



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

March 20, 2019

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

Angela Gomez ~ Administrative Assistant

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: DEFFERRAL OF CASES WILL BE ANNOUCED 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-2018-001327
(1001228)
SD-2019-00043 – FINAL PLAT
(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 SW and I-40, containing approx. 5.4812 acre(s). (H-12)

PROPERTY OWNERS: JANE BLACK DAVIDSON

REQUEST: FINAL PLAT APPROVAL FOR A 15 LOT CLUSTER RESDENTIAL DEVELOPMENT

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 MRGCD SIGNATURE, UTILITY COMPANIES SIGNATURES AND AGIS DXF.


2. **Project# PR-2018-001284
(1000551, 1009284)**
SD-2019-00051 - EXTENSION OF
INFRASTRUCTURE LIST
(Public Meeting) 

RESPEC agent(s) for **KASSAM LAND ACQUISITION 10, LLC** request(s) the aforementioned action(s) for all or a portion of TRACTS A-2-A-1-A and A-2-A-2-A of PARK SQUARE, zoned MX-H, located on AMERICAS PKWY NE south of INDIAN SCHOOL RD NE and west of LOUISIANA BLVD NE, containing approximately 4.076 acre(s). (J-18)

PROPERTY OWNERS: NEW OMNI HOSPITALITY LLCC/O LEGACY HOSPITALITY LLC

REQUEST: 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 ONE YEAR EXTENSION OF THE INFRASTRUCTURE LIST.


3. **Project# PR-2018-002134
(1000539)**
SI-2019-00056 - SITE PLAN
(Public Meeting) 

JON ANDERSON agent(s) for **HOPE CHRISTIAN SCHOOLS INC** request(s) the aforementioned action(s) for all or a portion of TRACT B PLAT OF TRACT B HOPE CHRISTIAN SCHOOL & LOT 23-A, BLOCK 11, TRACT A, NORTH ALBUQUERQUE ACRES, zoned MX-M, located on PALOMAS AV NE, south of PASEO DEL NORTE NE and east of SAN PEDRO DR NE, containing approximately 7.7 acre(s). (D-18)

PROPERTY OWNERS: HOPE CHRISTIAN SCHOOLS INC

REQUEST: SITE PLAN FOR ELEMENTARY SCHOOL EXPANSION

DEFERRED TO APRIL 10TH, 2019


4. **Project# PR-2018-001361
(1000845, 1006833)**
SD-2019-00046 – VACATION OF PRIVATE
SIDEWALK EASEMENT
SD-2019-00047 – VACATION OF 20'
PUBLIC STORM DRAIN EASEMENT
SD-2019-00048 - VACATION OF 20'
PUBLIC WATERLINE EASEMENT
SD-2019-00049 - VACATION OF 10'
PUBLIC UTILITY EASEMENT
SD-2019-00050 - VACATION OF 10'
PUBLIC UTILITY EASEMENT
(Public Hearing) 

TIERRA WEST, LLC agent(s) for **BEN E. KEITH** request(s) the aforementioned action(s) for all or a portion of LOT 1A BULK LAND PLAT of LOT 1-A UNSER TOWNE CROSSING & LOT 8 PLAT of TOWNE CROSSING, zoned NR-BP, located at UNSER BLVD NW between LOS VOLCANES RD NW and GALLATIN PL NW, containing approximately 50.4641 acre(s). (J-10)

PROPERTY OWNERS: BEN E. KEITH & SWIRE PACIFIC HOLDINGS INC
DBA COCA COLA USA

REQUEST: VACATION OF 5 EXISTING EASEMENTS

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 VACATIONS AS SHOWN ON EXHIBITS IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO WITH THE TWO CONDITIONS STATED IN THE RECORD.

5. **Project # PR-2018-001399**
VA-2019-00090 – VARIANCE TO DPM – SORREL LANE
VA-2019-00091 – SIDEWALK WAIVER – SORREL LANE
VA-2019-00092 – VARIANCE TO DPM- GUN CLUB ROAD
VA-2019-00093 – SIDEWALK WAIVER – GUN CLUB ROAD
(Public Hearing) 

CSI – CARTESIAN SURVEYS INC. agent(s) for **ROBERT TAFOYA** request(s) the aforementioned action(s) for all or a portion of: LT 2A PLAT OF LTS 2A & 2B, BLK 4 VALLEY GARDENS SOUTH, UNIT LOT 2A, BLOCK 4, SUBDIVISION VALLEY GARDENS SOUTH UNIT 1 zoned R-1, located at 4400 SORREL LA SW, Albuquerque, NM, containing approximately 0.9616 acre(s). (Q-11)

