



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

June 13, 2018

Kym Dicome..... DRB Chair
Racquel Michel Transportation Development
Jon Ertsgaard Water Authority
Doug HughesCity Engineer/Hydrology
Jason Coffey..... Parks & Recreation
Jacobo Martinez.....Code Enforcement

Angela Gomez ~ Administrative Assistant

- 1. **Project # 001173 (1004245)**
SD-2018-00002 – MAJOR - PRELIMINARY PLAT
SD-2018-00003 – VACATION OF PUBLIC EASEMENT
SD-2018-00006 - VACATION OF RIGHT OF WAY
VA-2018-00005 – SIDEWALK VARIANCE
VA-2018-00006 – SIDEWALK WAIVER

MARK GOODWIN & ASSOCIATES PA agent(s) for ANASA WEST LLC request(s) the above action(s) for all or a portion of Block(s) 7-14, Portion of Lot 3, 4-9, 9-13, 12, 2-10, **PARADISE HEIGHTS UNIT 5 SUBDIVISION** and Lots L-N ANASAZI RIDGE UNIT 1, zoned R-1B and MX-L (R-1) located on MCMAHON BLVD NW east of WESTSIDE BLVD NW containing approximately 6.98 acre(s). (A-10)

PROPERTY OWNERS: City of Albuquerque, COLLATZ LLC and Westway Homes LLC

REQUEST: APPROVAL OF AFOREMENTIONED ACTIONS (Expired April 2015)

DEFERRED TO JULY 11, 2018.

- 2. **Project # 001186 (1008660)**
SI-2018-00043 – SITE PLAN FOR BUILDING PERMIT 

ADAMS ENGINEERING agent(s) for MCDONALD’S LLC request(s) the above action(s) for all or a portion of Lots A and B, Block 101, **BEL AIR SUBDIVISION**, zoned MX-M (SU-3 MU-UPT/Buffer), located at 5900 MENAUL BLVD. containing approximately .947 acre(s). (H-18)

PROPERTY OWNERS: FIRST NATIONAL BANK TRUSTEE C/O CONQUISTADORES INC. TRACT B, MILLER INVESTMENTS NC.

REQUEST: DEMO/REBUILD McDONALD’S WITH DRIVE-THRU

DEFERRED TO JULY 11, 2018.

3. **Project# 001213 (1011348)**
SD-2018-00014 - PRELIMINARY
PLAT AMENDMENT

RESPEC agent(s) for VENICE CAPITAL, LLC request(s) the above action(s) for all or a portion of TRACT A-1, Block 3 Unit B, **NORTH ABQ ACRES TR A UNIT B** zoned NR-LM, located on PAN AMERICAN FREEWAY NE between VENICE AVE and PASADENA AVE NE containing approximately 1.755 acre(s). (B-18)

PROPERTY OWNERS: VENICE CAPITAL LLC
REQUEST: INFRASTRUCTURE LIST REVISION

WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 5/10/18, THE INFRASTRUCTURE LIST REVISION WAS APPROVED.

4. **Project# 001195 (1007140)**
SD-2018-00037 –SITE DEVELOPMENT
PLAN FOR SUBDIVISION
(18EPC-10010)
SD-2018-00020 – SKETCH PLAT 

MRWM agent(s) for CITY OF ALBUQUERQUE PARKS & RECREATION request(s) the above action(s) for all or a portion of TRACT 1-C-1 & 1-C-2, **JUAN TABO HILLS UNIT 3A**, zoned NR-PO-B, located on MONACHOS RD SE between JUAN TABO BLVD SE and VIA POSADA SE containing approximately 27 acre(s). (M-22)

PROPERTY OWNERS: CITY OF ALBUQUERQUE
REQUEST: DRB SIGN-OFF OF EPC SITE DEVELOPMENT PLAN FOR SUBDIVISION (3-8-2018)

DEFERRED TO JULY 11, 2018.

5. **Project# 001191 (1008952)**
SD-2018-00035 –SITE PLAN FOR BUILDING
PERMIT
(18EPC-40003)

CONSENSUS PLANNING INC agent(s) for PRIMROSE SCHOOL OF WOODCREEK RESERVE request(s) the above action(s) for all or a portion of TRACT A, **MORNING STAR AT PALOMAS** zoned MX-T (SU-2 FOR O-1), located on PALOMAS AVE NW between WYOMING BLVD NE and BARSTOW STREET NE containing approximately 0.9 acre(s). (D-19)

PROPERTY OWNERS: PASEO 2010, LLC
REQUEST: DRB SIGN-OFF OF EPC SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (3-8-2018)

DEFERRED TO JUNE 27, 2018.

