



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

April 24, 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-2019-001792
SD-2019-00063 – PRELIMINARY PLAT**

THE GROUP agent(s) for **NAZISH LLC** request(s) the aforementioned action(s) for all or a portion of LOT 31 + 32 BLOCK 5 NORTH ALBUQUERQUE ACRES UNIT 3 TRACT 2, zoned MX-T, located at NEC of WILSHIRE AV NE and LOUISIANA BLVD NE, Albuquerque, NM, containing approximately 1.56 acre(s). (C-19)

PROPERTY OWNERS: SHAH SUBHAS & CHANDRIKA S

REQUEST: REPLAT 2 EXISTING TRACTS INTO A 10 LOT RESIDENTIAL SUBDIVISION

2. **Project# PR-2018-001158**
VA-2019-00111 - VARIANCE
SD-2019-00067 - VACATION OF PUBLIC EASEMENT
VA-2019-00113 – TEMPORARY DEFERRAL OF SIDEWALK
VA-2019-00143- SIDEWALK WAIVER
SD-2019-00068 – PRELIMINARY PLAT
- PRICE LAND & DEVELOPMENT GROUP** agent(s) for **PV TRAILS ALBUQUERQUE, LLC** request(s) the aforementioned action(s) for all or a portion of TRACT 2 BULK LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 & OS-2 THE TRAILS UNIT 3 & TRACT 12 THE TRAILS UNIT 2) (TO BE KNOWN AS CATALONIA), zoned R-1B & R-1D, located at west of WOODMONT AVE NW and south of PASEO DEL NORTE, containing approximately 20.2878 acre(s). (C-9)
- PROPERTY OWNERS:** WOODMONT PASEO LLC
REQUEST: DEVELOPMENT OF A 78 RESIDENTIAL LOT SUBDIVISION
-
3. **Project# PR-2018-001411**
SI-2019-00095 – SITE PLAN
- TIERRA WEST LLC** agent(s) for **MAVERIK INC.** request(s) the aforementioned action(s) for all or a portion of LOT A + B REDIVISION OF BLOCK 8 LA CUESTA SUBD (EXC POR OUT TO R/W), zoned MX-M, located at SEC of JUAN TABO BLVD NE and COPPER AVE NE, containing approximately 1.41 acre(s). (K-22)
- PROPERTY OWNERS:** M-F PARTNERSHIP + MANOLE ATHANASIOS K
REQUEST: CONVENIENT STORE WITH GAS SALES
-
4. **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)[*Deferred from 4/17/19*]
- PROPERTY OWNERS:** HERRERA FAMILY LLC
REQUEST: SITE PLAN FOR A CAR WASH
-
5. **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) [*Deferred from 4/17/19*]
- PROPERTY OWNERS:** CAMEL ROCK DEV LLC & SKARSGARD GORDON & PATIENCE PYE
REQUEST: AMENDMENT TO SITE PLAN TO ADD POLE SIGN AND LARGER MONUMENT SIGN

6. **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) *[Deferred from 4/17/19]*
- PROPERTY OWNERS:** STEELE DAVID W & REBECCA
REQUEST: VARIANCE FOR CARPORT IN REQUIRED SETBACK
-
7. **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) *[Deferred from 4/17/19]*
- PROPERTY OWNERS:** LEGER ANDRE
REQUEST: CONSOLIDATE 11 EXISTING LOTS INTO 2 AND INCORPORATE VACATED R/W OF BETHEL AVE / INCLUDES MAJOR INFRASTRUCTURE
-
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, 4/17/19].*
-
9. **Project# PR-2018-001759**
SD-2018-00129 –PRELIMINARY PLAT
VA-2018-00234 – DESIGN VARIANCE
VA-2019-00025 - SIDEWALK WAIVER
VA-2019-00026 - SIDEWALK DEFERRAL
VA-2019-00027 - DESIGN VARIANCE (Public Hearing)
- BOHANNAN HUSTON INC.** agent(s) for **WESTERN ALBUQUERQUE LAND HOLDINGS C/O GARRETT REAL ESTATE DEV.** request(s) the aforementioned action(s) for all or a portion of TRACT P WATERSHED SUBDIVISION, zoned PC, located on ARROYO VISTA BLVD NW near 118th/HIGH MESA, containing approximately 88.68 acre(s). (H-07, J-08, J-07) *[Deferred from 1/23/19, 2/13/19, 4/3/19, 4/10/19]*
- PROPERTY OWNERS:** WESTERN ALBQ LAND HOLDINGS c/o GARRETT DEV CORP
REQUEST: SUBDIVIDE INTO 327 RESIDENTIAL LOTS + 46 TRACTS AND DESIGN VARIANCES TO DPM AND WAIVER/ DEFERRAL OF S/WS
-

