



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

September 12, 2018

Kym Dicome..... DRB Chair
Racquel Michel Transportation Development
Kris Cadena Water Authority
Doug HughesCity Engineer/Hydrology
Christina Sandoval..... Parks & Recreation
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

- 1. Project# PR-2018-001346**
SI-2018-00110 – SITE PLAN

JOE SLAGLE ARCHITECT agent(s) for **ROY SOLOMON** request(s) the aforementioned action(s) for all or a portion of LOTS 1-6 & 29, BLOCK 29, UNIT B, NORTH ALBUQUERQUE ACRES, zoned NR-BP, located on ALAMEDA BLVD NE east of SAN PEDRO DR NE and north of SIGNAL AVE NE, containing approximately 5.24 acre(s). (C-18)

PROPERTY OWNERS: V MOD LLC

REQUEST: SITE PLAN APPROVAL FOR A COMMERCIAL DEVELOPMENT

2. **Project# PR-2018-001459**
SD-2018-00068 – VACATION OF
RIGHT-OF-WAY
- DAC ENTERPRISES** agent(s) for **PETER GINERIS C/O CORNERSTONE CAPITAL** 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:** ANDRE LEGER
REQUEST: VACATION OF BETHEL AVENUE RIGHT-OF-WAY
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3. **Project# PR-2018-001327**
SI-2018-00107 – SITE PLAN
- ISAACSON & ARFMAN, PA** agent(s) for **LAS VENTANAS NM, INC.** request(s) the aforementioned action(s) for all or a portion of TRACT 2A and a portion of TRACT 3, KELLY TRACTS, zoned R-A, located on GABALDON RD SW between MOUNTAIN RD SW AND I-40, containing approximately 5.4812 acre(s). (H-12)
- PROPERTY OWNERS:** DAVIDSON JANE BLACK
REQUEST: SITE PLAN APPROVAL FOR A RESIDENTIAL CLUSTER DEVELOPMENT
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4. **Project# PR-2018-001345**
(1004428)
SD-2018-00069 – FINAL PLAT
- MARK GOODWIN & ASSOCIATES, PA** agent(s) for **CEJA VISTA, LLC** request(s) the aforementioned action(s) for all or a portion of TRACTS RR-3-B and RR-3-C, WESTLAND SOUTH, zoned R-ML/MX-L, located on CEJA VISTA between DENNIS CHAVEZ and UNINCORPORATED AREAS, containing approximately 24.1149 acre(s). (P-9)
- PROPERTY OWNERS:** ALBUQUERQUE RIO BRAVO PARTNERS LLC + PEORIA CAR WASH PARTNERS LLC
REQUEST: REPLAT OF TWO TRACTS TO INCLUDE VACATION AND GRANTING OF EASEMENTS/R/W
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5. **Project# PR-2018-001470**
(1000649)
SI-2018-00111 – SITE PLAN
- DANIEL SOLARES JR.** agent(s) for **IPMI 6 LLC** request(s) the aforementioned action(s) for all or a portion of TRACT 84E, MRGCD MAP 35, zoned M-XM, located at 2500 12TH STREET between MENAUL BLVD NW and INDIAN SCHOOL RD NW, containing approximately 5.0 acre(s). (H-13-Z)
- PROPERTY OWNERS:** US INDIAN SERVICE AND BUREAU OF INDIAN AFFAIRS
REQUEST: SITE PLAN FOR RETAIL DEVELOPMENT
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6. **Project# PR-2018-001429**
SD-2018-00061 – VACATION OF PUBLIC RIGHT-OF-WAY
- PRECISION SURVEYS, INC** agent(s) for **DOS VIENTOS LLC** request(s) the aforementioned action(s) for all or a portion of TRACT 15-A BLOCK 2, COMMERCIAL ADDITION, zoned NR-LM, located at 573 COMMERCIAL ST NE west of JOHN ST NE and NORTH of ROMA AVE NE, containing approximately 0.2048 acre(s). (J-19) *[Deferred from 8/29/18]*
- PROPERTY OWNERS:** DOS VIENTOS, LLC + CITY OF ALBUQUERQUE
REQUEST: TO VACATE A PORTION OF COMMERCIAL STREET R/W
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7. **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, 7/18/18 8/8/18]*
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8. **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, 7/25/18, 7/25/18, 8/15/18]*
- 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
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9. **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, 7/18/18, 8/12/18]*
- PROPERTY OWNERS:** City of Albuquerque, COLLATZ LLC and Westway Homes LLC
REQUEST: APPROVAL OF AFOREMENTIONED ACTIONS (Expired April 2015)