6. **Project# 001192 (1003993)**
SI-2018-00036 – SITE PLAN FOR BUILDING PERMIT 
(18EPC-40020)
- CONSENSUS PLANNING agent(s) for THAKUR ENTERPRISES LLC request(s) the above action(s) for all or a portion of TRACT A-36-A, **TOWN OF ATRISCO GRANT NORTHEAST UNIT**, zoned MX-L (SU-2 USES PERMISSIVE AND CONDITIONAL IN O-1), located on COORS BLVD NW - north of SEQUOIA RD and east of ATRISCO DRIVE containing approximately 4.04 acre(s). (G-11-Z)
- PROPERTY OWNERS:** MICHAEL MORTAJI & PARASTO BAGHAE-POUR
REQUEST: DRB SIGN OFF OF EPC SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (5-10-2018)
- DEFERRED TO JULY 11, 2018.**
-
7. **Project# 001223 (1011553)**
SI-2018-00041 – SITE DEVELOPMENT PLAN FOR SUBDIVISION AND SITE DEVELOPMENT PLAN FOR BUILDING PERMIT 
(18EPC-40008 + 40009)
- MODULUS ARCHITECTS, INC agent(s) for 3X1, LLC. request(s) the above action(s) for all or a portion of LOT/TRACT: TRB2A1, **TOWN OF ATRISCO GRANT** zoned SU-1/C-1 & AUTO SALES, located on COORS BLVD between SEQUOIA and TUSCON containing approximately 1.9 acre(s). (G-11-Z)
- PROPERTY OWNERS:** 3X1, LLC.
REQUEST: DRB SIGN OFF OF EPC APPROVED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AND EPC APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION (4-12-2018)
- DEFERRED TO JUNE 27, 2018.**
-
8. **Project# 1003445**
18DRB-70061 MAJOR – SITE PLAN for BUILDING PERMIT 
- MULLEN HELLER ARCHITECTURE agent(s) for Highbury Properties, LLC request(s) the above action(s) for all or a portion of Tract(s) G, **FOUNTAIN HILLS PLAZA SUBD**, zoned NR-C (SU-1 FOR PDA TO INCLUDE C-3 USES), located at 4011 PASEO DEL NORTE NW containing approximately .95 acre(s). (C-12) *[Deferred from 3/14/18, 4/25/18, 5/9/18, 5/16/18]*
- DEFERRED TO JUNE 20, 2018.**
-
9. **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 - MINOR - PRELIMINARY/FINAL PLAT
- BOB KEERAN request(s) the above 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]*
- DEFERRED TO JULY 18, 2018.**
-

10. **Project# 1011471**
18DRB-70127 MINOR - PRELIMINARY/
FINAL PLAT 

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, 5/23/18, 6/6/18]*

WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED JUNE 13, 2018 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED APRIL 13, 2018, THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR UTILITY COMPANIES SIGNATURES, AMAFCA SIGNATURE AND RECORDED SUBDIVISION IMPROVEMENTS AGREEMENT (SIA).

-
11. **Project# 1010693**
18DRB-70129 - VACATION OF PUBLIC
EASEMENT
18DRB-70130 - SIDEWALK WAIVER
18DRB-70131 – TEMP. DEFERRAL of
SIDEWALK CONST
18DRB-70132 - VACATION OF PRIVATE
EASEMENT
18DRB-70133 - PRELIMINARY PLAT
18DRB-70134 - SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT

BOHANNAN HUSTON INC agent(s) for GAMMA DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) 3B-3 of **TRACT 3B-1, 3B-2 & 3B-3 A SUBD OF TRACT 3B LANDS OF IHS ACQUISITION #120 INC.** zoned R-T (SU-2/LMDR), located on HORIZON BLVD NE between BALLOON MUSEUM DR NE and ALAMEDA BLVD NE containing approximately 7.76 acre(s). (B-17) *[Deferred from 5/16/18]*

DEFERRED TO JULY 18, 2018.

MINOR CASES

12. **Project# 001217 (1002934)**
SD-2018-00016 -PRELIMINARY/ FINAL
PLAT

ISAACSON & ARFMAN agent(s) for FOURTH STREET & MENAUL INC. request(s) the above action(s) for all or a portion of LOTS 1-A-1 & 1-A-2, **WALGREEN ADDITION**, zoned MX-M, located on 2300 4TH STREET NW between MENAUL BLVD NW and ARVADA AVE NW containing approximately 10.703 acre(s). (H-14)

PROPERTY OWNERS: FOURTH STREET & MENAUL INC., FOURTH STREET & MENAUL INCC/O CLEAN MACHINE CAR WASH LLC

REQUEST: LOT LINE ADJUSTMENT

WITH THE SIGNING OF THE INFRASTRUCTURE LIST THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING.

