



**DEVELOPMENT REVIEW BOARD**

**Action Sheet**

**Plaza del Sol Building Basement Hearing Room**

**April 17, 2019**

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

*Angela Gomez ~ Administrative Assistant*

**MAJOR CASES**

1. **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 98<sup>th</sup> STREET between VOLCANO ROAD, NW and AVALON ROAD NW, containing approximately 2.25 acre(s). (K-9)

**PROPERTY OWNERS:** HERRERA FAMILY LLC  
**REQUEST:** SITE PLAN FOR A CAR WASH


**DEFERRED TO APRIL 24<sup>TH</sup>, 2019**

2. **Project# PR-2018-001525  
(1000469)**  
SI-2019-00086 - SITE PLAN

**TIERRA WEST LLC** agent(s) for **MAVERICK INC.** request(s) the aforementioned action(s) for all or a portion of TRACT L-1-A-1 PLAT of TRACTS L-1-A-1 & L-1-B-1-A ATRISCO BUSINESS PARK & LOT 21-A MERIDAN BUSINESS PARK, zoned NR-BP, located at 551 SILVER CREEK RD NW, SEC of UNSER BLVD NW and LOS VOLCANES RD NW, containing approximately 3.077 acre(s). (K-10)

**PROPERTY OWNERS:** GRAYLAND CORP & J2C LLC & CLIFFORD JACK & LEE RVT & ETAL  
**REQUEST:** SITE PLAN FOR CONVENIENCE STORE AND FUELING STATION

**DEFERRED TO MAY 8<sup>TH</sup>, 2019**



3. **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)

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

**DEFERRED TO APRIL 24<sup>TH</sup>, 2019**

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4. **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)

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

**DEFERRED TO APRIL 24<sup>TH</sup>, 2019**

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5. **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)

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

**DEFERRED TO APRIL 24<sup>TH</sup>, 2019**

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6. **Project# PR-2019-002079**  
**VA-2019-00101 – VARIANCE - DPM** 

**DAC ENTERPRISES INC.** agent(s) for **BEVERLY L. DONNELLAN** request(s) the aforementioned action(s) for all or a portion of LOT 10 and PORTIONS OF LOTS 9 & 11 BLOCK 18, PARKLAND HILLS ADDITION, zoned R-1D, located at 629 SIERRA DR. SE, containing approximately 0.354 acre(s). (L-17)

**PROPERTY OWNERS:** DONNELLAN MICHAEL J & BEVERLY L  
**REQUEST:** VARIANCES TO SIDEWALK WIDTH AND PUBLIC 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 VARIANCE.**

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7. **Project# PR-2019-001948**  
**(1003612/1003523/1000599)**  
**SD-2019-00006 – PRELIMINARY/FINAL PLAT**  
**SD-2019-00007 – VACATION OF EASEMENT** 

**THE GROUP** agent(s) for **NAZISH LLC** request(s) the aforementioned action(s) for all or a portion of TRACT A PLAT OF PRIMA ENTRADA, zoned PC, located on SONTERRO AV NW, east of 98<sup>TH</sup> ST NW and north of I-40, containing approximately 0.71 acre(s). (H-9) *[Deferred from 1/16/19]*

**PROPERTY OWNERS:** NAZISH LLC  
**REQUEST:** VACATE A TEMP DRAINAGE EASEMENT AND REPLAT EXISTING TRACT INTO 7 LOTS

**DEFERRED TO JULY 17<sup>TH</sup>, 2019**


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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].*

**DEFERRED TO APRIL 24<sup>TH</sup>, 2019**

9. **Project# PR-2019-002134  
(1000539)**

SI-2019-00056 - SITE PLAN 

**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, 4/17/19]*

**PROPERTY OWNERS:** HOPE CHRISTIAN SCHOOLS INC  
**REQUEST:** SITE PLAN FOR ELEMENTARY SCHOOL 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: PLANNING FOR THE INFRASTRUCTURE IMPROVMENTS AGREEMENT.**

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**MINOR CASES**

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10. **Project# PR-2019-002079  
SD-2019-00074 – PRELIMINARY/FINAL  
PLAT**

**WAYJOHN SURVEYING INC.** agent(s) for **BEVERLY DONNELLAN** request(s) the aforementioned action(s) for all or a portion of LOT 10 and PORTIONS OF LOTS 9 & 11 BLOCK 18, PARKLAND HILLS ADDITION, zoned R-1D, located at 629 SIERRA DR. SE, containing approximately 0.354 acre(s). (L-17)

