



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

July 18, 2018

Kym Dicome.....Chair
 Racquel Michel Transportation Development
 Jon Ertsgaard Water Authority
 Doug HughesCity Engineer/Hydrology
 Christina Sandoval..... Parks & Recreation
 Ben McIntosh.....Code Enforcement


Angela Gomez ~ Administrative Assistant

PUBLIC HEARING

1. **Project #PR-2018-001280
 (1011396)**
 SI-2018-00049 – MAJOR SITE PLAN
 AMENDMENT

CONSENSUS PLANNING, INC. agent(s) for **LEGACY
 HOSPITALITY, LLC** request(s) the above action(s) for all or a
 portion of Lots 1-3 and Lots 30-32, Block 28, NORTH
 ALBUQUERQUE ACRES Unit B, zoned R-MH, located at 6211
 ALAMEDA BLVD NE between SAN PEDRO DRIVE NE and
 OAKLAND AVE NE, containing approximately 4.8 acre(s).
 (C-18-Z)


**THE MAJOR SITE PLAN AMENDMENT WAS APPROVED
WITH FINAL SIGN OFF DELEGATED TO HYDROLOGY AND
TO PLANNING.**

2. **Project #PR-2018-001323**
 VA-2018-00047- VARIANCE 

AUSTIN’S CARPORTS agent(s) for **ALEX & ANNETTE
 PADILLA** request(s) the aforementioned action(s) for all or
 a portion of Lot 3, Block 7, OSAGE ADDN NO 3, zoned R-1C,
 located at 404 LA MEDIA RD SW, containing approximately
 .2 acre(s). (D-12)

PROPERTY OWNERS: ALEX & ANNETTE PADILLA
REQUEST: PROPOSED CARPORT W/IN SETBACK


THE VARIANCE WAS APPROVED.

3. **Project #PR-2018-001320**
VA-2018-00046- VARIANCE 

AUSTIN'S CARPORTS agent(s) for **MICHAEL FLUELLEN** request(s) the aforementioned action(s) for all or a portion of Lot 22, Block 32, PRINCESS JEANNE PARK ADDN, zoned R1-B, located at 1039 CLAUDINE ST NE, containing approximately .1663 acre(s). (J-21)

PROPERTY OWNERS: FLUELLEN MICHAEL & LAURIE
REQUEST: PROPOSED CARPORT W/IN SETBACK


THE VARIANCE WAS APPROVED.

4. **Project #PR-2018-001318**
VA-2018-00045- VARIANCE 

AUSTIN'S CARPORTS agent(s) for **WILLIAM R. JOHNSON** request(s) the aforementioned action(s) for all or a portion of Lot 35, Block 19, ACADEMY ACRES UNIT 3, zoned R1-B, located at 6205 BELCHER AV NE, containing approximately .1515 acre(s). (E-18)

PROPERTY OWNERS: JOHNSON WILLIAM ROBERT TRUSTEE JOHNSON
REQUEST: PROPOSED CARPORT W/IN SETBACK


THE VARIANCE WAS APPROVED.

5. **Project #PR-2018-001319**
VA-2018-00044- VARIANCE 

AUSTIN'S CARPORTS agent(s) for **ROBERT L. GALLEGOS** request(s) the aforementioned action(s) for all or a portion of Lot 2, Block 86, PRINCESS JEANNE PARK ADDN, zoned R1-B, located at 10408 IRENE AV NE, containing approximately 0.1492 acre(s). (J-21)

PROPERTY OWNERS: GALLEGOS ROBERT L & MELODY A
REQUEST: PROPOSED CARPORT W/IN SETBACK




THE VARIANCE WAS APPROVED.

6. **Project #PR-2018-001317**
VA-2018-00043- VARIANCE 

AUSTIN'S CARPORTS agent(s) for **KENNETH PAULK** request(s) the aforementioned action(s) for all or a portion of Lot 6, Block 7, SARATON HEIGHTS, zoned R1-B, located at 904 VALENCIA DR NE, containing approximately 0.1377 acre(s). (K-18)

PROPERTY OWNERS: PAULK KENNETH W & BUSTAMANTE ELISA
REQUEST: PROPOSED CARPORT W/IN SETBACK

THE VARIANCE WAS APPROVED.

