



DEVELOPMENT REVIEW BOARD

Action Sheet Minutes

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

- 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]

INDEFINITELY DEFERRED.

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

DEFERRED TO MAY 1ST, 2019.

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

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: TRANSPORTATION AND PLANNING.

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


DEFERRED TO APRIL 10TH, 2019.

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)

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 COMPANY SIGNATURES AND AGIS DXF.

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

DEFERRED TO MAY 1ST, 2019.


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)

DEFERRED TO APRIL 24TH, 2019

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

DEFERRED TO APRIL 10TH, 2019.

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

DEFERRED TO APRIL 10TH, 2019

10. **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) *[Deferred from 2/13/19, 3/6/19, 3/20/19]*

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


DEFERRED TO APRIL 10TH, 2019.

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

DEFERRED TO APRIL 3RD, 2019.

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

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 SIGN OFF OF EPC SITE PLAN. FINAL SIGN-OFF DELEGATED TO PLANNING AND TO WATER AUTHORITY.

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)

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

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14. Other Matters:

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

ADJOURNED: