



**DEVELOPMENT REVIEW BOARD**

**Agenda**

**Plaza del Sol Building Basement Hearing Room**

**August 8, 2018**

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

*Angela Gomez ~ Administrative Assistant*

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**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 (Public Hearing)**

**1. Project# PR-2018-001349  
VA-2018-00048 - VARIANCE**

**AUSTIN’S CARPORT** agent(s) for **LARRY E. DOMINGUEZ** request(s) the aforementioned action(s) for all or a portion of LOT 8, BLOCK 23A, SANTILLA PLACE SUBDIVISION, zoned R-1B, located at 409 CAGUA DR NE, containing approximately .1377acre(s). (K-18)

**PROPERTY OWNERS:** DOMINGUEZ LARRY  
**REQUEST:** PROPOSED CARPORT W/IN SETBACK

2. **Project# PR-2018-001326 (1005278)**  
SD-2018-00038 – VACATION OF PUBLIC EASEMENTS
- MARK GOODWIN & ASSOCIATES** agent for **EASTSIDE DEVELOPMENT INC.** requests the following action 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, containing approximately 98.47 acre(s). (M-21)
- PROPERTY OWNERS:** EASTSIDE DEVELOPMENT INC  
**REQUEST:** VACATION OF 4 PUBLIC EASEMENTS
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3. **Project# PR-2018-001328 (1011127)**  
SD-2018-00039 – FINAL PLAT
- THE GROUP** agent for **NAZISH LLC** requests the following action for all or a portion of Lot 29, Block 18, NORTH ABQ ACRES TR 3 UNIT 3, zoned PD, located on CARMEL AVE NE between VENTURA BLVD NE and VILLAGE AVE NE, containing approximately 1.0 acre(s). (C-20)
- PROPERTY OWNERS:** RIO GRANDE REALTY & INVESTMENTS LLC  
**REQUEST:** FINAL PLAT APPROVAL
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4. **Project #PR-2018-001333 (1010979)**  
SI-2018-00069 - SITE PLAN
- CONSENSUS PLANNING** agent for **CEDAR INVESTORS LLC** c/o TITAN DEVELOPMENT requests the following action for all or a portion of Tract 1 PLAT of the HIGHLANDS (BLOCKS 3, 4, 5, 6, & 21 BROWNWELL & LAIL'S HIGHLAND ADDITION), zoned R-MH, located on COPPER AVE NE between MULBERRY ST. NE and CEDAR ST. NE, containing approximately 2.39 acre(s). (K-15-Z)
- PROPERTY OWNERS:** CEDAR INVESTORS LLC c/o ARGUS DEVELOPMENT COMPANY  
**REQUEST:** SITE PLAN FOR MULTIFAMILY DEVELOPMENT
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5. **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*]
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6. **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, 7/18/18]

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7. **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, 7/18/18]

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8. **Project# PR-2018-001376 (1006520)**  
**SD-2018-00049**- VACATION OF PRIVATE EASEMENT

**WILLIAM FANNING ARCHITECT** agent(s) for **HOPE IN THE DESERT EPISCOPAL CHURCH** request(s) the aforementioned action(s) for all or a portion of TRACT B-1-A PLAT OF TRACTS B-1-A & B-1-B HOPE PLAZA SUBDIVISION (BEING A REPL OF TR B-1 HOPE PLAZA), zoned MX-T, located at 8700 ALAMEDA BLVD NE, containing approximately 3.07 acre(s). (C-20)

**PROPERTY OWNERS:** TRUSTEES PROTESTANT EPISCOPAL CHURCH C/O ACCUMATCH  
**REQUEST:** VACATE EXISTING GAS AND ELECTRIC EASEMENT

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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, 7/25/18]

**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

**MINOR CASES (Public Meeting)**

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10. **Project # PR-2018-001401 (1010332)**  
**VA-2018-00061 – EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA)**
- MARK GOODWIN & ASSOCIATES, PA** agent(s) for **98<sup>TH</sup> STREET LLC** request(s) the aforementioned action(s) for all or a portion of TRACT B and All LOTS/BLKS in LOS DIAMANTES SUBDIVISION, zoned R-1A and PD, located south of GIBSON BLVD SW and west of SNOWVISTA BLVD SW, containing approximately 25.16 acre(s). (N-09)
- PROPERTY OWNERS:** 98TH STREET LLC  
**REQUEST:** 2 YEAR EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
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11. **Project # PR-2018-001389 (1007204, 1002971)**  
**SD-2018-00056– EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA)**
- BOHANNAN HUSTON, INC.** agent(s) for **ARMSTRONG DEVELOPMENT PROPERTIES, INC.** request(s) the aforementioned action(s) for all or a portion of TRACTS 1-14 UNSER CROSSING (A REPLAT OF TRACTS 1A, 1B, 2A, 2B, 3A, 3B, 4B & TRACT 6 V.E. BARRETT SUBDIVISION & TRACTS 4-A-1, 5-B-1 & 5-B-2 LANDS OF WEFCO, PARTNERS), zoned MX-M, located on CENTRAL AVENUE SW between UNSER BLVD SW and 86<sup>th</sup> STREET SW, containing approximately 50 acre(s). (K-9 & K-10)
- PROPERTY OWNERS:** ARMSTRONG CENTRAL UNSER BLVD LLC, LOWES HOME CENTERS INC, ARMSTRONG CENTRAL UNSER BLVD LLC, BLANCHARD PROPERTIES LLC  
**REQUEST:** 2 YR EXTENSION OF THE IIA
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12. **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, 7/18/18*]
- 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)
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13. **Project# 1000572**  
**16DRB-70314 – SITE DEVELOPMENT PLAN**  
FOR BUILDING PERMIT

**CONSENSUS PLANNING** agents for **TW INVESTMENTS LLC** request the referenced/ above action for TRACT 1-A, COPPER POINTE SUBDIVISION zoned SU-1 FOR IP, located on COPPER POINTE WAY NE in the southeast corner of EUBANK BLVD NE and I-40 containing approximately 1.3 acres. (K-21) *(Deferred from 8/1/18)*

**REQUEST:** SITE PLAN ORIGINALLY APPROVED 9-21-2016 WITH DELEGATION TO TRANSPORTATION AND PLANNING. LOST ORIGINAL-REQUIRES RE-SIGNING OF SITE PLAN BY DRB.

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**SKETCH PLAT**

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14. **Project # PR-2018-001398**  
**SD-2018-00057- SKETCH PLAT**

**GARCIA/KRAEMER & ASSOCIATES** agent(s) for **FIRST CHOICE EQUITY** request(s) the aforementioned action(s) for all or a portion of the Easterly Portion of TRACT B ELLA G ROSSITER REPLAT SUBDIVISION, zoned R-1C, located at 704 GRIEGOS RD NW, containing approximately 0.75 acre(s). (F-14)

**PROPERTY OWNERS:** 704 GRIEGOS ROAD LLC

**REQUEST:** SUBDIVIDE 1 EXISTING TRACT INTO 4 NEW LOTS

15. **Project # PR-2018-001403**  
**PS-2018-00012 – SKETCH PLAT**

**ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **A.J & MARY ELLEN RICH** request(s) the aforementioned action(s) for all or a portion of LOTS B, C, D & E BLOCK 44 PEREA ADDITION & VAC POR OF MOUNTAIN RD, zoned R-T, located south of MOUNTAIN RD NW and west of 14<sup>th</sup> STREET NW, containing approximately 0.34 acre(s). (J-13)

**PROPERTY OWNERS:** PHAN MAN & LIEM ANN NGUYEN & LIBUTTIDAMIAN

**REQUEST:** REALIGNMENT OF EXISTING LOT LINES & VACATED RIGHT-OF-WAY

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16. **Project # PR-2018-001399**  
**SD-2018-00058** – SKETCH PLAT

**CARTESIAN SURVEY'S INC.** agent(s) for **ROBERT TAFOYA** request(s) the aforementioned action(s) for all or a portion of LOT 2A PLAT OF LTS 2A & 2B, UNIT LOT 2A, BLOCK 4, VALLEY GARDENS SOUTH UNIT 1 SUBDIVISION, zoned R-1D, located at 4400 SORREL LA SW, containing approximately 0.9603 acre(s). (Q-11)

**PROPERTY OWNERS:** TAFOYA ROBERT M & PATRICIA A

**REQUEST:** SUBDIVIDE 1 EXISTING LOT INTO 2 LOTS

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17. **Project # PR-2018-001402**  
**(1001047)**  
**PS-2018-00011**- SKETCH PLAT

**BOHANNAN HUSTON** agent(s) for **GAMMA DEVELOPMENT LLC** request(s) the aforementioned action(s) for all or a portion of LOT 4-A & TRACT C-1 PLAT OF TRACTS C-1, C-2 & LOT 4-A LANDS OF SUZANNE H POOLE **Subdivision:** POOLE--SUZANNE H and LOTS 1 THRU 3 BLK 1 PLAT OF WEST BANK ESTATES TOGETHER WITH TR A1 LANDS OF SUZANNE H POOLE , zoned R-A, Located east of NAMASTE RD NW and south of LA BIENVENIDA PL NW, containing approximately 22.75 acre(s). (F-11 and F-12)

**PROPERTY OWNERS:** DANIELS FAMILY PROPERTIES LLC

**REQUEST:** SUBDIVIDE 3 TRACTS INTO 57 LOT SINGLE FAMILY DEVELOPMENT OF 22.7 ACRES.

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18. Other Matters:

19. **MINUTES: August 1, 2018**

ADJOURNED.