



**DEVELOPMENT REVIEW BOARD  
Action Sheet**

**Plaza del Sol Hearing Room, Basement, Plaza del Sol Building**

July 18, 2007 9:00 A.M.

**MEMBERS:**

Sheran Matson, AICP, DRB Chair  
Sandra Handley, Administrative Assistant

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA  
Christina Sandoval, Parks & Recreation

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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 CLAIRE SENOVA, 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:** REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order: 9:00 A.M. Adjourned:
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**  
**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project# 1002858**  
07DRB-70068 MAJOR - 2YR SUBD IMP  
AGMT (2YR SIA)  
MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Parcel A-1 & I-1, **MESA @ ANDERSON HILLS, UNIT 2**, zoned SU-1, C-1 & R-2, located on DENNIS CHAVEZ BLVD SW between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 35.43 acre(s). (P-9) **THE TWO YEAR SIA EXTENSION WAS APPROVED.**

2. **Project# 1002856**  
07DRB-70069 MAJOR - 2YR SUBD IMP  
AGMT (2YR SIA)

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Parcel 1, **THE MEADOWS @ ANDERSON HILLS**, zoned RLT, located on DENNIS CHAVEZ BLVD SW between UNSER BLVD SW and 98<sup>TH</sup> SW containing approximately 48.0729 acre(s). (P-9) **THE TWO YEAR SIA EXTENSION WAS APPROVED.**
3. **Project # 1000945**  
07DRB-00621 Major-Two Year SIA

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for EAGLE ROCK PROPERTIES LLC request(s) the above action(s) for all or any portion of Lot(s) 22, Block(s) 26, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP located on EAGLE ROCK AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF:06DRB-00710] [*Deferred from 6/13/07*] (C-18) **TWO-YEAR SIA EXTENSION WAS WITHDRAWN AT THE AGENT'S REQUEST.**
4. **Project# 1005464**  
07DRB-70082 VACATION OF PUBLIC  
RIGHT-OF-WAY

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 32, Tract(s) A, **NORTH ALBUQUERQUE ACRES**, zoned R-LT, located on PALOMAS AVE NE between BARSTOW ST NE and VENTURA ST NE containing approximately 0.73 acre(s). [*Deferred from 7/18/07*] D-19) **DEFERRED AT THE BOARD'S REQUEST TO 08/15/07.**
5. **Project# 1003445**  
07DRB-70083 VACATION OF PUBLIC  
RIGHT-OF-WAY

BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC, request(s) the above action(s) for all or a portion of Tract(s) B-1-A, C-1-A, D-1-A, Lot(s) 10-A-2, Tract(s) B, Block(s) D, **ALBUQUERQUE WEST, UNIT 1** and **RICHLAND HILLS, UNIT 1**, zoned SU-1 / PDA to include C-3 uses, located on NUNZIO AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW, containing approximately 39.9074 acre(s). [07DRB-00261] (C-12) **THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
6. **Project# 1002962**  
07DRB-70084 VACATION OF PUBLIC  
EASEMENT

BOHANNAN HUSTON INC agent(s) for CANTATA @ THE TRAILS INC, request(s) the above action(s) for all or a portion of Tract(s) 4- 0S, THE TRAILS UNIT 2 (to be known as **CANTATA @ THE TRAILS**) zoned SU-2 UR, located on OAKLAND RIDGE ST NW and WOODMONT AVE NW containing approximately 5.0749 acre(s). [07DRB-00613] (C-9) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1005031**  
06DRB-01077 Major-Vacation of Public Easements
- 06DRB-01017 Major-Preliminary Plat Approval  
06DRB-01018 Minor-Temp Defer SDWK
- 06DRB-01282 Minor-Subd Design (DPM) Variance
8. **Project # 1005070**  
06DRB-01154 Major-Preliminary Plat Approval  
06DRB-01156 Minor-Sidewalk Waiver  
06DRB-01155 Minor-Temp Defer SDWK
- SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06, 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07 & 7/18/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/01/07.**
- SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06, 8/23/06, 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07 & 7/18/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/01/07.**
- WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07 & 7/18/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/01/07.**
- SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07 & 7/18/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/22/07.**

**8.A Project# 1000976**  
07DRB-70042 MAJOR - PRELIMINARY  
PLAT APPROVAL  
07DRB-70044 MINOR - TEMP DEFR  
SWDK CONST

ABQ ENGINEERING INC. agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT CO.,INC.**, zoned SU-1 FOR PRD, located on ERVIEN LN SW between COORS BLVD SW and UNSER BLVD SW containing approximately 40.85 acre(s).*[Deferred from 07/11/07 & 7/18/07]* (M-10 & N-10) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

07DRB-70107 MINOR - SDP FOR  
SUBDIVISION

CONSENSUS PLANNING agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT, RIVERSIDE WEST SUBDIVISION**, zoned SU-1/PRD, located on ERUIEN LANE SW BETWEEN COORS BLVD SW AND AMOLE ARROYO containing approximately 40.85 acre(s). *[Deferred from 07/11/07 & 7/18/07]* (M-10) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND  
MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

