



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes

Plaza del Sol Building Basement Hearing Room

January 23, 2019

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

Angela Gomez ~ Administrative Assistant

MAJOR CASES


- 1. 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) [icon]

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 118th/HIGH MESA, containing approximately 88.68 acre(s). (H-07, J-08, J-07)

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

DEFERRED TO FEBRUARY 13TH, 2019.

2. **Project# PR-2018-001916
(1006864)**
SD-2018-00126 – 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 TRACT N-2-B-2 BULK PLAT FOR TRACTS N-2-B-1, N-2-B-2 & N-2-C-1, WATERSHED SUBDIVISION, zoned PC, located off MIREHAVEN PKWY NW west of TERRA PINTADA BLVD NW and north of ARROYO VISTA BLVD NW, containing approximately 23.0746 acre(s). (h-08)

PROPERTY OWNERS: PULTE HOMES

REQUEST: FINAL PLAT APPROVAL FOR 87 RESIDENTIAL LOTS AND 12 TRACTS

DEFERRED TO JANUARY 30TH, 2019.

3. **Project# PR-2018-001917
(1005191)**
SD-2018-00127 – EXTENSION OF PRELIMINARY PLAT
(Public Hearing) 

THE GROUP agent(s) for **NAZISH LLC** request(s) the aforementioned action(s) for all or a portion of LOTS 13-20, BLOCK 29 UNIT B TRACT A NORTH ALBUQUERQUE ACRES, zoned PD, located on LOUSIANA BLVD between ALAMEDA BLVD and SIGNAL AVE, containing approximately 6.84 acre(s). (6-18)

PROPERTY OWNERS: NAFEESA PASHTOON, DAVID STANG & DEBROAH K DLABAL, CLEARBROOK INVESTMENTS, SEVANO DEVELOPMENT

REQUEST: PRELIMINARY PLAT 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 A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WITH CONDITION OF PRO-RATA PAYMENT WITHIN 90 DAYS.

4. **Project# PR-2018-001327 (1001228)**
SD-2019-00013 – AMENDMENT TO INFRASTRUCTURE LIST
(Public Meeting)
- ISAACSON & ARFMAN, PA** agent(s) for **LAS VENTANAS NM, INC.** request(s) the aforementioned action(s) for all or a portion of TRACT 2A and a portion of TRACT 3, KELLY TRACTS, zoned R-A, located on Gabaldon RD SW between Mountain RD and I-40, containing approx. 5.48 acres (H-12)


PROPERTY OWNERS: JANE BLACK DAVIDSON

REQUEST: MINOR AMENDMENTS TO AN APPROVED INFRASTRUCTURE LIST

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 AMENDMENT TO THE INFRASTRUCTURE LIST.

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5. **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 - MINOR - PRELIMINARY/FINAL PLAT
(Public Hearing)
- BOB KEERAN** request(s) the above 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]
- DEFERRED TO FEBRUARY 13, 2019 AT THE APPLICANT'S REQUEST**

MINOR CASES

6. **Project# PR-2018-001560 (1007412)**
SI-2019-00011- FINAL SIGN OFF OF EPC SITE PLAN FOR SUBDIVISION
(17EPC-40025) 
(Public Meeting)
- CONSENSUS PLANNING INC.** agent(s) for **SP ALBUQUERQUE, LLC** request(s) the aforementioned action(s) for all or a portion of TRACT B-2, YORBA LINDA SUBDIVISION and a 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 14.14 acre(s). (E-20)

PROPERTY OWNERS: HOFFMANTOWN BAPTIST CHURCH

REQUEST: SITE PLAN FOR A 180 UNIT SENIOR LIVING FACILITY

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 FOR SUBDIVISION.

7. **Project# PR-2018-001223**

(1011553)

SI-2019-00012 – FINAL SIGN OFF OF EPC
SITE PLAN FOR BUILDING PERMIT
(SI-2018-00173)

(Public Meeting) 

MODULUS ARCHITECTS INC. agent(s) for **3X1 LLC** request(s) the aforementioned action(s) for all or a portion of The above action for all or a portion of TRACT B2A1 Plat for TRACT B-2-A-1, TOWN OF ATRISCO GRANT, zoned MX-L, located at COORS BLVD. NW, between SEQUOIA RD NW and TUCSON RD NW, containing approximately 1.9 acres. (G-11)

PROPERTY OWNERS: DCF PROPERTIES LLC

REQUEST: SITE PLAN FOR EXPANSION OF EXISTING AUTO BUSINESS

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 FOR BUILDING PERMIT. FINAL SIGN-OFF IS DELEGATED TO: TRANSPORTATION AND TO PLANNING.