10. **Project# PR-2018-001327 (1001228)**
SD-2018-00050 - PRELIMINARY PLAT
VA-2018-00057 – VARIANCE (S/W Waiver)
SD-2018-00051 – VACATION OR PRIVATE EASEMENT
SD-2018-00052 – VACATION OF PUBLIC EASEMENT
- ISAACSON & ARFMAN agent(s) for LAS VENTANAS NM, INC. request(s) the aforementioned action(s) for all or a portion of TRACT 2A and a portion of TRACT 3, KELLY TRACTS, zoned R-A, located on GABALDON RD SW between MOUNTAIN RD. SW and I-40, containing approximately 5.4812 acre(s). (H-12) [Deferred from 8/22/18]
- PROPERTY OWNERS: DAVIDSON JANE BLACK
REQUEST: SUBDIVIDE INTO RESIDENTIAL LOTS, WAIVER OF S/Ws AND VACATE PRIVATE AND PUBLIC EASEMENTS
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11. **Project# PR-2018-001326 (001388) (1005278)**
SD-2018-00055 - FINAL PLAT
- MARK GOODWIN & ASSOCIATES agent(s) for EASTSIDE DEVELOPMENT, INC. request(s) the aforementioned action(s) for all or a portion of TRACT A PLAT for TRACTS A, B & C of JUAN TABO HILLS WEST, zoned PD, located at 10801 POCONO RD SE west of JUAN TABO BLVD SE and south of the TIJERAS ARROYO, containing approximately 19.2454 acre(s). (M-21) [Deferred from 8/22/18]
- PROPERTY OWNERS: EASTSIDE DEVELOPMENT INC
REQUEST: SUBDIVIDE TO INTO RESIDENTIAL LOTS
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12. **Project# 1010656**
18DRB-70160 - PRELIMINARY PLAT
18DRB-70161 - SITE DEVELOPMENT PLAN 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 LOTS 28-30, BLOCK 30, NORTH ALBUQUERQUE ACRES Unit 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, 7/18/18, 8/8/18, 8/29/18]
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MINOR CASES

13. **Project# PR-2018-001346 (1000682)**
SD-2018-00072- PRELIMINARY/FINAL PLAT
- ARCH + PLAN LAND USE CONSULTANTS agent(s) for VMOD LLC request(s) the aforementioned action(s) for all or a portion of LOTS 1-6 & 29 BLOCK 29 UNIT B, NORTH ALBUQUERQUE ACRES, zoned NR-BP, located on ALAMEDA BLVD NE east of SAN PEDRO DR NE and north of SIGNAL AVE NE, containing approximately 5.6 acre(s). (C-18) [Deferred from 8/29/18]
- PROPERTY OWNERS: V MOD LLC/ADIL AND HUMA RIZVI
REQUEST: REPLAT OF 7 EXISTING LOTS TO 5 LOTS
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14. **Project# PR-2018-001326**
SD-2018-00066 – MINOR AMENDMENT
TO PRELIMINARY PLAT

MARK GOODWIN & ASSOCIATES PA agent(s) for **EASTSIDE DEVELOPMENT INC** request(s) the aforementioned action(s) for all or a portion of TRACT A PLAT FOR TRACTS A,B & C JUAN TABO HILLS WEST & TRACT 1-A-1 CORRECTED PLAT FOR JUAN TABO HILLS UNIT 2, zoned PD, located on JUAN TABO BLVD between JUAN TABO HILLS and TIJERAS ARROYO, containing approximately 98.47 acre(s). (M-21)
[Deferred from 8/22/18]

PROPERTY OWNERS: EASTSIDE DEVELOPMENT INC
REQUEST: AMENDMENT TO THE APPROVED PRELIMINARY PLAT

SKETCH PLAT

15. **Project# PR-2018-001494**
(1000042)
PS-2018-00017- SKETCH PLAT

WAYJOHN SURVEYING INC. agent(s) for **ANDRE LEGER C/O PETER GINERIS** request(s) the aforementioned action(s) for all or a portion of LOT A KIRTLAND ADDN UNIT 3, KIRTLAND PARK ADDN, zoned R-ML, located on MULBERRY STREET between GIBSON and SUNPORT, containing approximately 1.9826acre(s). (M-15)

PROPERTY OWNERS: LEGER ANDRE
REQUEST: CONSOLIDATION OF 11 LOTS INTO 7 LOTS

16. **Other Matters:**

MINUTES: August 29, 2018

ADJOURNED.
