



**DEVELOPMENT REVIEW BOARD**

**Action Sheet Minutes**

Plaza del Sol Building Basement Hearing Room

**February 13, 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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**MAJOR CASES**

1. **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  
(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 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)  
**PROPERTY OWNERS:** PV TRAILS ALBUQUERQUE LLC  
**REQUEST:** AMEND PRELIMINARY PLAT FOR 35 RESIDENTIAL LOTS AND 1 TRACT  
**DEFERRED TO FEBRUARY 27<sup>TH</sup>, 2019.**

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2. **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  
(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 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)  
**PROPERTY OWNERS:** PV TRAILS ALBUQUERQUE LLC  
**REQUEST:** PRELIMINARY PLAT FOR 39 RESIDENTIAL LOTS  
**DEFERRED TO FEBRUARY 27<sup>TH</sup>, 2019.**


3. **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)

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

**DEFERRED TO FEBRUARY 27<sup>TH</sup>, 2019.**


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4. **Project# PR-2018-001980  
(1010144)**  
**SD-2019-00014** – FINAL PLAT  
(Public Meeting) 

**ISAACSON & ARFMAN, PA** agent(s) for **SANTA MONICA PLACE DEVELOPMENT, LLC** request(s) the aforementioned action(s) for all or a portion of TRACT 4-A-1 PLAT OF TRACTS 3-A-1 AND 4-A-1, SANTA MONICA PLACE, zoned R-1A, located at SANTA MONICA AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE, containing approximately 4.6301 acre(s). (D-18)

**PROPERTY OWNERS:** DEL REY INVESTMENTS LLC C/O ARGUS  
DEVELOPMENT COMPANY INC  
**REQUEST:** FINAL PLAT APPROVAL FOR 24 RESIDENTIAL LOTS AND 3 TRACTS

**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 FINAL PLAT. FINAL SIGN-OFF IS DELEGATED TO: PLANNING FOR AGIS DXF.**

5. **Project# PR-2018-001997**  
**SI-2019-00020** - SITE PLAN  
(Public Meeting) 

**TIERRA WEST, LLC** agent(s) for **MAVERIK INC.** request(s) the aforementioned action(s) for all or a portion of LOT 7, CUTTER INDUSTRIAL PARK SUBDIVISION UNIT 6, zoned NR-LM, located at 3737 PRINCETON DR NE, south of COMANCHE RD NE and east of I-25, containing approximately 1.625 acre(s). (G-16)

**PROPERTY OWNERS:** SHELTON J & MARSHA J C/O EDWARDS  
COMMERICAL REALTY LLC

**REQUEST:** SITE PLAN FOR A GAS STATION AND CONVENIENT STORE

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 FEBRUARY 13<sup>TH</sup>, 2019 THE DRB HAS APPROVED THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO: PLANNING FOR MINOR ITEM ISSUES.

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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]*

**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 MARCH 6<sup>TH</sup>, 2019.**

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7. **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, 1/23/19]*

**DEFERRED TO FEBRUARY 27<sup>TH</sup>, 2019.**

8. **Project# PR-2018-001903  
(1010693)**  
VA-2018-00223 – TEMP DEFERRAL OF  
SIDEWALKS  
VA-2018-00227 – SIDEWALK WAIVER  
SD-2018-00123 – PRELIMINARY PLAT  
SD-2018-00124 – VACATION OF PRIVATE  
EASEMENT  
SD-2018-00125 – VACATION OF PUBLIC  
EASEMENT  
(Public Hearing)

BOHANNAN HUSTON INC. agent(s) for **GAMMA DEVELOPMENT, LLC** request(s) the aforementioned action(s) for all or a portion of TRACT 3B-3 PLAT OF TRS 3B-1, 3B-2 & 3B-3 A SUBD OF TR 3B LAND OF IHS ACQUISITION NO. 120 INC, zoned R-T, located on HORIZON BLVD. NE between BALLOON MUSEUM DR. NE and ALAMEDA BLVD NE, containing approximately 7.76 acre(s). (B-17) *[Deferred from 1/9/19, 1/30/19]*

**PROPERTY OWNERS:** C & S EQUITIES LLC

**REQUEST:** SUBDIVIDE TRACT INTO 34 RESIDENTIAL LOTS, VACATIONS, DEFERRAL AND WAIVER OF SIDEWALKS

DEFERRED TO FEBRUARY 27<sup>TH</sup>, 2019.

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9. **Project# PR-2019-001971  
(1006201, 1006539)**  
SD-2019-00012 – EXTENSION OF  
INFRASTRUCTURE LIST  
SD-2019-00019 – AMENDED  
INFRASTRUCTURE LIST  
(Public Meeting)

BOHANNAN HUSTON INC. agent(s) for **GOLD MESA INVESTMENT, LLC** request(s) the aforementioned action(s) for all or a portion of TRACT D-1 THRU D-7, MESA DEL SOL INNOVATION PARK II, zoned PC, located at the northwest corner of HAWKING DRIVE SE and CRICK CROSSING AVENUE SE, containing approximately 80.0 acre(s). (Q-16) *[Deferred from 2/6/19]*

**PROPERTY OWNERS:** GOLD MESA INVESTMENT LLC + MB INVESTMENT GROUP

**REQUEST:** EXTENSION OF IL AND AMENDED IL TO ADD WATERLINE

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 EXTENSION TO THE EXTENSION OF 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 AMENDED INFRASTRUCTURE LIST.

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**MINOR CASES**

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10. **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)

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

**DEFERRED TO FEBRUARY 27<sup>TH</sup>, 2019.**

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11. **Project# PR-2018-001786**  
**SD-2019-00035** – PRELIMINARY/FINAL  
PLAT  
(Public Meeting) 

**CSI – CARTESIAN SURVEYS INC.** agent(s) for **KKMM LLC**  
request(s) the aforementioned action(s) for all or a portion  
of LOTS 1 THRU 5 + 16' STRIP, BLOCK B, DURAN &  
ALEXANDER ADDN, zoned MX-L, located at the SWC of 4<sup>TH</sup>  
STREET and MOUNTAIN RD NW, containing approximately  
0.7816 acre(s). (J-14)

**PROPERTY OWNERS:** WU CHUAN-TA & SUE JEAN TR WU LVT & LIUDER  
S & CAFEN C TR LIU FAMILY LVT & ETAL  
**REQUEST:** CONSOLIDATION OF 5 LOTS INTO 1 LOT

**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: WATER AUTHORITY FOR  
UTILITIES SIGNATURES.**

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12. **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, 1/23/19]*

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

**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.**

13. **Project# PR-2018-001403**  
**SD-2018-00120- PRELIMINARY/FINAL**  
**PLAT**  
(Public Meeting)

**ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **A.J. and MARY ELLEN RICH** request(s) the aforementioned action(s) for all or a portion of LOTS D & E BLK 44 PEREA ADD & VAC POR OF MOUNTAIN RD, zoned R-T, located at 1406 MOUNTAIN RD NW, containing approximately .34 acre(s). (J-13) ) *[Deferred from 12/19/18, 1/30/19]*

**PROPERTY OWNERS:** PLL ENTERPRISES LCC

**REQUEST:** REALIGNMENT OF EXISTING LOTS & VACATED RIGHT OF WAY

**DEFERRED TO FEBRUARY 27<sup>TH</sup>, 2019.**

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**SKETCH PLAT**

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14. **Project# PR-2019-002050**  
**PS-2019-00013 – SKETCH PLAT** 

**THOMAS D. JOHNSTON** agent(s) for **SUSAN FISHER** request(s) the aforementioned action(s) for all or a portion of LOTS 9 10 & 11, BLOCK 22, TERRACE ADDN, zoned MX-M, located at the NWC of CEDAR ST SE and HAZELDINE AVE SE, containing approximately 0.4553 acre(s). (K-15)

**PROPERTY OWNERS:** BITZER J BARRY & FISHER SUSAN

**REQUEST:** LOT CONSOLIDATION FROM 3 LOTS TO 1 LOT

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

15. **Project# PR-2018-001431**  
**PS-2019-00014 – SKETCH PLAT** 


**CARTESIAN SURVEYS** agent(s) for **CITY OF ALBUQUERQUE** request(s) the aforementioned action(s) for all or a portion of PORTION OF LOT 23, BLOCK 31, SNOW HEIGHTS ADDN AND PORTIONS OF VACATED MENAUL BLVD AND SNOW HEIGHTS CIRCLE R/W, zoned MX-M, located at 9400 MENAUL BLVD NE, containing approximately 1.6226 acre(s). (H-20)

**PROPERTY OWNERS:** CITY OF ALBUQUERQUE

**REQUEST:** REPLAT VACATED R/W INTO SUBJECT SITE

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

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16. **Project# PR-2018-002058**  
**PS-2019-00016 – SKETCH PLAT** 


**ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **GORKY PACHA** request(s) the aforementioned action(s) for all or a portion of WEST 20' LOT 8 AND ALL OF 9 & 10, BLOCK W, ATLANTIC & PACIFIC ADDN, zoned R-1A, located at 510 ATLANTIC AV SW, containing approximately 0.248 acre(s). (K-14)

**PROPERTY OWNERS:** PACHA GORKY M

**REQUEST:** LOT CONSOLIDATION

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

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17. **Project# PR-2018-002016**  
**(1000816)**  
**PS-2019-00009 - SKETCH PLAT** 

**CSI – CARTESIAN SURVEYS INC.** agent(s) for **FAISEL KASSAM/LEGACY HOSPITALITY** request(s) the aforementioned action(s) for all or a portion of LOT 1-A BLOCK 4-B PLAT OF LOT 1-A BLOCK 4-B SUNPORT PARK, zoned NR-BP, located at 1520 SUNPORT PL SE, west of UNIVERSITY BLVD SE and south of WOODWARD RD SE, containing approximately 2.2752 acre(s). (M-15) *[Deferred from 2/6/19]*

**PROPERTY OWNERS:** NEW MARQUEE HOSPITALITY INC

**REQUEST:** MINOR PLAT TO INCORPORATE VACATED R/W (IF APPROVED)

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

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18. Other Matters: None

19. **Action Sheet Minutes: February 6, 2019**  
**APPROVED 5-0**

ADJOURNED : 10:11 a.m