8. **Project# PR-2018-001593**

SD-2019-00016 – PRELIMINARY/FINAL
PLAT

(Public Meeting) 

SBS CONSTRUCTION AND ENGINEERING, LLC agent(s) for **CASTI DEVELOPMENT, LLC** request(s) the aforementioned action(s) for all or a portion of LOTS 7-9, BLOCK 2, CLAYTON HEIGHTS SUBDIVISION, zoned MX-M, located on YALE BLVD SE south of SANTA CLARA AVE SE and north of SOUTHERN AVE SE, containing approximately 0.5085 acre(s). (L-15)

PROPERTY OWNERS: MANSOUR RAFAT & BARHOMEH OLA M

REQUEST: PRELIMINARY/FINAL PLAT FOR 8 LOT SUBDIVISION

DEFERRED TO JANUARY 30TH, 2019.

9. **Project# PR-2018-001584**

SI-2019-00015 – FINAL SIGN OFF OF EPC
SITE PLAN FOR BUILDING PERMIT
(SI-2018-00221)


(Public Meeting)  

DEKKER/PERICH/SABATINI agent(s) for **PRESBYTERIAN HEALTHCARE SERVICES** 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 4500 QUAKER HEIGHTS PL NW, Albuquerque, NM, containing approximately 6.84 acre(s). (F-11)

PROPERTY OWNERS: UNIVEST-COORS ROAD LLC

REQUEST: SITE PLAN FOR A 16,000 SF EMERGENCY CARE FACILITY AND A 35,000 SF OUTPATIENT CLINIC


IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED JANUARY 23RD, 2019, THE DRB HAS APPROVED THE SITE PLAN FOR BUILDING PERMIT. FINAL SIGN-OFF IS DELEGATED TO: TRANSPORTATION AND TO PLANNING.

10. **Project# PR-2018-001883
(1011556)**
SI-2018-00275 – FINAL SIGN OFF OF EPC
SITE PLAN FOR BUILDING PERMIT
(18EPC-40013)
(Public Meeting) 

TIERRA WEST, LLC agent(s) for **MONTGOMERY BLV
CHURCH OF CHRIST** request(s) the aforementioned
action(s) for all or a portion of TRACT A-1 PLAT OF TRACT A-
1 KNAPP HEIGHTS ADDN, zoned R-MH, located at 7201
MONTGOMERY BLVD NE east of LOUISIANA BLVD NE,
containing approximately 10.2836 acre(s). (F-19) *[Deferred
from 1/9/19]*

PROPERTY OWNERS: MONTGOMERY BLV CH OF CHRIST
REQUEST: SITE PLAN FOR A 23,580 SF CHURCH BUILDING


DEFERRED TO FEBRUARY 13TH, 2019.

11. **Project# PR-2018-001560**
SD-2019-00015 – PRELIMINARY/FINAL
PLAT
(Public Meeting) 

BOHANNAN HUSTON, INC. agent(s) for **SP ALBUQUERQUE,
LLC** request(s) the aforementioned action(s) for all or a
portion of TRACT B-2, YORBA LINDA SUBDIVISION and a
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 62.46 acre(s). (E-20)

PROPERTY OWNERS: HOFFMANTOWN BAPTIST CHURCH
REQUEST: REPLAT TO ADJUST LOT LINE OF 2 PARCELS

DEFERRED TO FEBRUARY 6TH, 2019.


12. **Project# PR-2018-001383**
SD-2019-00010 – PRELIMINARY/FINAL
PLAT
(Public Meeting) 

DAVID W. SALAZAR request(s) the aforementioned
action(s) for all or a portion of LOT 33, LOS HERMANOS,
zoned R-1C, located at 4517 LAS HERMANAS NW east of 2nd
STREET NW and south of GREIGOS RD NW, containing
approximately 0.5784 acre(s). (G-15)*[Deferred from 1/16/19]*

PROPERTY OWNERS: BOKF
REQUEST: SUBDIVIDE EXISTING LOT INTO 2

**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 DXF FILE**

SKETCH PLAT

13. **Project# PR-2019-001981**
PS-2019-00005 – SKETCH PLAT


ARCH + LAND USE CONSULTANTS agent(s) for **PAUL & JOANN LUCERO** request(s) the aforementioned action(s) for all or a portion of LOT 7-A BLOCK 2 FORAKER GARDENS ADDN (REPL OF LT 7 BLK 2), zoned R-1B, located at 618 PHOENIX AV + 731 LA POBLANARD NW, east of 8TH STREET NW and north of MENCIAL BLVD NW, containing approximately 0.45 acre(s). (H-14)