PROPERTY OWNERS: TAFOYA ROBERT M & PATRICIA A
REQUEST: ALLOW STREET SECTIONS TO REMAIN AS IS WITH REPLAT OF ONE LOT INTO 2 NEW LOTS

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 VARIANCE TO DPM ON SORREL LANE, THE SIDEWALK WAIVER ON SORREL LANE, THE VARIANCE TO DPM ON GUN CLUB ROAD AND THE SIDEWALK WAIVER ON GUN CLUB ROAD.

6. **Project# PR-2019-002044 (1011642)**
SD-2019-00034 – PRELIMINARY PLAT
SD-2019-00030 – SITE PLAN - DRB
SD-2019-00039 –TEMP DEFERRAL OF SIDEWALK
SD-2019-00040 –SIDEWALK WAIVER
(Public Hearing)

MARK GOODWIN & ASSOCIATES, PA agent(s) for **CINNAMON MORNING DEVELOPMENT, LLC** request(s) the aforementioned action(s) for all or a portion of LOT 3 ALVARADO GARDENS ADDN UNIT 1, zoned R-A, located at 2700 RIO GRANDE BLVD NW, Albuquerque, NM, containing approximately 2.5103 acre(s). (G-12 & G-13)[Deferred from 2/27/19]

PROPERTY OWNERS: PERCILICK SUE E
REQUEST: SUBDIVIDE INTO 8 LOTS (CLUSTER DEVELOPMENT)

DEFERRED TO MARCH 27TH, 2019

7. **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) [Deferred from 2/13/19, 2/27/19]

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

DEFERRED TO MARCH 27TH, 2019

8. **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)
[Deferred from 2/13/19, 2/27/19]

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

DEFERRED TO MARCH 27TH, 2019

9. **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
(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) *[Deferred from 2/13/19, 3/6/19]*


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

DEFERRED TO MARCH 27TH, 2019

10. **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
(Public Hearing)

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.]

DEFERRED TO APRIL 17TH, 2019

11. **Project# PR-2018-001914**
(1009674, 1006801)
SI-2019-00040 - SITE PLAN
(Public Meeting) 


TIERRA WEST, LLC agent(s) for **GALLATIN DEVELOPMENT LLC & CLIFFORD ABQ C/O BURKE & ASSOCIATES LLC** request(s) the aforementioned action(s) for all or a portion of TRACT C BULK LAND PLAT of TRACTS A THRU D MERIDIAN BUSINESS PARK II (A REPLAT OF LOT 3 & TRACTS S-1A, S-2A-2 ATRISCO BUSINESS PARK UNIT 2), zoned NR-BP, located on GALLATIN PLACE NW between LOS VOLCANES RD NW and FORTUNA RD NW, containing approximately 22.4273 acre(s). (J-10) *[Deferred from 3/6/19]*

PROPERTY OWNERS: GALLATIN DEVELOPMENT LLC & CLIFFORD ABQ C/O BURKE & ASSOCIATES LLC

REQUEST: DRB SITE PLAN FOR A MAJOR EXPANSION

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. FINAL SIGN-OFF IS DELEGATED TO: HYDROLOGY AND TO PLANNING.

MINOR CASES


12. **Project# PR-2018-001773**
SD-2019-00056 – PRELIMINARY/FINAL
PLAT
(Public Meeting) 

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 , BLOCK 3, GARCIA ADDITION, zoned R-1A, located at 1210 11TH ST NW, containing approximately 0.1276 acre(s). (J-13)

PROPERTY OWNERS: HOPPER PHILLIP D

REQUEST: LOT CONSOLIDATION

DEFERRED TO APRIL 3RD, 2019


13. **Project# PR-2018-001494**
(1000042 + PR-2018-001459)
SD-2019-00057 – PRELIMINARY/FINAL
PLAT
(Public Meeting) 

WAYJOHN SURVEYING INC. agent(s) for **ANDRE LEGER C/O PETER GENERIS** request(s) the aforementioned action(s) for all or a portion of LOTS A-F and LOTS 1-5, KIRKLAND ADDITION UNIT 3, zoned R-ML, located on BETHEL AVE SE between MULBERRY ST. SE and KIRTLAND PARK, containing approximately 2.0 acre(s). (M-15)

PROPERTY OWNERS: LEGER ANDRE

REQUEST: CONSOLIDATE 11 EXISTING LOTS INTO 2 AND INCORPORATE VACATED R/W OF BETHEL AVE

DEFERRED TO APRIL 17TH, 2019

14. **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, 2/13/19, 2/27/19*]

PROPERTY OWNERS: PLL ENTERPRISES LCC

REQUEST: REALIGNMENT OF EXISTING LOTS & VACATED RIGHT OF WAY

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: HYDROLOGY AND TO PLANNING.