SKETCH PLAT

13. **Project# 001215 (1005324)**
SD-2018-00015 – SKETCH PLAT 

ARCH + PLAN LAND USE CONSULTANTS agent(s) for RHINO INVESTMENTS NM HOTEL LLC request(s) the above action(s) for all or a portion of LOTS 1-6 & N AND O, UNITS 1 & 2, **CARLISLE REPLAT UNIT 2**, zoned MX-M, located on 2500 CARLISLE NE between SAN MATEO BLVD NE and MORNINGSIDE DRIVE containing approximately 11.13 acre(s). (H-16 & H-17)

PROPERTY OWNERS: RHINO INVESTMENTS NM HOTEL LLC ATTN: MRSANJIV CHOPRA

REQUEST: LOT CONSOLIDATION FROM 8 TRACTS INTO 3 TRACTS

SKETCH PLAT COMMENTS WERE PROVIDED TO THE AGENT BY THE DRB. A LETTER OF ADVICE WITH BE PROVIDED TO APPLICANTS.

-
14. **Project# 001225 (1000460)**
SD-2018-00017 – SKETCH PLAT 

ARCH + PLAN LAND USE CONSULTANTS agent(s) for KIRK & JOYCE WESSELINK request(s) the above action(s) for all or a portion of TRACT 493, **TOWN OF ATRISCO GRANT UNIT 7**, zoned R-1C, located on 1119 86TH ST SW between SAGE RD SW and SAPPHIRE ST SW containing approximately 4.89 acre(s). (M-9)

PROPERTY OWNERS: WESSELINK KIRK A & JOYCE D

REQUEST: LOT CONSOLIDATION

SKETCH PLAT COMMENTS WERE PROVIDED TO THE AGENT BY THE DRB. A LETTER OF ADVICE WITH BE PROVIDED TO APPLICANTS.

15. **Project# 001226**

SD-2018-00018 – SKETCH PLAT 

ARCH + PLAN LAND USE CONSULTANTS agent(s) for AGIOLA BEJKO request(s) the above action(s) for all or a portion of LOT 7 & 8 BLOCK 32, **PEREA ADDITION**, zoned R-1A, located on 608 15TH ST NW between MARBLE AVE. and ORCHARD PL. NW containing approximately 0.163 acre(s). (J-13)

PROPERTY OWNERS: BEJKO AGIOLA

REQUEST: LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT

SKETCH PLAT COMMENTS WERE PROVIDED TO THE AGENT BY THE DRB. A LETTER OF ADVICE WITH BE PROVIDED TO APPLICANTS.

16. **Project# 001227 (1002776)**

SD-2018-00019 – SKETCH PLAT 

ARCH + PLAN LAND USE CONSULTANTS agent(s) for BAF HOLDINGS LLC request(s) the above action(s) for all or a portion of TRACT Y-2A-1-A-1 & Y-2A-1-C-1, **TAYLOR RANCH**, zoned MX-M, located on 6971/6981 TAYLOR RANCH NW SW between SOONER TRL NW and HOMESTEAD CIRCLE NW containing approximately 4.23 acre(s). (D-11)

PROPERTY OWNERS: BAF HOLDINGS LLC

REQUEST: LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT

SKETCH PLAT COMMENTS WERE PROVIDED TO THE AGENT BY THE DRB. A LETTER OF ADVICE WITH BE PROVIDED TO APPLICANTS.

17. **Project# 001214**

SD-2018-00003 - SKETCH PLAT 

JULIANNE TELLES request(s) the above action(s) for all or a portion of LOT 6 & VACATED PORTION OF GOLD HILL AVENUE, BLOCK C, **SOUTH BROADWAY ACRES UNIT 1**, zoned MX-T, located on 2841 ARNO ST SE between BETHEL DRIVE SE and WESMECO DRIVE SE containing approximately .29 acre(s). (M-14)

PROPERTY OWNERS: JULIANNE TELLES & HARRY SEGURA

REQUEST: CONSOLIDATION OF 2 PARCELS

SKETCH PLAT COMMENTS WERE PROVIDED TO THE AGENT BY THE DRB. A LETTER OF ADVICE WITH BE PROVIDED TO APPLICANTS.

18. Other Matters:

19. MINUTES: JUNE 6, 2018

ADJOURNED.