MINOR CASES

10. **Project# PR-2019-002260 (1001206, 1011130)**
SD-2019-00066 –PRELIMINARY/FINAL PLAT
SD-2019-00064 – VACATION DRAINAGE EASEMENT
SD-2019-00069 – VACATION DRAINAGE EASEMENT
- SURV-TEK** agent(s) for **JOHN BLACK** request(s) the aforementioned action(s) for all or a portion of TRACTS 3F-1-A , BLACK RANCH SUBDIVISION, zoned MX-L, located at 9368 VALLEY VIEW DR NW, east of COORS BLVD NW and north of PASEO DEL NORTE, containing approximately 0.8834 acre(s). (C-13)
- PROPERTY OWNERS:** BLACK JOHN F TRUSTEE BLACK RVT A-1& JB HOLDING LLC
REQUEST: VACATE 2 TEMPORARY DRAINAGE EASEMENTS
-

SKETCH PLAT

11. **Project# PR-2019-002332 (1011229)**
PS-2019-00032 – SKETCH PLAT
- MODULUS DESIGN** agent(s) for **JODY MASTER & MICHAEL BORIN** request(s) the aforementioned action(s) for all or a portion of MRGCD MAP 38 TRACT 300 A2B1A, zoned R-A, located at 2735 CARSON RD NW, west of RIO GRANDE BLVD NW and south of ZEARING AVE NW, containing approximately 0.8193 acre(s). (H-12)
- PROPERTY OWNERS:** PADILLA FRANK A & MARY G
REQUEST: SUBDIVIDING EXISTING TRACT INTO 3 LOTS
-
12. **Project# PR-2019-002333 (1003918 + 1010902)**
PS-2019-00033 - SKETCH PLAT
- DON BRIGGS** agent(s) for **JOHN LOWE** request(s) the aforementioned action(s) for all or a portion of LOTS 10A-12A & LOT 11B, PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPMENT, zoned MX-L, located on BULGO AVE NW west of LILLENTHAL AVE NW and east of UNSER BLVD NW, containing approximately 2.52 acre(s). (B-11)
- PROPERTY OWNERS:** BUGLO PROPERTIES LLC
REQUEST: TOWNHOUSE DEVELOPMENT
-

13. **Project# PR-2019-00228**
(1008124 + 1009526)
PS-2019-00030 - SKETCH PLAT

CSI – CARTESIAN SURVEYS INC. agent(s) for **VISTA ORIENTE, LTD CO.** request(s) the aforementioned action(s) for all or a portion of LOT 2 PLAT OF LOTS 1 & 2 AMERICAN SQUARE, zoned MX-M, located at NWC of MENAUL BLVD NE and CARLISLE BLVD NE, containing approximately 10.5095 acre(s). (H-16)

PROPERTY OWNERS: VISTA ORIENTE LTD CO.

REQUEST: SUBDIVIDING 1 LOT INTO 2 LOTS

14. **Project# PR-2019-002331**
PS-2019-00031 – SKETCH PLAT

DESIGN PLUS LLC agent(s) for **PACIFICAP PROPERTIES** request(s) the aforementioned action(s) for all or a portion of LOTS 2-7 BLOCK 6, TRACTION PARK AND CITY ELECTRIC ADDITION, zoned MX-M, located on CENTRAL AVE SW north of NEW YORK AVE SW and west of CLAYTON STREET SW, containing approximately 1.1483 acre(s). (J-12-Z)

PROPERTY OWNERS: VILLAGE LIMITED PARTNERSHIP + SUNDANCE VILLAGE LIMITED PARTNERSHIP

REQUEST: CONSOLIDATING 6 LOTS INTO 1 NEW TRACT

15. Other Matters:

16. **ACTION SHEET MINUTES: April 17th, 2019**

ADJOURNED.