PROPERTY OWNERS: LUCERO PAUL R & JOANN M
REQUEST: LOT LINE ADJUSTMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

14. **Project# PR-2019-001982**
(1003010)
PS-2019-00006 – SKETCH PLAT

ARCH + LAND USE CONSULTANTS agent(s) for **ALBUQUERQUE LITTLE THEATRE INC.** request(s) the aforementioned action(s) for all or a portion of: TR B-1-A PLAT OF TRACTS B-1-A & B-2-A LAND OF ALBUQUERQUE LITTLE THEATRE CONT 2.2934 AC LOT B1A, BLOCK 0000, SUBDIVISION ALBUQUERQUE LITTLE THEATRE, zoned MX-M, located at 224 SAN PASQUALE AV SW, Albuquerque, NM, containing approximately 2.29 acre(s). (J-13)

PROPERTY OWNERS: ALBUQUERQUE LITTLE THEATRE INC
REQUEST: REPLAT TO INCORPORATE A PROPOSED PUBLIC EASEMENT VACATION

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

15. **Project# PR-2019-001984**
(001559) (1009721)
PS-2019-00007- SKETCH PLAT

ARCH + LAND USE CONSULTANTS agent(s) for **JOHN & LAURA FREED** request(s) the aforementioned action(s) for all or a portion of: LT 10 BLK 3 A SUBD PLAT FOR EL RANCHO ATRISCO UNIT #10 BEING A POR OF EL RANCHO ATRISCO NORTH CONT 0.1481 AC M/L LOT 10, BLOCK 3, SUBDIVISION EL RANCHO ATRISCO UNIT 10, zoned R-A, located at 2710 CAMPBELL RD NW, Albuquerque, NM, containing approximately 0.35 acre(s). (G-12)

PROPERTY OWNERS: FREED JOHN L & LAURA J
REQUEST: REPLAT TO INCORPORATE A PROPOSED VACATED PVT EASEMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

16. **Project# PR-2019-001983**
(1004228 1002571 1003853 1008564)
SD-2019-00017 – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **HEADSTART ENTERPRISES** request(s) the aforementioned action(s) for all or a portion of TRACT A-1 & A-2 PLAT OF TRACTS A-1 & A-2 GUTHRIE COMMERCE PARK, zoned NR-LM, located at 600 MONTANO RD NE + 5404 EDITH BLVD NE, containing approximately 7.72 acre(s). (F-15)

PROPERTY OWNERS: HEADSTART ENTERPRISES C/O CAR CRAFTERS
REQUEST: LOT CONSOLIDATION


THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

17. **Project# PR-2019-001985**
SD-2019-00018 – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **DIEGO & ARMANDO SEDILLO** request(s) the aforementioned action(s) for all or a portion of LOTS 7 & 8 & NORTH ½ OF LOT 9, BLOCK 6, LEWIS & SIMONDS ADDN, zoned R-1A, located at 806/808/812 ARNO ST SE, between PACIFIC AVE SE and SANTA FE AVE NE, containing approximately .40 acre(s). (K-14)

PROPERTY OWNERS: SEDILLO DIEGO R & ARMANDO E
REQUEST: CONSOLIDATE 3 LOTS INTO 2

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

18. Other Matters:
Project# PR-2018-001884
SD-2018-00121- PRELIMINARY/FINAL
PLAT
(Public Meeting) 

DIEGO HANDCRAFTED HOMES request(s) the aforementioned action(s) for all or a portion of Lot 59 MOUNTAIN HIGHLANDS UNIT 2, zoned R-1D, located at 6705 EMORY OAK PL NE (High Desert) south of PINE RIDGE PL NE and east of BLUE GAMMA RD NE, containing approximately 1.5696 acre(s). (E-24)

PROPERTY OWNERS: SUZANNE KENNETH SERUN
REQUEST: BUILDING ENVELOPE RECONFIGURATION

Approved 12-19-18 - minor change to cover sheet required re-signing of the plat

19. **ACTION SHEET MINUTES: January 16, 2019**
Were approved via consensus vote.

ADJOURNED: at 10:25