15. **Project# PR-2018-001431**
(1001081)
SI-2019-00059 -- FINAL SIGN OFF OF EPC
SITE PLAN(18EPC-40037)
(Public Meeting)

CONSENSUS PLANNING, INC. agent(s) for **CITY OF ALBUQUERQUE, FIRE DEPARTMENT AND DEPARTMENT OF MUNICIPAL DEVELOPMENT** request(s) the aforementioned action(s) for all or a portion of PARCEL D WITHIN LOT 23, BLOCK 31, SNOW HEIGHTS ADDN and VACATED PORTIONS OF SNOW HEIGHTS CIRCLE NE, zoned MX-M (NR-SU), located on MENAUL BLVD NE, west of EUBANK BLVD NE and east of GLORIETA ST NE, containing approximately 1.2105 acre(s). (H-20) [*Deferred from 3/6/19*]

PROPERTY OWNERS: CITY OF ALBUQUERQUE

REQUEST: EPC SITE PLAN SIGN OFF FOR FIRE STATION #9

DEFERRED TO MARCH 27TH, 2019

16. **Project# PR-2018-001702**
SD-2019-00053 – PRELIMINARY/FINAL PLAT
SD-2019-00063 – SIDEWALK VARIANCE
SD-2019-00064 – STREET WIDTH VARIANCE
SD-2019-00065 – RIGHT-OF-WAY WIDTH VARIANCE
(Public Hearing) 

COMMUNITY SCIENCES agent(s) for **NISLY HOMES, LLC** request(s) the aforementioned action(s) for all or a portion of LOT 2 SHAMROCK ADDN & TR 101-C MRGCD MAP 34, zoned MX-L, located at 2415 MATTHEW AV NW west of RIO GRANDE BLVD NW and north of DON QUIXOTE DR NW, containing approximately 0.233 acre(s). (G-12) *[Deferred from 3/6/19]*

PROPERTY OWNERS: US BANK
REQUEST: SUBDIVIDING 2 LOTS INTO 3

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, THE SIDEWALK VARIANCE, THE STREET WIDTH VARIANCE, AND THE RIGHT-OF-WAY VARIANCE. FINAL SIGN-OFF IS DELEGATED TO HYDROLOGY AND TO PLANNING.

-
17. **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)*[Deferred from 2/13/19, 2/27/19, 3/6/19]*

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

DEFERRED TO MARCH 27TH, 2019

SKETCH PLAT

**18. Project # PR-2018-002174
(PR-2018-001405)**

PS-2019-00017 – SKETCH PLAT 


CSI – CARTESIAN SURVEYS INC. agent(s) for **NUEVO ATRISCO APARTMENTS, LIMITED PARTNERSHIP, LLC** request(s) the aforementioned action(s) for all or a portion of TRACT A, NUEVO ATRISCO , zoned MX-M, located on UNSER BLVD SW north of CENTRAL AVE SW, containing approximately 3.0871 acre(s). (K-10)

PROPERTY OWNERS: CITY OF ALBUQUERQUE

REQUEST: CREATING 2 TRACTS FROM 1 EXISTING TRACT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

19. Project # PR-2018-002195

PS-2019-00018 – SKETCH PLAT 

WAYJOHN SURVEYING INC. agent(s) for **MARK HARDEN** request(s) the aforementioned action(s) for all or a portion of TRACTS A-1& A-2, TANNEHILL-TAYLOR ADDITION , zoned MX-M, located at 9880 MONTGOMERY BLVD NE, Albuquerque, NM, containing approximately 3.5602 acre(s). (G-21)

PROPERTY OWNERS: HARDEN ENTERPRISES LLCC/O STARKWEATHER LAW FIRM

REQUEST: INTERIOR LOT LINE ADJUSTMENTS AND GRANT EASEMENTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

20. Other Matters: None

21. Action Sheet Minutes: March 6, 2019

ADJOURNED: 10:14 am