



DEVELOPMENT REVIEW BOARD

Action Sheet Minutes

Plaza del Sol Building Basement Hearing Room

April 24, 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**


MAJOR CASES

- 1. Project# PR-2019-001792**
SD-2019-00063 – PRELIMINARY PLAT 

THE GROUP agent(s) for **NAZISH LLC** request(s) the aforementioned action(s) for all or a portion of LOT 31 + 32 BLOCK 5 NORTH ALBUQUERQUE ACRES UNIT 3 TRACT 2, zoned MX-T, located at NEC of WILSHIRE AV NE and LOUISIANA BLVD NE, Albuquerque, NM, containing approximately 1.56 acre(s). (C-19)

PROPERTY OWNERS: SHAH SUBHAS & CHANDRIKA S
REQUEST: REPLAT 2 EXISTING TRACTS INTO A 10 LOT RESIDENTIAL SUBDIVISION

DEFERRD TO MAY 1ST, 2019


2. **Project# PR-2018-001198**
VA-2019-00111 - VARIANCE
SD-2019-00067 - VACATION OF PUBLIC EASEMENT
VA-2019-00113 – TEMPORARY DEFERRAL OF SIDEWALK
VA-2019-00143- SIDEWALK WAIVER
SD-2019-00068 – PRELIMINARY PLAT 

PRICE LAND & DEVELOPMENT GROUP agent(s) for **PV TRAILS ALBUQUERQUE, LLC** request(s) the aforementioned action(s) for all or a portion of TRACT 2 BULK LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 & OS-2 THE TRAILS UNIT 3 & TRACT 12 THE TRAILS UNIT 2) (TO BE KNOWN AS CATALONIA), zoned R-1B & R-1D, located at west of WOODMONT AVE NW and south of PASEO DEL NORTE, containing approximately 20.2878 acre(s). (C-9)

PROPERTY OWNERS: WOODMONT PASEO LLC

REQUEST: DEVELOPMENT OF A 78 RESIDENTIAL LOT SUBDIVISION

DEFERRED TO JUNE 19TH, 2019.


3. **Project# PR-2018-001411**
SI-2019-00095 – SITE PLAN 

TIERRA WEST LLC agent(s) for **MAVERIK INC.** request(s) the aforementioned action(s) for all or a portion of LOT A + B REDIVISION OF BLOCK 8 LA CUESTA SUBD (EXC POR OUT TO R/W), zoned MX-M, located at SEC of JUAN TABO BLVD NE and COPPER AVE NE, containing approximately 1.41 acre(s). (K-22)

PROPERTY OWNERS: M-F PARTNERSHIP + MANOLE ATHANASIOS K

REQUEST: CONVENIENT STORE WITH GAS SALES

DEFERRED TO MAY 8TH, 2019


4. **Project# PR-2019-001964**
(1009160)
SI-2019-00085 - SITE PLAN
SD-2019-00078 - PRELIMINARY/FINAL PLAT 

TIERRA WEST LLC agent(s) for **HERRERA FAMILY, LLC** request(s) the aforementioned action(s) for all or a portion of SOUTH 233FT TRACTS 1 & 2, ROW 2, UNIT A, WEST OF WESTLAND ATRISCO GRANT, zoned MX-M, located on 98th STREET between VOLCANO ROAD, NW and AVALON ROAD NW, containing approximately 2.25 acre(s). (K-9)*[Deferred from 4/17/19]*

PROPERTY OWNERS: HERRERA FAMILY LLC

REQUEST: SITE PLAN FOR A CAR WASH


DEFERRED TO MAY 1ST, 2019.

5. **Project# PR-2019-002239
(1010675)**
SI-2019-00039 – SITE PLAN - MAJOR
AMENDMENT 

INGRID KOCHER agent(s) for **PRESBYTERIAN HEALTHCARE FOUNDATION** request(s) the aforementioned action(s) for all or a portion of LOT 2A of LOTS 1 THRU 5, PASEO MARKETPLACE, zoned MX-M, located at the SEC of PASEO DEL NORTE and SAN PEDRO DR NE, containing approximately .8083 acre(s). (D-18) *[Deferred from 4/17/19]*

PROPERTY OWNERS: CAMEL ROCK DEV LLC & SKARSGARD GORDON & PATIENCE PYE
REQUEST: AMENDMENT TO SITE PLAN TO ADD POLE SIGN AND LARGER MONUMENT SIGN


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: PLANNING FOR SITE VISIBILITY TRIANGLE.

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6. **Project# PR-2019-002306**
VA-2019-00144 – VARIANCE - IDO 

TOM HLADICK agent(s) for **DAVID STEELE** request(s) the aforementioned action(s) for all or a portion of LOT 2, BLOCK 4, SUBDIVISION BROADMOOR ADDN, zoned R-1B, located at 4310 MARQUETTE AV NE, between WASHINGTON ST NE and MORNINGSIDE DR NE, containing approximately 0.1492 acre(s). (K-17) *[Deferred from 4/17/19]*

PROPERTY OWNERS: STEELE DAVID W & REBECCA
REQUEST: VARIANCE FOR CARPORT IN REQUIRED SETBACK

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.

