



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

April 17, 2019

Kym Dicome..... DRB Chair
Racquel Michel Transportation
Kris Cadena Water Authority
Doug HughesCity Engineer/Hydrology
Ben McIntosh.....Code Enforcement

Angela Gomez ~ Administrative Assistant

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: DEFERRAL OF CASES WILL BE ANNOUNCED AT THE BEGINNING OF THE AGENDA.

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW. PER THE DRB RULES OF PROCEDURE, AN INDEFINITE DEFERRAL REQUIRES A RE-APPLICATION AND REPAYMENT OF ALL APPLICATION FEES.

A. Call to Order: 9:00 A.M.

B. Changes and/or Additions to the Agenda

MAJOR CASES

**1. Project# PR-2019-001964
(1009160)
SI-2019-00085 - SITE PLAN
SD-2019-00078 - PRELIMINARY/FINAL
PLAT**

TIERRA WEST LLC agent(s) for HERRERA FAMILY, LLC request(s) the aforementioned action(s) for all or a portion of SOUTH 233FT TRACTS 1 & 2, ROW 2, UNIT A, WEST OF WESTLAND ATRISCO GRANT, zoned MX-M, located on 98th STREET between VOLCANO ROAD, NW and AVALON ROAD NW, containing approximately 2.25 acre(s). (K-9)

**PROPERTY OWNERS: HERRERA FAMILY LLC
REQUEST: SITE PLAN FOR A CAR WASH**

2. **Project# PR-2018-001525 (1000469)**
SI-2019-00086 - SITE PLAN
- TIERRA WEST LLC** agent(s) for **MAVERICK INC.** request(s) the aforementioned action(s) for all or a portion of TRACT L-1-A-1 PLAT of TRACTS L-1-A-1 & L-1-B-1-A ATRISCO BUSINESS PARK & LOT 21-A MERIDAN BUSINESS PARK, zoned NR-BP, located at 551 SILVER CREEK RD NW, SEC of UNSER BLVD NW and LOS VOLCANES RD NW, containing approximately 3.077 acre(s). (K-10)
- PROPERTY OWNERS:** GRAYLAND CORP & J2C LLC & CLIFFORD JACK & LEE RVT & ETAL
REQUEST: SITE PLAN FOR CONVENIENCE STORE AND FUELING STATION
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3. **Project# PR-2019-002239 (1010675)**
SI-2019-00039 – SITE PLAN - MAJOR AMENDMENT
- INGRID KOCHER** agent(s) for **PRESBYTERIAN HEALTHCARE FOUNDATION** request(s) the aforementioned action(s) for all or a portion of LOT 2A of LOTS 1 THRU 5, PASEO MARKETPLACE, zoned MX-M, located at the SEC of PASEO DEL NORTE and SAN PEDRO DR NE, containing approximately .8083 acre(s). (D-18)
- PROPERTY OWNERS:** CAMEL ROCK DEV LLC & SKARSGARD GORDON & PATIENCE PYE
REQUEST: AMENDMENT TO SITE PLAN TO ADD POLE SIGN AND LARGER MONUMENT SIGN
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4. **Project# PR-2019-002306 (VA-2019-00144 – VARIANCE - IDO)**
- TOM HLADICK** agent(s) for **DAVID STEELE** request(s) the aforementioned action(s) for all or a portion of LOT 2, BLOCK 4, SUBDIVISION BROADMOOR ADDN, zoned R-1B, located at 4310 MARQUETTE AV NE, between WASHINGTON ST NE and MORNINGSIDE DR NE, containing approximately 0.1492 acre(s). (K-17)
- PROPERTY OWNERS:** STEELE DAVID W & REBECCA
REQUEST: VARIANCE FOR CARPORT IN REQUIRED SETBACK
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5. **Project# PR-2018-001459 (1000042 + PR-2018-001494)**
SD-2019-00057 – PRELIMINARY PLAT
- WAYJOHN SURVEYING INC.** agent(s) for **ANDRE LEGER C/O PETER GENERIS** 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:** LEGER ANDRE
REQUEST: CONSOLIDATE 11 EXISTING LOTS INTO 2 AND INCORPORATE VACATED R/W OF BETHEL AVE / INCLUDES MAJOR INFRASTRUCTURE
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6. **Project# PR-2019-002079**
VA-2019-00101 – VARIANCE - DPM
- DAC ENTERPRISES INC.** agent(s) for **BEVERLY L. DONNELLAN** request(s) the aforementioned action(s) for all or a portion of LOT 10 and PORTIONS OF LOTS 9 & 11 BLOCK 18, PARKLAND HILLS ADDITION, zoned R-1D, located at 629 SIERRA DR. SE, containing approximately 0.354 acre(s). (L-17)
- PROPERTY OWNERS:** DONNELLAN MICHAEL J & BEVERLY L
REQUEST: VARIANCES TO SIDEWALK WIDTH AND PUBLIC RIGHT-OF-WAY
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7. **Project# PR-2019-001948**
(1003612/1003523/1000599)
SD-2019-00006 – PRELIMINARY/FINAL PLAT
SD-2019-00007 – VACATION OF EASEMENT
- THE GROUP** agent(s) for **NAZISH LLC** request(s) the aforementioned action(s) for all or a portion of TRACT A PLAT OF PRIMA ENTRADA, zoned PC, located on SONTERRO AV NW, east of 98TH ST NW and north of I-40, containing approximately 0.71 acre(s). (H-9) *[Deferred from 1/16/19]*
- PROPERTY OWNERS:** NAZISH LLC
REQUEST: VACATE A TEMP DRAINAGE EASEMENT AND REPLAT EXISTING TRACT INTO 7 LOTS
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8. **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 - PRELIMINARY/FINAL PLAT
- BOB KEERAN**, request(s) the aforementioned 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, 9/12/18, 10/24/18, 12/5/18, 12/19/18, 1/9/19, 1/23/19, 2/13/19, 2/27/19, 3/20/19].*
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9. **Project# PR-2019-002134**
(1000539)
SI-2019-00056 - SITE PLAN
- JON ANDERSON** agent(s) for **HOPE CHRISTIAN SCHOOLS INC** request(s) the aforementioned action(s) for all or a portion of TRACT B PLAT OF TRACT B HOPE CHRISTIAN SCHOOL & LOT 23-A, BLOCK 11, TRACT A, NORTH ALBUQUERQUE ACRES, zoned MX-M, located on PALOMAS AV NE, south of PASEO DEL NORTE NE and east of SAN PEDRO DR NE, containing approximately 7.7 acre(s). (D-18) *[Deferred from 3/20/19, 4/17/19]*
- PROPERTY OWNERS:** HOPE CHRISTIAN SCHOOLS INC
REQUEST: SITE PLAN FOR ELEMENTARY SCHOOL EXPANSION
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MINOR CASES

10. **Project# PR-2019-002079**
SD-2019-00074 – PRELIMINARY/FINAL
PLAT

WAYJOHN SURVEYING INC. agent(s) for **BEVERLY DONNELLAN** request(s) the aforementioned action(s) for all or a portion of LOT 10 and PORTIONS OF LOTS 9 & 11 BLOCK 18, PARKLAND HILLS ADDITION, zoned R-1D, located at 629 SIERRA DR. SE, containing approximately 0.354 acre(s). (L-17)

PROPERTY OWNERS: DONNELLAN MICHAEL J & BEVERLY L

REQUEST: REPLAT TO INCORPORATE VACATED R/W (SD-2019-00037)

11. **Project # PR-2019-002195**
(1001990, 1002229)
SD-2019-00075 – PRELIMINARY/FINAL
PLAT

WAYJOHN SURVEYING INC. agent(s) for **MARK HARDEN** request(s) the aforementioned action(s) for all or a portion of TRACTS A-1 and A-2, TANNEHILL –TAYLOR ADDITION, zoned MX-M, located at the SEC of MONTGOMERY BLVD NE and , containing approximately 3.5602 acre(s). (G-21)

PROPERTY OWNERS: HARDEN ENTERPRISES LLCC/O STARKWEATHER LAW FIRM

REQUEST: LOT LINE ADJUSTMENT AND GRANT EASEMENTS

12. **Project# PR-2018-001361**
(1000845, 1006833)
SD-2019-00070 – PRELIMINARY/FINAL
PLAT

TIERRA WEST LLC agent(s) for **BEN E. KEITH COMPANY** request(s) the aforementioned action(s) for all or a portion of: LOT 1A BULK LAND PLAT of LOT 1-A UNSER TOWNE CROSSING & LOT 8 PLAT of TOWNE CROSSING, zoned NR-BP, located at UNSER BLVD NW between LOS VOLCANES RD NW and GALLATIN PL NW, containing approximately 50.4641 acre(s). (J-9 +10)

