



**DEVELOPMENT REVIEW BOARD**

**Agenda**

**Plaza del Sol Building Basement Hearing Room**

**May 8, 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-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)

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

**DEFERRED TO JUNE 5<sup>TH</sup>, 2019**

2. **Project # PR-2018-001890**  
**VA-2019-00157 - VARIANCE**  
**SD-2019-00080 – PRELIMINARY/FINAL**  
**PLAT** 

**SAMMY MACIAS** request(s) the aforementioned action(s) for all or a portion of LOT 15 SLOAN’S ACRES SUBDIVISION and VACATED R/W OF 64<sup>TH</sup> STREET, zoned R-1D, located at 6340 EVERITT RD NW, east of 64<sup>TH</sup> STREET NW and north of ST JOSEPH’S AVENUE NW, containing approximately 0.551 acre(s). (G-10)

**PROPERTY OWNERS:** MACIAS, SAMMY NESTOR  
**REQUEST:** REPLAT TO INCORPORATE VACATED R/W INTO LOT

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE APPROVAL OF THE LOT SIZE VARIANCE, THE DRB HAS APPROVED THE VARIANCE AND THE PRELIMINARY/FINAL PLAT.**

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3. **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]*

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

**DEFERRED TO JUNE 5<sup>TH</sup>, 2019**

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4. **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]*

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

**DEFERRED TO JUNE 5<sup>TH</sup>, 2019**



5. **Project# PR-2018-001991 (1004404)**  
**SD-2019-00026** – PRELIMINARY PLAT  
**VA-2019-00033** – TEMPORARY DEFERRAL OF SIDEWALK  
**SD-2019-00027** – 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]

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

**DEFERRED TO JUNE 5<sup>TH</sup>, 2019**


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6. **Project# PR-2018-001411**  
**SI-2019-00095** – SITE PLAN  

**TIERRA WEST LLC** agent(s) for **MAVERIK INC.** request(s) the aforementioned action(s) for all or a portion of LOT A + B REDIVISION OF BLOCK 8 LA CUESTA SUBD (EXC POR OUT TO R/W ), zoned MX-M, located at SEC of JUAN TABO BLVD NE and COPPER AVE NE, containing approximately 1.41 acre(s). (K-22)[Deferred from 4/24/19]

**PROPERTY OWNERS:** M-F PARTNERSHIP + MANOLE ATHANASIOS K  
**REQUEST:** CONVENIENT STORE WITH GAS SALES

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 MAY 8<sup>TH</sup>, 2019, THE DRB HAS APPROVED THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO: PLANNING FOR EXECUTION OF THE IIA (INFRASTRUCTURE IMPROVEMENTS AGREEMENT)

7. **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 


**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]

**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 MAY 22<sup>ND</sup>, 2019**

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8. **Project# PR-2018-001525  
(1000469)**

SI-2019-00086 - SITE PLAN 

TIERRA WEST LLC agent(s) for MAVERICK INC. request(s) the aforementioned action(s) for all or a portion of TRACT L-1-A-1 PLAT of TRACTS L-1-A-1 & L-1-B-1-A ATRISCO BUSINESS PARK & LOT 21-A MERIDAN BUSINESS PARK, zoned NR-BP, located at 551 SILVER CREEK RD NW, SEC of UNSER BLVD NW and LOS VOLCANES RD NW, containing approximately 3.077 acre(s). (K-10)[*Deferred from 4/17/19*]


**PROPERTY OWNERS:** GRAYLAND CORP & J2C LLC & CLIFFORD JACK & LEE RVT & ETAL

**REQUEST:** SITE PLAN FOR CONVENIENCE STORE AND FUELING STATION

**DEFERRED TO MAY 22<sup>ND</sup>, 2019**

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9. **Project# PR-2019-001792**

SD-2019-00063 – PRELIMINARY PLAT  
VA-2019-00158 – TEMPORARY DEFERRAL  
OF SIDEWALK 

THE GROUP agent(s) for NAZISH LLC request(s) the aforementioned action(s) for all or a portion of LOT 31 + 32 BLOCK 5 NORTH ALBUQUERQUE ACRES UNIT 3 TRACT 2, zoned MX-T, located at NEC of WILSHIRE AV NE and LOUISIANA BLVD NE, Albuquerque, NM, containing approximately 1.56 acre(s). (C-19) [*Deferred from 4/24/19, 5/1/19*]

**PROPERTY OWNERS:** SHAH SUBHAS & CHANDRIKA S

**REQUEST:** REPLAT 2 EXISTING TRACTS INTO A 10 LOT RESIDENTIAL SUBDIVISION

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 1/21/19 THE DRB HAS APPROVED PRELIMINARY PLAT AND THE TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION.**

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**MINOR CASES**

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10. **Project# PR-2018-001725**  
**SD-2019-00054** – PRELIMINARY/FINAL  
PLAT


**ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **PHILLIP & CAROLYN STEWART-GOETZ** request(s) the aforementioned action(s) for all or a portion of Tracts 174-A and 175-A-1-A, MRGCD MAP 35, zoned R-A, located at 1712 & 1714 GABALDON NW between CAMILLO LN NW and RICARDO RD NW, containing approximately 0.5347 acre(s). (R-A)

**PROPERTY OWNERS:** STEWART-GOETZE CAROLYN & GOETZE PHILLIP + MONTESSORI OF THE RIO GRANDE CHARTER SCHOOL

**REQUEST:** LOT LINE ADJUSTMENT

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 UTILITY COMPANIES SIGNATURES AND AGIS DXF.

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11. **Project# PR-2018-001721**  
**SD-2018-00097** – PRELIMINARY/FINAL  
PLAT 

**SURV-TEK INC.** agent(s) for **SWEENEY ET AL., UNSER CLIFFS, LLC** request(s) the aforementioned action(s) for all or a portion of LOTS 13 & 14 BLOCK 1, UNSER CLIFFS SUBDIVISION, zoned R-1D, located at RIM ROCK CIRCLE between east of UNSER BLVD NW and north of MOLTEN ROCK RD NW, containing approximately 0.7617 acre(s). (D-10) *[Deferred from 10/31/18, 12/19/18, 1/16/19, 2/27/19, 3/27/19, 5/1/19]*


**PROPERTY OWNERS:** SWEENEY WALTER C III & MARY E ETAL

**REQUEST:** CONSOLIDATION OF 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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**SKETCH PLAT**

12. **Project# PR-2019-002370**  
**PS-2019-00036** – SKETCH PLAT 


**KEN COOPER** request(s) the aforementioned action(s) for all or a portion of LOTS 1-3, BLOCK 4, ANDERSON ADDITION # 2, zoned R-1A, located at 1402 8<sup>TH</sup> STREET NW, at the NEC of KINLEY AV NW and 8<sup>th</sup> STREET NW, containing approximately .2570 acre(s). (J-14)

**PROPERTY OWNERS:** KEN COOPER

**REQUEST:** REPLAT 1 LOT INTO 2 LOTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

**13. Project# PR-2018-001695  
(1003445)**

**PS-2019-00035 – SKETCH PLAT** 

**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

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

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**14. Other Matters:**

**15. ACTION SHEET MINUTES: MAY 1<sup>ST</sup>, 2019**



ADJOURNED at 9:45