7. **Project# PR-2018-001459**
(1000042 + PR-2018-001494)
SD-2019-00057 – PRELIMINARY PLAT 

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) *[Deferred from 4/17/19]*

PROPERTY OWNERS: LEGER ANDRE


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

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 3/28/19 THE DRB HAS APPROVED PRELIMINARY PLAT. DELEGATION WAS TAKEN BY THE WATER AUTHORITY FOR COMMENTS AND BY PLANNING FOR IIA EXECUTION.

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8. **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

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, 3/20/19, 4/17/19].*

DEFERRED TO JUNE 5TH, 2019.

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9. **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, 4/10/19]*

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

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

DEFERRED TO MAY 8TH, 2019.

MINOR CASES

10. **Project# PR-2019-002260
(1001206, 1011130)**
SD-2019-00066 –PRELIMINARY/FINAL
PLAT
SD-2019-00064 – VACATION DRAINAGE
EASEMENT
SD-2019-00069 – VACATION DRAINAGE
EASEMENT 


SURV-TEK agent(s) for **JOHN BLACK** request(s) the
aforementioned action(s) for all or a portion of TRACTS 3F-
1-A , BLACK RANCH SUBDIVISION, zoned MX-L, located at
9368 VALLEY VIEW DR NW, east of COORS BLVD NW and
north of PASEO DEL NORTE, containing approximately
0.8834 acre(s). (C-13)

PROPERTY OWNERS: BLACK JOHN F TRUSTEE BLACK RVT A-1& JB
HOLDING LLC

REQUEST: VACATE 2 TEMPORARY DRAINAGE EASEMENTS

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION,
BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS
OF THE DPM AND THE IDOTHE DRB HAS APPROVED
THE PRELIMINARY/FINAL PLAT AND BOTH VACATION ACTIONS
AS SHOWN ON EXHIBITS IN THE PLANNING FILE PER SECTION
14-16-6(K) OF THE IDO.**

SKETCH PLAT

11. **Project# PR-2019-002332
(1011229)**
PS-2019-00032 – SKETCH PLAT 


MODULUS DESIGN agent(s) for **JODY MASTER & MICHAEL
BORIN** request(s) the aforementioned action(s) for all or a
portion of MRGCD MAP 38 TRACT 300 A2B1A, zoned R-A,
located at 2735 CARSON RD NW, west of RIO GRANDE BLVD
NW and south of ZEARING AVE NW, containing
approximately 0.8193 acre(s). (H-12)

PROPERTY OWNERS: PADILLA FRANK A & MARY G

REQUEST: SUBDIVIDING EXISTING TRACT INTO 3 LOTS

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

**12. Project# PR-2019-002333
(1003918 + 1010902)**


PS-2019-00033 - SKETCH PLAT 

DON BRIGGS agent(s) for **JOHN LOWE** request(s) the aforementioned action(s) for all or a portion of LOTS 10A-12A & LOT 11B, PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPMENT, zoned MX-L, located on BULGO AVE NW west of LILLENTHAL AVE NW and east of UNSER BLVD NW, containing approximately 2.52 acre(s). (B-11)

PROPERTY OWNERS: BUGLO PROPERTIES LLC
REQUEST: TOWNHOUSE DEVELOPMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

**13. Project# PR-2019-002285
(1008124 + 1009526)**


PS-2019-00030 - SKETCH PLAT 

CSI – CARTESIAN SURVEYS INC. agent(s) for **VISTA ORIENTE, LTD CO.** request(s) the aforementioned action(s) for all or a portion of LOT 2 PLAT OF LOTS 1 & 2 AMERICAN SQUARE, zoned MX-M, located at NWC of MENAUL BLVD NE and CARLISLE BLVD NE, containing approximately 10.5095 acre(s). (H-16)

PROPERTY OWNERS: VISTA ORIENTE LTD CO.
REQUEST: SUBDIVIDING 1 LOT INTO 2 LOTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

14. Project# PR-2019-002331

PS-2019-00031 – SKETCH PLAT 

DESIGN PLUS LLC agent(s) for **PACIFICAP PROPERTIES** request(s) the aforementioned action(s) for all or a portion of LOTS 2-7 BLOCK 6, TRACTION PARK AND CITY ELECTRIC ADDITION, zoned MX-M, located on CENTRAL AVE SW north of NEW YORK AVE SW and west of CLAYTON STREET SW, containing approximately 1.1483 acre(s). (J-12-Z)

PROPERTY OWNERS: VILLAGE LIMITED PARTNERSHIP + SUNDANCE VILLAGE LIMITED PARTNERSHIP
REQUEST: CONSOLIDATING 6 LOTS INTO 1 NEW TRACT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

15. Other Matters:

16. ACTION SHEET MINUTES: April 17th, 2019

ADJOURNED.