PROPERTY OWNERS: BEN E. KEITH & SWIRE PACIFIC HOLDINGS INC DBA COCA COLA USA

REQUEST: REPLAT OF 2 TRACTS AND COMPLETE VACATION OF TOWNE CROSSING (SD-2018-001361) RIGHT OF WAY AND 4 EASEMENTS (SD-2019-00046 THRU 50)

13. **Project# PR-2018-001405**
SD-2019-00061 - PRELIMINARY/FINAL
PLAT

CSI – CARTESIAN SURVEYS INC. agent(s) for **NUEVO ATRISCO APARTMENTS LIMITED PARTNERSHIP** request(s) the aforementioned action(s) for all or a portion of TRACT A NUEVO ATRISCO, zoned MX-M, located west of UNSER BLVD NW and north of CENTRAL AVENUE NW, containing approximately 3.0871 acre(s). (K-10) *[Deferred from 4/3/19, 4/10/19]*

PROPERTY OWNERS: CITY OF ALBUQUERQUE
REQUEST: SUBDIVIDING EXISTING TRACT INTO 2 TRACTS

14. **Project# PR-2018-001405**
(1007489, 1007720)
SD-2019-00020 – VACATION OF AN
EASEMENT

ISAACSON & ARFMAN, PA agent(s) for **YES HOUSING, INC.** request(s) the aforementioned action(s) for all or a portion of TRACT A NUEVO ATRISCO, zoned MX-M, located west of UNSER BLVD NW and north of CENTRAL AVENUE NW, containing approximately 3.0871 acre(s). (K-10)*[Deferred from 2/13/19, 2/27/19, 3/6/19, 3/20/19, 3/27/19, 4/3/19, 4/10/19]*

PROPERTY OWNERS: CITY OF ALBUQUERQUE
REQUEST: VACATION OF PARKING EASEMENT

SKETCH PLAT

15. **Project# PR-2019-002308**
PS-2019-00028 – SKETCH PLAT

CSI – CARTESIAN SURVEYS INC. agent(s) for **THOMAS H. FRITTS & PATRICIA R. FRITTS** request(s) the aforementioned action(s) for all or a portion of LOT 14 and a portion of LOT 15, BLOCK E-1, NETHERWOOD PARK, zoned R-1D, located on HAROLD PLACE NE north of INDIAN SCHOOL RD NE and west of GIRARD BLVD NE, containing approximately 0.351 acre(s). (H-16-Z)

PROPERTY OWNERS: SIMSON JOHN MITCHELL & SIMSON NINA BETH & SIMSON JEFFREY PAUL + FRITTS THOMAS H & PATRICIA R
REQUEST: CONSOLIDATING 2 LOTS INTO 1

16. **Project# PR-2019-002309**
PS-2019-00029 – SKETCH PLAT

CSI – CARTESIAN SURVEYS INC. agent(s) for **M+M Co.** request(s) the aforementioned action(s) for all or a portion of LOT 1-A & LOT 5-A, LA MIRADA SUBDIVISION, zoned MX-M, located at the NWC of MONTGOMERY BLVD NE and WYOMING BLVD NE, containing approximately 16.0374 acre(s). (G-19)

PROPERTY OWNERS: M & M CO + G & L INVESTMENTS CO INC
REQUEST: VACATION OF PRIVATE EASEMENTS AND REPLAT

**17. Project# PR-2018-001890
PS-2019-00027 – SKETCH PLAT**

SAMMY MACIAS request(s) the aforementioned action(s) for all or a portion of Lot 15 SLOAN'S ACRES SUBDIVISION and VACATED R/W OF 64TH STREET, zoned R-1D, located at 6340 EVERITT RD NW, east of 64TH STREET NW and north of ST JOSEPH'S AVENUE NW, containing approximately 0.551 acre(s). (G-10)

PROPERTY OWNERS: MACIAS SAMMY NESTOR

REQUEST: REPLAT OF VACATED R/W (SD-2018-00122) INTO EXISTING LOT

18. Other Matters:

19. ACTION SHEET MINUTES: April 10, 2019

ADJOURNED.