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7. **Project# PR-2018-001311**
VA-2018-00041- VARIANCE 
- AUSTIN'S CARPORTS** agent(s) for **JOHN H. LUCERO** request(s) the aforementioned action(s) for all or a portion of Lot 14, Block 102, SNOW HEIGHTS ADDN, zoned R1-B, located at 1801 JUNE ST NE, containing approximately 0.17 acre(s). (H-21)
- PROPERTY OWNERS:** LUCERO JOHNNY R & MARIA C TRUSTEES LUCERO RVLT
REQUEST: PROPOSED CARPORT IN SETBACK
- THE VARIANCE WAS APPROVED.**
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8. **Project# PR-2018-001312**
VA-2018-00042- VARIANCE 
- AUSTIN'S CARPORTS** agent(s) for **ROBERT ROLAND SILCOX** request(s) the aforementioned action(s) for all or a portion of Lot 11, Block 101, SNOW HEIGHTS ADDN, zoned R1-B, located at 1805 DOROTHY ST NE, containing approximately 0.161 acre(s). (H-21)
- PROPERTY OWNERS:** SILCOX ROBIN ROLAND & CILVIA D
REQUEST: PROPOSED CARPORT W/IN SETBACKS
- THE VARIANCE WAS APPROVED.**
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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, 6/13/18]*
- DEFERRED TO AUGUST 8TH, 2018.**
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10. **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, 6/13/18]*
- DEFERRED TO AUGUST 8TH, 2018.**
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11. **Project# 1010656**
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) *[Deferred from 6/6/18, 6/27/18]*
- DEFERRED TO AUGUST 8TH, 2018.**
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12. **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, 5/23/18, 6/6/18, 6/27/18]*
- INDEFINITELY DEFERRED.**
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13. **Project# PR-2018-001173 (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 DEFERRAL
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) *[Deferred from 6/13/18, 7/11/18]*
- PROPERTY OWNERS:** City of Albuquerque, COLLATZ LLC and Westway Homes LLC
REQUEST: APPROVAL OF AFOREMENTIONED ACTIONS (Expired April 2015)
- DEFERRED TO AUGUST 15TH, 2018.**
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14. **Project# PR-2018- 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 Tracts 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) [Deferred from 6/13/18, 7/11/18]

PROPERTY OWNERS: CITY OF ALBUQUERQUE
REQUEST: DRB SIGN-OFF OF EPC SITE DEVELOPMENT PLAN FOR SUBDIVISION (3-8-2018) AND A SKETCH PLAT FOR REVIEW AND COMMENT

DEFERRED TO JULY 25TH, 2018.

MINOR CASES

15. **Project# PR-2018-001322
(1001440)**
SI-2018-00061- SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT
(17EPC-40053) 

TIERRA WEST, LLC agent(s) for **PALO ALTO. INC.** request(s) the aforementioned action(s) for all or a portion of Tract D-3A, COORS CENTRAL NORTH, zoned NR-BP (SU-1), located at 303 COORS BLVD NW, containing approximately .5631 acre(s). (K-10)

PROPERTY OWNERS: ALVARADO DEVELOPMENT LLC
REQUEST: DRB SIGN-OFF OF EPC SITE DEVELOPMENT PLAN FOR BUILDING PERMIT


DEFERRED TO JULY 25TH, 2018.

