



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

April 10, 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: 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**
- C. Approval of Amended Agenda**

MAJOR CASES


- 1. 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 118th/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*]

PROPERTY OWNERS:WESTERN ALBQ LAND HOLDINGS c/o GARRETT DEV CORP

REQUEST: SUBDIVIDE INTO 327 LOTS + 46 TRACTS AND DESIGN VARIANCES TO DPM AND WAIVER/ DEFERRAL OF S/WS

DEFERRED TO APRIL 24TH, 2019

2. **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)
[Deferred from 3/20/19]

PROPERTY OWNERS: HOPE CHRISTIAN SCHOOLS INC
REQUEST: SITE PLAN FOR ELEMENTARY SCHOOL EXPANSION

DEFERRED TO APRIL 17, 2019

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
(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, 3/27/19]

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

DEFERRED TO MAY 8TH, 2019

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
(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, 3/27/19]


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

DEFERRED TO MAY 8TH, 2019

5. **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, 3/27/19]
- PROPERTY OWNERS:** PV TRAILS ALBUQUERQUE LLC
REQUEST: PRELIMINARY PLAT FOR 93 RESIDENTIAL LOTS
- DEFERRED TO MAY 8TH, 2019**
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MINOR CASES

6. **Project# PR-2019-001405**
SD-2019-00061 - PRELIMINARY/FINAL PLAT
(Public Meeting)
- CSI – CARTESIAN SURVEYS INC.** agent(s) for **NUEVO ATRISCO APARTMENTS LIMITED PARTNERSHIP** request(s) the aforementioned action(s) for all or a portion of TRACT A NUEVO ATRISCO, zoned MX-M, located west of UNSER BLVD NW and north of CENTRAL AVENUE NW, containing approximately 3.0871 acre(s). (K-10) [Deferred from 4/3/19]
- PROPERTY OWNERS:** CITY OF ALBUQUERQUE
REQUEST: SUBDIVIDING EXISTING TRACT INTO 2 TRACTS
- DEFERRED TO APRIL 17TH, 2019**
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7. **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 NUEVO ATRISCO, zoned MX-M, located west of UNSER BLVD NW and north of CENTRAL AVENUE NW, containing approximately 3.0871 acre(s). (K-10)[Deferred from 2/13/19, 2/27/19, 3/6/19, 3/20/19, 3/27/19, 4/3/19]
- PROPERTY OWNERS:** CITY OF ALBUQUERQUE
REQUEST:VACATION OF PARKING EASEMENT
- DEFERRED TO APRIL 17TH, 2019**
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8. **Project# PR-2018-001881**
SD-2018-00119 – PRELIMINARY/FINAL
PLAT (Public Meeting)
SD-2018-00118 – VACATION OF PUBLIC
EASEMENT (Public Hearing) 

COMMUNITY SCIENCES agent(s) for **WILLIAM E. GALBRETH LAND DEVELOPMENT** request(s) the aforementioned action(s) for all or a portion of TRACT C-2-A-1 PLAT OF TRACTS C-2-A-1 & C-2-A-2 SAUVIGNON SUBDIVISION, zoned PD, located at SAN ANTONIO DR NE near LOWELL DR NE and TENNYSON ST NE, containing approximately 1.7146 acre(s). (E-22) *[Deferred from 12/19/18, 4/3/19]*

PROPERTY OWNERS: WILLIAM E GALBRETH LAND DEVELOPMENTCO LLC

REQUEST: VACATE A PORTION OF A PUBLIC UTILITY EASEMENT AND SUBDIVIDE TRACT INTO 3 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 PRELIMINARY/FINAL PLAT. THE DRB HAS APPROVED THE VACATION AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO.

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9. **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) *[Deferred from 3/27/19]*

PROPERTY OWNERS: HAWKINS CARL P

REQUEST: SUBDIVIDE 1 EXISTING LOT INTO 2 LOTS

INDEFINITELY DEFERRED.

SKETCH PLAT

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10. **Project# PR-2019-002274**
PS-2019-00025 – SKETCH PLAT 

NATHAN TROYER request(s) the aforementioned action(s) for all or a portion of TRACTS 178B-2 & 177B-2A OF MRGCD MAP #35, zoned R-A, located on CAMILLO LANE NW between GABALDON RD NW and LEONORA DR NW, containing approximately .22 acre(s). (H-12)

PROPERTY OWNERS: TRUJILLO DAVID R & JANE M

REQUEST: CONSOLIDATE 2 TRACTS INTO 1 TRACT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

11. **Project# PR-2019-002268**
PS-2019-00024 – SKETCH PLAT




MELLIS SCHMIDT & LINDA CECIL request(s) the aforementioned action(s) for all or a portion of LOT A4 REPLAT OF TRACT A OF PLAT OF LANDS OF MICHAEL J SNOW & E LIZABETH T SNOW, zoned R-A, located west of TRELIS DR NW between ORO VISTA RD NW and CASTANEDA RD NW, Albuquerque, NM, containing approximately 0.83 acre(s). (G-12)

PROPERTY OWNERS: SANDERS JAMES & FISK J MICHAEL

REQUEST: SUBDIVIDE 1 TRACT INTO 3 LOTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

12. **Project # PR-2019-002277**
(1002962)

PS-2019-00026 – SKETCH PLAT 

RESPC agent(s) for **RAINBOW PASEO LLC** request(s) the aforementioned action(s) for all or a portion of TRACT A PLAT OF TRACTS A, B AND C CANTATA AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACT OS-4 THE TRAILS UNIT 2 & TRACT A TAOS AT THE TRAILS UNIT 2), zoned R-ML, located on OAKRIDGE ST NW west of UNIVERSE BLVD NW and north of TREE LINE AVE NW, containing approximately 3.26 acre(s). (C-9)

PROPERTY OWNERS: RV LOOP LLC

REQUEST: SUBDIVIDE INTO 50 TOWNHOME LOTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

13. Other Matters:

14. **ACTION SHEET MINUTES:**
April 3rd 2019 - approved

ADJOURNED: 9:39am