**NOTE:** IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED,  
THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

**9. Project# 1002651**  
07DRB-70125 AMENDED SDP FOR BP

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for DEVALMONT VINEYARDS INC request(s) the above action(s) for all or a portion of Lot(s) 25-A, Tract(s) A, Block(s) 15, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on I-25 NORTH BOUND FRONTAGE RD NE BETWEEN CARMEL AVE NE AND CORONA AVE NE [REF: DRB-93-78] *[Deferred from 7/18/07]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

**10. Project# 1005355**  
07DRB-70119 EPC APPROVED SDP  
FOR BUILD PERMIT

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, **MESA DEL SOL**, zoned PC, located on UNIVERSITY BLVD SE BETWEEN SOLAR MESA AVE SE AND BOBBY FOSTER SE (R-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO PROVIDE ACCESS ALONG EASTMAN AVE, ACCESS WITH BENEFICIARIES & MAINTANCE RESPONSIBILITIES DEFINED ON THE BULK LAND PLAT AND TO PLANNING FOR A 15 DAY APPEAL PERIOD, CATALINA LEHNER'S INITIALS AND FOUR COPIES OF THE PLAN, ONE TO BE INCLUDED IN THE MASTER PLAN FILE.**

## MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

11. **Project# 1002092**  
07DRB-70120 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for THOMAS M BOHLMAN request(s) the above action(s) for all or a portion of Lot(s) 14P-1 & 25P-1, **OXBOW BLUFF SUBDIVISION** zoned SU-3, located on SILVERY MINNOW LANE NW BETWEEN WATERWILLOW LANE NW AND OXBOW NW containing approximately 1.2255 acre(s). (F-11) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION.**
12. **Project# 1003087**  
07DRB-70118 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for FULLER HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 94 & 95, **WATERSHED SUBDIVISION**, and zoned SU-2 FOR PDA, located on SANDWATER RD NW BETWEEN WATERSHED DR NW AND MESA RAIN RD NW containing approximately 0.3815 acre(s). (H-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION.**
13. **Project# 1004707**  
07DRB-70123 VACATION OF PRIVATE  
EASEMENT  
07DRB-70124 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 269 & 270 together with 68<sup>th</sup> St tract, **TOWN OF ATRISCO LAND GRANT**, zoned C-2, located on HANOVER RD NW BETWEEN 68<sup>TH</sup> ST NW & I-40 containing approximately 4.0714 acre(s). (J-10) **THE VACATION OF PRIVATE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 07/18/07, THE PRELIMINARY AND FINAL PLAT WAS APPROVED.**
14. **Project# 1004907**  
07DRB-70121 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for RUTH ROSENSTEIN request(s) the above action(s) for all or a portion of Lot(s) 20 & 21, **CORONADO PLACE ADDITION**, zoned SU-2/ RC, located on FORRESTER ST NW BETWEEN MOUNTAIN RD NW AND 8<sup>TH</sup> ST NW containing approximately 0.1362 acre(s). (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATIONS AND TO PLANNING FOR A COPY OF THE RECORDED PLAT.**

15. **Project# 1005208**  
07DRB-70127 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- ROSS HOWARD COMPANY agent(s) for PEDRO & MAGGIE MEJIA request(s) the above action(s) for all or a portion of Tract(s) 27-A-1-C-1 & 27-A-1-C-2-A, M.R.G.C.D. Map 40, zoned SU-2/R-1, located on CROMWELL AVE SW BETWEEN 8<sup>th</sup> ST SW AND ALBUQUERQUE RIVERSIDE DRAIN containing approximately 0.1751 acre(s). (K-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATIONS AND TO PLANNING FOR A COPY OF THE RECORDED PLAT.**
- 15.A **Project# 1004919**  
07DRB-70073 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2<sup>ND</sup> STREET BUSINESS CENTER**) zoned M-1, located on 2<sup>nd</sup> ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). [Deferred from 06/27/07, 07/11/07 & 7/18/07] [REF: 06DRB-00747] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

**NO ACTION IS TAKEN ON THESE CASES:**  
**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

16. **Project# 1006618**  
07DRB-70122 SKETCH PLAT REVIEW  
AND COMMENT
- KEITH MACDUFFEE agent(s) for RICHARD FOX request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 5, **TRACTION PARK & CITY ELECTRIC ADDITION**, zoned R-LT, located on NEW YORK AVE SW BETWEEN CENTRAL AVE SW AND RIO GRANDE BLVD NW containing approximately 0.14 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project# 1006626**  
07DRB-70126 SKETCH PLAT REVIEW  
AND COMMENT
- ADRIAN PEDROZA request(s) the above action(s) for all or a portion of Tract(s) 23 ,24 & 139, **ATRISCO GRANT, UNIT 6**, zoned R-1, located on GONZALES SW AND CHURCHILL SW containing approximately 2.4 acre(s). (K-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. ADJOURNED: 10:35 AM