



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

March 27, 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**
- C. Approval of Amended Agenda**

MAJOR CASES

- 1. Project# 1011282**
17DRB-70166 MAJOR – SITE DEVELOPMENT PLAN/ SUBDIVISION
17DRB-70168 MAJOR – SITE DEVELOPMENT PLAN/ BUILDING PERMIT (Public Hearing)

ANDERSON WAHLEN & ASSOCIATES agents for **WEST SEVENTY LLC** request the referenced/ above actions for Unplatted Tracts in the Northwest Quarter of Section 15/ Township 11 North/ Range 2 East/ NW¼ S15 T11N R2E, zoned NR-BP (SU-2/VHRC), located on the west corner of PASEO DEL NORTE NW and UNSER BLVD NW containing approximately 33 acres. (C-10) [Deferred on 7/12/17, 8/16/17, 10/4/18, 12/13/17, 5/23/18, 8/29/18, 11/28/19]

2. **Project# PR-2019-002046
(1010582, 1001515)**
SI-2019-00032 - SITE PLAN – DRB
(Public Meeting)

WILSON & COMPANY, agent(s) for **COA SOLID WASTE MANAGEMENT DEPT.**, request(s) the aforementioned action(s) for all or a portion of a northerly portion of TRACT 107B1A1 excluding portions of Right of Way and excluding a northerly portion, TRACT 107B1A2 excluding portion of Right of Way, TRACT in the SW Corner – TRACT 107B1B, TRACT 108A3A1A, TRACT 108A3A1B, and TRACT 108A3B, TRACTS 108A1A1B1B & 108A1A2B2, TRACT 108A1A2B1A, TRACT 107B2A2 excluding Rights of Way, TRACT 107B2A1, excluding portion of Right of Way, MRGCD Map#33, zoned NR-LM, located at 4600 EDITH BLVD NE (SE corner of COMANCHE RD NE AND EDITH BLVD NE), containing approximately 22.0 acre(s). (G-15) *[Deferred from 2/27/19]*

PROPERTY OWNERS: CITY OF ALBUQUERQUE

REQUEST: SITE PLAN FOR NEW ADMIN BUILDING, VEHICLE MAINTENANCE BUILDING, BIN REPAIR/WELD SHOP BUILDING AND STORAGE AREA, GUARD SHACK, RECYCLING DROP OFF AREA, PARKING AREAS AND CNG FUELING STATION

MINOR CASES

3. **Project# PR-2019-001981
SD-2019-00060 – PRELIMINARY/FINAL
PLAT**
(Public Meeting)

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **PAUL AND 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 NW+ 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

4. **Project# PR-2018-001457
SD-2019-00059 - PRELIMINARY/FINAL
PLAT**
(Public Meeting)

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **CARL HAWKINS** request(s) the aforementioned action(s) for all or a portion of LOT 13-A PLAT of LOTS 12-A & 13-A MAJOR ACRES, zoned R-1D, located at 924 MAJOR AV NW east of 12TH ST NW and south of CANDELARIA RD NW, containing approximately .8152 acre(s). (G-14)

PROPERTY OWNERS: HAWKINS CARL P

REQUEST: SUBDIVIDE 1 EXISTING LOT INTO 2 LOTS

5. **Project# PR-2018-001559
(1009721)**
SD-2019-00058 – PRELIMINARY/FINAL
PLAT
(Public Meeting)

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **JOHN AND LAURA FREED** request(s) the aforementioned action(s) for all or a portion of LOT 10-A-3-B, ALVARADO GARDENS UNIT 2, zoned R-A, located at 2710 CAMPBELL RD NW, containing approximately 0.3588 acre(s). (G-12)

PROPERTY OWNERS: FREED JOHN L & LAURA J

REQUEST: REPLAT TO INCLUDE THE VACATED PRIVATE EASEMENT (SD-2018-00079)

6. **Project# PR-2018-001721
SD-2018-00097** – PRELIMINARY/FINAL
PLAT
(Public Meeting)

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]*

PROPERTY OWNERS: SWEENEY WALTER C III & MARY E ETAL

REQUEST: CONSOLIDATION OF 2 LOTS INTO 1

7. **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, south of CAMPBELL RD NW and north of MATTHEW AVE NW containing approximately 2.5103 acre(s). (G-12 & G-13)*[Deferred from 2/27/19, 3/20/19]*

PROPERTY OWNERS: PERCILICK SUE E

REQUEST: SUBDIVIDE INTO 8 LOTS (CLUSTER DEVELOPMENT)

8. **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, 3/20/19]*
- PROPERTY OWNERS:** PV TRAILS ALBUQUERQUE LLC
REQUEST: AMEND PRELIMINARY PLAT FOR 35 RESIDENTIAL LOTS AND 1 TRACT
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9. **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, 3/20/19]*
- PROPERTY OWNERS:** PV TRAILS ALBUQUERQUE LLC
REQUEST: PRELIMINARY PLAT FOR 39 RESIDENTIAL LOTS
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10. **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, 3/20/19]*
- PROPERTY OWNERS:** PV TRAILS ALBUQUERQUE LLC
REQUEST: PRELIMINARY PLAT FOR 93 RESIDENTIAL LOTS
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11. **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, 3/20/19*]

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

12. **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, 3/20/19*]

PROPERTY OWNERS: CITY OF ALBUQUERQUE
REQUEST: EPC SITE PLAN SIGN OFF FOR FIRE STATION #9

SKETCH PLAT

13. **Project# PR-2018-001842
(RZ-2018-00055)**
PS-2019-00022 – SKETCH PLAT

THE GROUP agent(s) for **CLEARBROOK INVESTMENTS INC.**
request(s) the aforementioned action(s) for all or a portion
of TRACT 4 CORRECTED PLAT FOR TRACTS 1,2,3 & 4 LAND
OF IHS ACQUISITION NO 120 INCORPORATED, zoned NR-
LM, located on HORIZON BLVD NE north of ALAMEDA BLVD
NE, containing approximately 5.9432 acre(s). (C-17)

PROPERTY OWNERS: US BANK TRUSTEE COMMERCIAL
REQUEST: SKETCH PLAT REVIEW (ZONE CHANGE APPROVED 1-10-19)

14. Other Matters:

15. **ACTION SHEET MINUTES: March 20, 2019**

ADJOURNED: