



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

September 19, 2018

- Kym Dicome..... DRB Chair**
- Racquel Michel Transportation Development**
- Kris Cadena Water Authority**
- Doug HughesCity 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**

MAJOR CASES

**1. Project # PR-2018-001554
VA-2018-00106 – VARIANCE
(Public Hearing)**

AUSTIN’S CARPORTS agent(s) for **MIKE A. JARVIS** request(s) the aforementioned action(s) for all or a portion of: LOT 14 BLOCK 13, CARLISLE DEL CERO, zoned R-1C, located at 4612 HILTON AVE. NE, containing approximately 0.179 acre(s). (G-17)

PROPERTY OWNERS: JARVIS MICHAEL A & DAWNA L

REQUEST: PROPOSED CARPORT W/IN SETBACK

BASED ON STAFF’S FINDINGS, THE VARIANCE WAS APPROVED.

Project # PR-2018-001556
VA-2018-00108 – VARIANCE
(Public Hearing)

AUSTIN’S CARPORTS agent(s) for **RUSSELL G. WRIGHT** request(s) the aforementioned action(s) for all or a portion of: LOT 27 BLOCK 6, SNOW HEIGHTS ADDITION, zoned R-1B, located at 1721 UTAH ST NE, containing approximately 0.1538 acre(s). (J-19)

PROPERTY OWNERS: WRIGHT RUSSELL G
REQUEST: PROPOSED CARPORT W/IN SETBACK

BASED ON STAFF’S FINDINGS, THE VARIANCE WAS APPROVED.

3. Project # PR-2018-001555
VA-2018-00107 – VARIANCE
(Public Hearing)

AUSTIN’S CARPORTS agent(s) for **FILADELFIO LUCERO** request(s) the aforementioned action(s) for all or a portion of: LOT 4 BLOCK 24, ACADEMY ACRES, zoned R-1C, located at 6406 AVENIDA LA COSTA NE, containing approximately 0.1639 acre(s). (E-18)

PROPERTY OWNERS: LUCERO FILADELFIO & THERESA C
REQUEST: PROPOSED CARPORT W/IN SETBACK

BASED ON STAFF’S FINDINGS, THE VARIANCE WAS APPROVED

4. Project # PR-2018-001584
(1000032)
SI-2018-00132 – FINAL SIGN OFF OF EPC APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION (08EPC-40030)
SI-2018-00151 FINAL SIGN OFF OF EPC APPROVED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (08EPC-40031)

TIERRA WEST LLC agent(s) for **UNIVEST – COORS ROAD LLC** request(s) the aforementioned action(s) for all or a portion of: TRACT 3 PLAT OF TRACTS 1 THRU 4, COORS VILLAGE zoned MX-L, located at 4500 QUAKER HEIGHTS PL NW south of WESTERN TRAIL NE and west of COORS BLVD NE, containing approximately 13.5436 acre(s). (F-11-Z)

PROPERTY OWNERS: UNIVEST-COORS ROAD LLC
REQUEST: EPC SITE PLAN -FINAL SIGN-OFF


DEFERRED TO OCTOBER 3RD, 2018.

5. **Project # PR-2018-001560**
SD-2018-00081 – VACATION OF PUBLIC
EASEMENT
(Public Hearing)

BOHANNAN HUSTON INC. agent(s) for **SP ALBUQUERQUE LLC** request(s) the aforementioned action(s) for all or a portion of TRACT A SUBDIVISION PLAT MAP FOR HOFFMANTOWN BAPTIST CHURCH and TRACT B-2 REPLAT OF TRACT B YORBA LINDA SUBDIVISION, zoned MX-L, located at 8888 HARPER RD NE west of VENTRUA ST NE and east of WYOMING BLVD NE, containing approximately 62.46 acre(s). (E-20)

PROPERTY OWNERS: HOFFMANTOWN BAPTIST CHURCH
REQUEST: VACATION OF PUBLIC EASEMENTS


DEFERRED TO OCTOBER 3RD, 2018.

6. **Project # PR-2018-001564**
(1011337)
SD-2018-00082 - VACATION OF PUBLIC
EASEMENT 
(Public Hearing)

ARCH + PLAN LAND LAND USE CONSULTANTS agent(s) for **BESTWAY INVESTMENTS LLC** request(s) the aforementioned action(s) for all or a portion of: LOTS 5-8 BLOCK 1, DEL NORTE SUBDIVISION, zoned MX-M located at 7400 LOMAS BLVD NE, containing approximately 0.1239 acre(s). (K-19)

PROPERTY OWNERS: SKIDZ LLC
REQUEST: VACATION OF A PUBLIC UTILITY EASEMENT


THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO

7. **Project# PR-2018-001346**
SI-2018-00110 – SITE PLAN
SD-2018-00072- PRELIMINARY/FINAL
PLAT 
(Public Meeting)

JOE SLAGLE ARCHITECT agent(s) for **ROY SOLOMON & 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 5.24 acre(s). (C-18)
[Deferred from 9/12/18]

PROPERTY OWNERS: V MOD LLC
REQUEST: SITE PLAN APPROVAL FOR A COMMERCIAL DEVELOPMENT


THE SITE PLAN WAS DEFERRED TO OCTOBER 31ST, 2018. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY COMPANIES SIGNATURES.

8. **Project# PR-2018-001429**
SD-2018-00061 – VACATION OF PUBLIC
RIGHT-OF-WAY 
(Public Hearing)

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, 9/12/18]

PROPERTY OWNERS: DOS VIENTOS, LLC + CITY OF ALBUQUERQUE
REQUEST: TO VACATE A PORTION OF COMMERCIAL STREET R/W


THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO.

9. **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, 8/15/18, 9/12/18]

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

THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED. THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.


10. **Project # PR-2018-001511**
(1011232)
SD-2018-00074 – PRELIMINARY/FINAL
PLAT
(Public Meeting) 

TIERRA WEST LLC agent's for **GARCIA REAL ESTATE INVESTMENTS LLC** request(s) the aforementioned action(s) for all or a portion of: TRACTS 1-3, RIO GRANDE CROSSING EAST zoned NR-LM + R-1D, located on RIO GRANDE BLVD north of SAIZ RD NW and south of Indian School RD NW, containing approximately 21.0060 acre(s). (H-13)

PROPERTY OWNERS: GARCIA REAL ESTATE LLC
REQUEST: CREATE ZONE TRACTS TO MEET EPC CONDITION OF APPROVAL

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


MINOR CASES

11. **Project # PR-2018-001372
(1011435)**
SD-2018-00080 – PRELIMINARY/FINAL
PLAT
(Public Meeting) 

CARTESIAN SURVEYS INC. agent(s) for **JONATHAN ARAGON** request(s) the aforementioned action(s) for all or a portion of TRACT A-1 BULK LAND PLAT PARCELS A-1,B-1, D-1, E-1 AND F-1 FINELAND DEVELOPMENT, zoned MX-L, located 10751 FINELAND DR NW north of McMahan BLVD and east of UNSER BLVD NW, containing approximately 2.6847 acre(s). (A-11)

PROPERTY OWNERS: C3D LLC & VILIA FALCONE LLC & GRAYLANDCORPORATION & SPRING FRANK L & ETAL
REQUEST: SUBDIVIDE ONE LOT INTO 2


INDEFINITELY DEFERRED.

12. **Project # PR-2018-001566
(1011540)**
SD-2018-00083 – PRELIMINARY/FINAL
PLAT 
(Public Meeting)

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **NEW CAL INVESTMENTS** request(s) the aforementioned action(s) for all or a portion of: LOTS 31 & 32 , zoned R-A, located at 2123 CANDELARIA NW, containing approximately .62 acre(s). (G-13)

PROPERTY OWNERS: RUDOLPH RAMIREZ
REQUEST: LOT LINE REALIGNMENT

DEFERRED TO SEPTEMBER 26TH, 2018.

13. **Project# PR-2018-001559
(1009721)**
SD-2018-00079 – VACATION OF PRIVATE
EASEMENT 
(Public Hearing)

BLAKE LEARMONTH request(s) the aforementioned action(s) for all or a portion of LOT 10-A-3-B PLATS OF LOTS 10-A-3-A and 10-A-3-B, ALVARADO GARDENS UNIT 2 zoned R-A, located at 2710 CAMPBELL RD NW, containing approximately .3588 acre(s). (G-12)

PROPERTY OWNERS: FREED JOHN L & LAURA J
REQUEST: VACATE PRIVATE TURN-AROUND EASEMENT

THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO.

SKETCH PLAT

14. **Project # PR-2018-001565**
PS-2018-00024 – SKETCH PLAT



ARCH + PLAN LAND USE CONSULTANTS agent(s) for **OPERATION 7212 LLC** request(s) the aforementioned action(s) for all or a portion of: LOTS 14 & 15 BLOCK 15, **ZUNI ADDITION** zoned MX-M, located at 7212 MENAUL between CHAMA ST. and MESILLA ST. containing approximately .54 acre(s). (H-19)

PROPERTY OWNERS: OPERATION 7212 LLC

REQUEST: LOT CONSOLIDATION FROM 2 TRACTS INTO 1

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

15. **Project# PR-2018-001561**
PS-2018-00023 – SKETCH PLAT



CARTESIAN SURVEYS INC. agent(s) for **PULTE HOMES OF NEW MEXICO INC.** request(s) the aforementioned action(s) for all or a portion of LOT 99 AND 100, CORRECTION PLAT OF DEL WEBB AT MIREHAVEN PHASE 2A zoned PC, located at 2315 + 2309 GRANITE MOUNTAIN LOOP NW, containing approximately 0.4081 acre(s). (H-8)

PROPERTY OWNERS: PULTE HOMES

REQUEST: LOT LINE ADJUSTMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

16. Other Matters:

Note: On the recording of this meeting dated September 19, 2018, it was erroneously announced as August 19, 2018.

17. **MINUTES: September 12, 2018**

ADJOURNED.