters:

18. **ACTION SHEET MINUTES: May 22, 2019**

ADJOURNED.