16. **Project# PR-2018-001307
(1004375)**
SI-2018-00055- SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT
(18EPC-40038)

CONSENSUS PLANNING, INC. agent(s) for **HAGGAR GROUP LLC** request(s) the aforementioned action(s) for all or a portion of Tract 1B of Tracts 1A and 1B of P & J SUBDIVISION, zoned PD (SU-1), located on SAN ANTONIO DRIVE NE between LOUISIANA BLVD NE and SAN PEDRO DRIVE NE, containing approximately 3.1 acre(s). (E-18)

PROPERTY OWNERS: HAGGAR GROUP LLC
REQUEST: DRB SIGN-OFF OF EPC SITE DEVELOPMENT PLAN FOR BUILDING PERMIT


**THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
WAS APPROVED.**

17. **Project# PR-2018-001262
(1010401)**
SD-2018-00030- EXTENSION OF
PRELIMINARY PLAT
(17DRB-70176 + 70102) 

RESPEC, INC. agent(s) for **WOODMONT PASEO, LLC & RAINBOW PASEO, LLC** request(s) the aforementioned action(s) for all or a portion of DURANGO UNIT 3, zoned R-1D/PD, located on WOODMOUNT AVE NW between RAINBOW BLVD NW and PASEO DEL NORTE NW, containing approximately 23 acre(s). (C-09)

PROPERTY OWNERS: RAINBOW PASEO LLC
REQUEST: EXTENSION OF PRELIMINARY PLAT


A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.

18. **Project# PR-2018-001262
(1010401)**
SD-2018-00041- EXTENSION OF
PRELIMINARY PLAT
(17DRB-70175 + 70108) 

RESPEC, INC. agent(s) for **WOODMONT PASEO, LLC & RAINBOW PASEO, LLC** request(s) the aforementioned action(s) for all or a portion of DURANGO UNIT 2, zoned R-1D/PD, located on WOODMOUNT AVE NW between RAINBOW BLVD NW and PASEO DEL NORTE NW, containing approximately 18 acre(s). (C-09)

PROPERTY OWNERS: RAINBOW PASEO LLC
REQUEST: EXTENSION OF PRELIMINARY PLAT


A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.

19. **Project #PR-2018-001325**
SD-2018-00036- PRELIMINARY/FINAL
PLAT 

CARTESIAN SURVEY'S INC. agent(s) for **FAIZEL KASSAM** request(s) the aforementioned action(s) for all or a portion of Lots 1 thru 5, Block 2 HUNING'S HIGHLAND ADDITION CONT .8035 AC +/- LOT 2, BLOCK 2, HUNINGS HIGHLAND ADDN zoned MX-FB-FX, located at the SW corner of BROADWAY BLVD SE and CENTRAL AVENUE NE, containing approximately 0.8136 acre(s). (K-14)

PROPERTY OWNERS: SUNDOWNER HOSPITALITY LLC
REQUEST: CONSOLIDATION OF 5 LOTS INTO 1



INDEFINITELY DEFERRED.

20. **Project #PR-2018-001284**
SD-2018-00037 - PRELIMINARY/FINAL
PLAT
(PS-2018-0006) 

CARTESIAN SURVEY'S INC. agent(s) for **LEGACY HOSPITAL** request(s) the aforementioned action(s) for all or a portion of Tracts A-2-A-1-A and A-2-A-2-A (A REPL OF TR A-2-A-1 and A-2-A-2) of PARK SQUARE, zoned MX-H, located on AMERICAS PKWY NE south of INDIAN SCHOOL RD NE and west of LOUISIANA BLVD NE , Albuquerque, NM, containing approximately 4.076 acre(s). (J-18)

PROPERTY OWNERS: KASSAM LAND ACQUISITION 10 LLC & NEW OMNI HOSPITALITY LLCC/O LEGACY HOSPITALITY LLC
REQUEST: ADJUSTMENT OF PROPERTY LINE BETWEEN 2 EXISTING TRACTS

THE PRELIMINARY/FINAL PLAT WAS APPROVED.

