



DEVELOPMENT REVIEW BOARD

**Agenda**

Plaza del Sol Building Basement Hearing Room

**May 23, 2018**

MEMBERS:

- Kym Dicome..... DRB Chair
- Racquel Michel ..... Transportation Development
- Jon Ertsgaard ..... Water Authority
- Doug Hughes .....City Engineer/Hydrology
- Jason Coffey..... Parks & Recreation
- Ben McIntosh.....Code Enforcement

*Angela Gomez ~ Administrative Assistant*

CASES WHICH REQUIRE PUBLIC NOTIFICATION-  
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1011282**  
17DRB-70166 MAJOR – SITE DEVELOPMENT PLAN/ SUBDIVISION  
17DRB-70168 MAJOR – SITE DEVELOPMENT PLAN/ BUILDING PERMIT  
ANDERSON WAHLEN & ASSOCIATES agents for WEST SEVENTY LLC request the referenced/ above actions for **Unplatted Tracts** in the Northwest Quarter of Section 15/ Township 11 North/ Range 2 East/ **NW¼ S15 T11N R2E**, zoned NR-BP (SU-2/VHRC), located on the west corner of PASEO DEL NORTE NW and UNSER BLVD NW containing approximately 33 acres. (C-10) [Deferred on 7-12-17, 8/16/17, 10/4/18, 12/13/17] **DEFERRED TO 8/29/18.**

---

2. **Project# 1000874**  
**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] **DEFERRED TO 6/6/18.**

---

3. **Project# 1010675**  
**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] **DEFERRED TO 6/6/18.**

---

4. **Project# 1011527**  
**18DRB-70106** VACATION OF PUBLIC EASEMENT  
**18DRB-70107** SIDEWALK WAIVER  
**18DRB-70108** SUBDN DESIGN VARIANCE FROM MIN DPM STDS  
**18DRB-70109** MINOR - TEMP DEFERRAL OF SIDEWALK CONSTRUCTION  
**18DRB-70110** MAJOR - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
**18DRB-70111** MAJOR - PRELIMINARY PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for PULTE GROUP request(s) the above action(s) for all or a portion of Lot(s) 7-10 AND 23-26, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) B**, zoned R-MH (SU-2/IP/NC), located on north of SIGNAL AVE NE and south of ALAMEDA between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 6.7 acre(s). (C-18) [Deferred from 4/18/18, 5/2/18, 5/16/18] . **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/23/18 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 5/8/18, THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING**

---

## MINOR CASES

5. **Old Project #:1010010**

**Application#:**  
**SD-2018-00005** - PRELIMINARY/ FINAL PLAT APPROVAL

**Agent: Bob Keeran** agent for  
**Applicant: Llave Enterprises Inc.**

*Requests the above action for all or a portion of*

**LOT 6-P1, BLOCK 6**  
**Subdivision:** SIGNAL POINTE  
**Address:** 8901 SIGNAL POINTE LA NE, Albuquerque NM  
Current Zoning | Old Zoning | Zoning Atlas Pages | Application Acreage  
R-1D                      R-D                      C-20                      .41

**DEFERRED TO 6/6/18.**

---

6. **Old Project #: 1011184**

**Agent: Wooten Engineering agent for  
Applicant: Kaplan Paseo LLC**

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

*Requests the above action for all or a portion of*

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

**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 TO 6/6/18.**

7. **Old Project #: 1011551**

**Applicant: Nicholas Nuccio**

**Application#:  
SD-2018-00007 - PRELIMINARY/ FINAL  
PLAT APPROVAL**

*Requests the above action for all or a portion of*

**\* 010 053 RAYNOLDS ADDN & E1/2 L11 LOT 10, BLOCK  
53, SUBDIVISION RAYNOLDS ADDN**

**Subdivision:** RAYNOLDS ADDN

**Address:** 1220 IRON AV SW, Albuquerque, NM  
**Current Zoning | Old Zoning | Zoning Atlas Pages | Application Acreage**  
R-T SU-2 K-13 0.122

**INDEFINITELY DEFERRED.**

8. **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 90<sup>th</sup> 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] **DEFERRED TO 6/6/18.**

9. **Project# 1010868**  
**18DRB-70152 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
18DRB-70164 MINOR - VACATION OF  
PRIVATE EASEMENT**

JOSH SKARSGARD agent(s) for CAMPBELL FARMS HOA request(s) the above action(s) for all or a portion of Lot(s) 1-P2, 2-P2, 4-P2, 5-P2, 6-P2, 7-P2, 8-A-P2, **CAMPBELL FARMS SUBDIVISION**, zoned R-A (RA-2), located on CAMPBELL FARM LANE NW between CAMPBELL RD NW and MATTHEW AVE NW containing approximately 3.14 acre(s). (G-13) [deferred from 5/16/18] **THE PRELIMINARY/FINAL PLAT WAS APPROVED. THE VACATION OF PRIVATE EASEMENT WAS APPROVED.**

---

10. **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] **DEFERRED TO 6/6/18.**

---

11. **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] **DEFERRED TO 6/6/18.**

---

**SKETCH PLAT REVIEW AND COMMENT** (no action taken)

12. **Project# 1011362**  
**18DRB-70163** SKETCH PLAT REVIEW  
AND COMMENT

BOKAY CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 16-D-2, **EL RANCHO GRANDE**, zoned R-1A, located on GIBSON BLVD SW between DELGADO AVE SW and 118TH ST SW containing approximately 16.5 acre(s). (N-8) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

13. Other Matters:  
  
Minutes: May 16, 2018  
  
ADJOURNED.