

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – 600 2nd Street NW Albuquerque, NM 87102



AGENDA

DEVELOPMENT REVIEW BOARD

Plaza del Sol Building – Basement Hearing Room

6/6/2018

Members:

Kym Dicome - DRB Chair
Jon Ertsgaard – Water Authority
Jason Coffey – Parks & Recreation

Racquel Michel – Transportation Development
Doug Hughes – City Engineer/Hydrology
Ben McIntosh – Code Enforcement

Angela Gomez – Administrative Assistant

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

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: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

- A. Call to Order 9:00 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

PUBLIC HEARING

Project# 1010656

1. **18DRB-70160** MAJOR - PRELIMINARY PLAT APPROVAL
18DRB-70161 MAJOR - SDP FOR BUILDING PERMIT
18DRB-70162 MINOR - TEMP DEFR SWDK CONST

THE GROUP agent(s) for PASHTOON KHALID A & NAFEESA request(s) the above action(s) for all or a portion of Lot(s) 28-30, Block(s) 30, **NORTH ALBUQUERQUE ACRES Unit(s) B TRACT A**, zoned NR-BP (SU-2/IP), located on WILSHIRE AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 3 acre(s). (C-18)

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Project# 1011638

2. **18DRB-70148** MAJOR - SDP FOR BUILDING PERMIT

LEE GAMELSKY ARCHITECTS PC agent(s) for L & C TRANSPORT request(s) the above action(s) for all or a portion of Lot(s) 22-A, Block(s) 8, **ORIGINAL TOWNSITE OF WESTLAND** zoned NR-BP (SU-2/IP), located on 94TH ST NW between CENTRAL AVE NW and VOLCANO RD NW containing approximately 1.6 acre(s). (K-9)

Project# 1000874

3. **18DRB-70135** - VACATION OF PUBLIC EASEMENT
18DRB-70136 - MINOR - PRELIMINARY/FINAL PLAT APPROVAL

TIERRA WEST LLC agent(s) for MONTANO I-25 BEACH AQUISITION PROPERTY LLC request(s) the above action(s) for all or a portion of Lot(s) B-1, **RENAISSANCE CENTER III** zoned NR-C (SU-1 FOR IP & AMUSEMENT FACILITY OF A PERMANENT CHARACTER (NOT ADULT ESTABLISHMENT)), located on DESERT SURF CIRCLE NE between ALEXANDER BLVD NE and MONTANO RD NE containing approximately 23.87 acre(s). (F-16) [Deferred on 5/16/18, 6/6/18]

Project# 1010675

4. **18DRB-70120** MAJOR - SDP FOR BUILDING PERMIT

TIERRA WEST LLC agent(s) for CAMEL ROCK DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s)1-5, **PASEO MARKETPLACE**, zoned MX-M (SU-2 C-1/RC), located on PASEO DEL NORTE NE and SAN PEDRO DR NE containing approximately 4.07 acre(s). (D-18) [Deferred from 5/2/18, 5/16/18, 5/23/18]

Project# 1006864

5. **18DRB-70155** MAJOR - PRELIMINARY PLAT APPROVAL
18DRB-70156 SIDEWALK VARIANCE
18DRB-70157 SIDEWALK WAIVER
18DRB-70158 SUBDN DESIGN VARIANCE FROM MIN DPM STDS
18DRB-70159 MINOR - TEMP DEFR SWDK CONST

BOHANNAN HUSTON INC agent(s) for PULTE DEVELOPMENT OF NEW MEXICO, INC request(s) the above action(s) for all or a portion of Tract(s) N-2-B-1, N-2-B-2, N-2-C-1, **WATERSHED SUBDIVISION**, zoned PC (SU-2 FOR PDA), located on MIREHAVEN PARKWAY between BEAR LAKE WAY and MIREHAVEN PARKWAY containing approximately 61.84 acre(s). (H-8)



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MINOR CASES

Project #:
PR-2018-001179 (1006864)

CONSENSUS PLANNING, INC., agent for PULTE GROUP, requests the above action for the **DEL WEBB @ MIREHAVEN SUBDIVISION**, the PULTE @ MIREHAVEN SUBDIVISION AND ALL N AND M TRACTS AND SUBTRACTS OF THE **WATERSHED SUBDIVISION**, zoned PC (SU-2 for PDA) located in an area bounded by the PETROGLYPH NATIONAL MONUMENT to the north and west, WEST CREEK PL. AND TIERRA PINTADA BLVD. to the east and MIREHAVEN PARKWAY to the southern boundary of tract N2C1 of the **WATERSHED SUBDIVISION** containing approximately 285 acres. (H-8 and H-9)

6. **Application#:**
SI-2018-00029
SITE PLAN FOR SUBDIVISION
AMENDMENT (18EPC-/40022)

Project #:
PR-2018-001179 (1006864)

CONSENSUS PLANNING, INC., agent for PULTE GROUP, requests the above action for all or a portion of Tract N-2-B and Tract N-2-C, **WATERSHED SUBDIVISION**, zoned PC (SU-2 for PDA), located on the western side of TIERRA PINTADA, between WILLOW CANYON TRAIL and BEAR LAKE WAY, containing approximately 61.8 acres. (H-8)

7. **Application#:**
SI-2018-00038
SITE PLAN FOR SUBDIVISION
AMENDMENT (18EPC-/40016)

Project#:
PR-2018 - 001175 (1002321)

Applicant: BUILDERS TRUST OF NM BUILDERS ASSOCIATION
Agent: JOHN MACKENZIE DEPARTMENT OF MUNICIPAL DEVELOPMENT (DMD)
Parcel Owner: BUILDERS TRUST OF NM & NM HOMEBUILDERS ASSOCIATION

Application#:
SD-2018-00009
PRELIMINARY/FINAL PLAT

Requests the aforementioned action for all or a portion of

LT 6 PLAT OF JOURNAL CENTER PHASE 2 UNIT 2, A REPLAT OF TRACT 8A-1 JOURNAL CENTER PHASE 2 UNIT 1 CONT 1.0000 AC LOT 6, BLOCK 0000, SUBDIVISION

8. **Address:** 7451 BARTLETT ST NE, Albuquerque, NM
LT 4-A PLAT OF LTS 3-A & 4-A JOURNAL CENTER PHASE 2 UNIT 2 CONT 1.2001 AC LOT 4A, BLOCK 0000

Address: 3801 MASTHEAD ST NE, Albuquerque, NM
LT 7 PLAT OF JOURNAL CENTER PHASE 2 UNIT 2, A REPLAT OF TRACT 8A-1 JOURNAL CENTER PHASE 2 UNIT 1 CONT 1.0000 AC LOT 7, BLOCK 0000

Address: 7441 BARTLETT ST NE, Albuquerque, NM
Subdivision: JOURNAL CENTER PHASE 2 UNIT 2
Located on: Bartlett St NE between Masthead and Rutledge

Current Zoning | Proposed Zoning | Zoning Atlas Pages | Application Acreage
NR-BP D-17 3.20

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Project#:
PR-2018-001177 (1011603)

Agent: JENNIE STONESIPHER
Applicant: CHRISTOPHER DEHLER
Parcel Owner: THREE TREES LLC

9. **Application#:**
SD-2018-00010
PRELIMINARY/FINAL PLAT

Requests the aforementioned action for all or a portion of
012 RAYNOLDS ADDN LOTS 3 4 5 X 6 LOT 3, BLOCK 12
Subdivision: RAYNOLDS ADDN
Address: 1310 GOLD AV SW, Albuquerque, NM

Current Zoning | Proposed Zoning | Zoning Atlas Pages | Application Acreage
R-ML K-13 0.163

Project #:
PR-2018-001178 (1011523)

Agent(s): CARTESIAN SURVEYS INC. (CSI)
Applicant: MARK HAMMOND
Parcel Owner: I & J INVESTMENTS LLC

10. **Application#:**
SD-2018-00011
PRELIMINARY/FINAL PLAT

Requests the aforementioned action for all or a portion of
LT A PLAT OF LOTS A, B & C FRIEDMAN
SUBDIVISION CONT 6.3130 AC LOT A, BLOCK 0000

Subdivision: FRIEDMAN
Address: 4701 LINCOLN RD NE, Albuquerque, NM

Current Zoning | Proposed Zoning | Zoning Atlas Pages | Application Acreage
NR-LM F-17 6.3130

Project #:
PR-2018-001183 (1004000)

Agent: TIERRA WEST LLC
Applicant: PARADISE HILLS HOLDING COMPANY
INC. C/O MCLAUGHLIN MICHAEL A
Parcel Owner: PARADISE HILLS HOLDING COMPANY
INC. C/O MCLAUGHLIN MICHAEL A