21. **Project# 1000111**
18DRB-70097 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL  

SANDIA LAND SURVEYING LLC agent(s) for **NEATHERWOOD PARTNERS** request(s) the above action(s) for all or a portion of Tract(s) B, **ALTURA COMPLEX**, zoned MX-T/PD (SU-1 for O-1 Uses and SU-1 PRD and Office Development) located at 4101 INDIAN SCHOOL RD NE between CARLISLE BLVD NE and WASHINGTON ST NE containing approximately 6.967 acre(s). (H-17) [*deferred from 4/4/18, 4/11/18, 4/18/18*]


DEFERRED TO JULY 25TH, 2018

22. **Project# PR-2018-001223**
(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 actions for all or a portion of Tract B2A1, TOWN of ATRISCO GRANT zoned MX-L (SU-1/C-1 & AUTO SALES), located on COORS BLVD NW between SEQUOIA RD NW and TUSCON RD NW, containing approximately 1.9 acre(s). (G-11-Z) [*Deferred from 6/13/18, 6/27/18*]

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 AUGUST 8TH, 2018

23. **Project #PR-2018-001277
(1010327)**
SD-2018-00034- PRELIMINARY/ FINAL
PLAT 

SURV-TEK agent(s) for **STEVE MAESTAS** request(s) the
aforementioned action(s) for all or a portion of LOT 1-A of
LOTS 1-A and 1-B, NORRIS AND MARGARET PENNY
ADDITION and LOT 2, NORRIS AND MARGARET PENNY
ADDITION, zoned NR-LM, located on MCLEOD RD NE and
PAN AMERICAN FREEWAY, containing approximately 4.9
acre(s). (F-17) *[Deferred from 7/11/18]*

PROPERTY OWNERS: 4404 MCLEOD LLC
REQUEST: REPLAT OF 2 EXISTING LOTS INTO 2 NEW LOTS


**THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH
FINAL SIGN OFF DELEGATED TO TRANSPORTATION AND
TO PLANNING.**

24. **Project #PR-2018-1007489**
18DRB-70125 - VACATION OF PRIVATE
EASEMENT
18DRB-70126 MINOR - PRELIMINARY/
FINAL PLAT 

ISAACSON AND ARFMAN PA agent(s) for **YES HOUSING,
INC** request(s) the aforementioned 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 6.222 acre(s).
(K-10) *[deferred from 4/25/18, 5/16/18, 5/23/18, 6/6/18, 6/20/18, 7/11/18]*

**THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B
IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND
(B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

**WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED
JULY 18, 2018, AND WITH A CONCEPTUAL GRADING AND
DRAINAGE PLAN ENGINEER STAMP DATED 6/18/18.THE
PRELIMINARY/FINAL PLAT WAS APPROVED,**

25. **Project #PR-2018-001183
(1004000)**
SI-2018-00031 – SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT
AMENDMENT 

TIERRA WEST,LLC agent(s) for **PARADISE HILLS HOLDING
COMPANY INC. C/O MCLAUGHLIN MICHAEL** request(s) the
aforementioned action(s) for all or a portion of TR A-1 PLAT
FOR TR A-1 ALBUQUERUE WEST UNIT 2, zoned NR-C,
located on PARADISE BLVD NW east of EAGLE RANCH RD
NW, containing approximately 3.482 acre(s). (C-13) [*deferred
from 6/6/18, 6/20/18, 7/11/18*]

PROPERTY OWNERS: PARADISE HILLS HOLDING COMPANY INC.
REQUEST: AMENDING AN EPC APPROVED SITE PLAN

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
AMENDMENT WAS APPROVED WITH FINAL SIGN OFF
DELEGATED TO THE WATER AUTHORITY AND TO
PLANNING.**

SKETCH PLAT

26. **Project #PR-2018-001295
(1011590)**
SD-2018-00035- SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for
RONALD V. GARCIA request(s) the aforementioned
action(s) for all or a portion of Lot 8, ZICKERT ADDN, zoned
R-A, located at 1801 ZICKERT PL NW, containing
approximately 1.0 acre(s). (H-12)

PROPERTY OWNERS: RONALD V. GARCIA
REQUEST: REPLAT OF 2 EXISTING LOTS INTO 2 NEW LOTS

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

27. Other Matters:

28. **MINUTES: July 11, 2018**

ADJOURNED.