**PROPERTY OWNERS:** DONNELLAN MICHAEL J & BEVERLY L  
**REQUEST:** REPLAT TO INCORPORATE VACATED R/W (SD-2019-00037)

**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 AGIS DXF, UTILITY COMPANIES SIGNATURES, VACATION NUMBERS AND REVOCABLE PERMIT.**

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11. **Project # PR-2019-002195**  
**(1001990, 1002229)**  
**SD-2019-00075 – PRELIMINARY/FINAL**  
PLAT 


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

**PROPERTY OWNERS:** HARDEN ENTERPRISES LLCC/O STARKWEATHER LAW FIRM

**REQUEST:** LOT LINE ADJUSTMENT AND GRANT 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 PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO: PLANNING.**

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12. **Project# PR-2018-001361**  
**(1000845, 1006833)**  
**SD-2019-00070 – PRELIMINARY/FINAL**  
PLAT 


**TIERRA WEST LLC** agent(s) for **BEN E. KEITH COMPANY** 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-9 +10)

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

**REQUEST:** REPLAT OF 2 TRACTS AND COMPLETE VACATION OF TOWNE CROSSING (SD-2018-001361) RIGHT OF WAY AND 4 EASEMENTS (SD-2019-00046 THRU 50)

**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 AND TO THE WATER AUTHORITY.**

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13. **Project# PR-2018-001405**  
**SD-2019-00061 - PRELIMINARY/FINAL**  
PLAT 

**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, 4/10/19]*

**PROPERTY OWNERS:** CITY OF ALBUQUERQUE  
**REQUEST:** SUBDIVIDING EXISTING TRACT INTO 2 TRACTS

**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.**

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14. **Project# PR-2018-001405**  
**(1007489, 1007720)**  
**SD-2019-00020 – VACATION OF AN**  
EASEMENT

**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, 4/10/19]*

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


**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 VACATION AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO.**

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**SKETCH PLAT**

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15. **Project# PR-2019-002308**

**PS-2019-00028 – SKETCH PLAT** 

**CSI – CARTESIAN SURVEYS INC.** agent(s) for **THOMAS H. FRITTS & PATRICIA R. FRITTS** request(s) the aforementioned action(s) for all or a portion of LOT 14 and a portion of LOT 15, BLOCK E-1, NETHERWOOD PARK, zoned R-1D, located on HAROLD PLACE NE north of INDIAN SCHOOL RD NE and west of GIRARD BLVD NE, containing approximately 0.351 acre(s). (H-16-Z)


**PROPERTY OWNERS:** SIMSON JOHN MITCHELL & SIMSON NINA BETH & SIMSON JEFFREY PAUL + FRITTS THOMAS H & PATRICIA R

**REQUEST:** CONSOLIDATING 2 LOTS INTO 1

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

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16. **Project# PR-2019-002309**

**PS-2019-00029 – SKETCH PLAT** 

**CSI – CARTESIAN SURVEYS INC.** agent(s) for **M+M Co.** request(s) the aforementioned action(s) for all or a portion of LOT 1-A & LOT 5-A, LA MIRADA SUBDIVISION, zoned MX-M, located at the NWC of MONTGOMERY BLVD NE and WYOMING BLVD NE, containing approximately 16.0374 acre(s). (G-19)


**PROPERTY OWNERS:** M & M CO + G & L INVESTMENTS CO INC

**REQUEST:** VACATION OF PRIVATE EASEMENTS AND REPLAT

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

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17. **Project# PR-2018-001890**

**PS-2019-00027 – SKETCH PLAT** 

**SAMMY MACIAS** request(s) the aforementioned action(s) for all or a portion of Lot 15 SLOAN'S ACRES SUBDIVISION and VACATED R/W OF 64<sup>TH</sup> STREET, zoned R-1D, located at 6340 EVERITT RD NW, east of 64<sup>TH</sup> STREET NW and north of ST JOSEPH'S AVENUE NW, containing approximately 0.551 acre(s). (G-10)

**PROPERTY OWNERS:** MACIAS SAMMY NESTOR

**REQUEST:** REPLAT OF VACATED R/W (SD-2018-00122) INTO EXISTING LOT

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

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**OTHER MATTERS**

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**18. 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)

**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 PLAT, SITE PLAN, TEMPORARY DEFERRAL OF SIDEWALK AND THE SIDEWALK WAIVER.**

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**19. ACTION SHEET MINUTES: April 10, 2019**

ADJOURNED.