11. **Application#:**
SI-2018-00031
SITE PLAN

Requests the aforementioned action for all or a portion of

TR A-1 PLAT FOR TR A-1 ALBUQUERQUE WEST UNIT 2
(BEING A REPLAT OF TR A UNIT 2 ALBUQUERQUE
WEST UNIT ONE & A PORTION OF LOT 3 BLK 'E'
ALBUQUERQUE WEST) CONT 3.4816 AC LOT A1,
BLOCK 0000

Subdivision: ALBUQUERQUE WEST UNIT 2
Address: 4550 PARADISE BLVD NW, Albuquerque, NM

Current Zoning | Proposed Zoning | Zoning Atlas Pages | Application Acreage
NR-C C-13 3.4816

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Old Project #: 1010010

Agent: BOB KEERAN
Applicant: LLAVE ENTERPRISES INC.

Application#:
SD-2018-00005 - PRELIMINARY/
FINAL PLAT APPROVAL
VA-2018-00009 – DESIGN
VARIANCE
VA-2018-00010 – S/W VARIANCE

Requests the aforementioned action for all or a portion of

LOT 6-P1, BLOCK 6

12.

Subdivision: SIGNAL POINTE

Address: 01 SIGNAL POINTE LN NE, Albuquerque NM

Current Zoning	Old Zoning	Zoning Atlas Pages	Application Acreage
R-1D	R-D	C-20	.41

[Deferred from 6/6/18].

Old Project #: 1011184

Agent: WOOTEN ENGINEERING
Applicant: KAPLAN PASEO LLC

Application#:
SI-2018-00007 - SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT
(18EPC-40001)

Requests the aforementioned action for all or a portion of

LOT 9A, BLOCK 10, SUBDIVISION N ABQ ACRES TR 2
UNIT 3

13.

Subdivision: North ABQ ACRES TR 2 UNIT 3

Address: 7201 PASEO DEL NORTE NE, Albuquerque
NM

Current Zoning	Old Zoning	Zoning Atlas Pages	Application Acreage
MX-L	SU-2	C-19	0.7348

[Deferred from 6/6/18]

Project# 1008585

18DRB-70113 EPC APPROVED SDP
FOR BUILD PERMIT
(18EPC-40004)

TIERRA WEST LLC agent(s) for UTILITY TRAILER SALES, INC request(s) the above action(s) for all or a portion of Tract(s) 3, **AVALON SUBDIVISION**, zoned NR-BP (SU-1 for IP Uses & C-2 Permissive Uses with Exceptions), located on the NE corner of DAYTONA RD NW and 90th ST NW, south of I-40, containing approximately 5.6 acre(s). (J-9) *[deferred from 4/11/18, 4/25/18, 5/2/18, 5/9/18, 5/16/18, 6/6/18]*

14.

Project# 1011471

18DRB-70127 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

CARTESIAN SURVEYS INC agent(s) for SAMIR PATEL request(s) the above action(s) for all or a portion of Tract(s) 2-A-3-C & 2-A-3-D, **MCLEOD BUSINESS PARK**, zoned NR-C (C-3), located on JEFFERSON ST NE between MCLEOD RD NE and I-25 containing approximately 4.9556 acre(s). (F-17) *[deferred from 4/25/18, 5/16/18, 6/6/18]*

15.

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16. **Project# 1007489**
18DRB-70125 VACATION OF
PRIVATE EASEMENT
18DRB-70126 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

ISAACSON AND ARFMAN PA agent(s) for YES HOUSING, INC request(s) the above action(s) for all or a portion of Tract(s) B1, **WEST ROUTE 66 ADDITION II**, zoned MX-M (C-2), located on CENTRAL AVE NW and UNSER BLVD NW containing approximately 6.2218 acre(s). (K-10) [*deferred from 4/25/18, 5/16/18, 6/6/18*]

SKETCH PLAT REVIEW AND COMMENT

17. **Project #:**
PR-2018-001184

Agent(s): DAVID SOULE
Applicant: RON SPRADLIN
Parcel Owner: RIO GRANDE REALTY & INVESTMENTS
LLC

Requests the aforementioned action for all or a portion of

- Application#:**
SD-2018-00012
SKETCH PLAT

LOT 32, BLOCK 18, SUBDIVISION N ABQ ACRES TR 3
UNIT 3

Subdivision: NORTH ABQ ACRES TR 3 UNIT 3
Located on: CARMEL AV NE, between Ventura and
Holbrook

Current Zoning | Proposed Zoning | Zoning Atlas Pages | Application Acreage
PD C-20 0.67