



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

August 28, 2019

Maggie Gould..... DRB Chair
Jeanne Wolfenbarger Transportation
Kris Cadena Water Authority
Shahab BiazarCity Engineer/Hydrology
Jacobo Martinez.....Code Enforcement
Christina Sandoval.....Parks and Rec
Santiago Chavez.....Ex-Officio Member, CAO

Angela Gomez ~ DRB Hearing Monitor

MAJOR CASES


- 1. **Project #PR-2019-002694**
SD-2019-00147 - VACATION OF RIGHT-OF-WAY

CSI – CARTESIAN SURVEYS, INC. agent(s) for CITY OF ALBUQUERQUE request(s) the aforementioned action(s) for all or a portion of TOWER RD SW east of 98th ST SW, containing approximately 0.7176 acre(s). (L-9)

PROPERTY OWNERS: CITY OF ALBUQUERQUE

REQUEST: PROPOSED VACATION OF A PORTION OF TOWER RD RIGHT-OF-WAY

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB RECOMMENDS APPROVAL BY THE CITY COUNCIL FOR THE VACATION AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO.

2. **Project #PR-2018-001991**
(1010401/1004404)
SI-2019-00254 – SITE PLAN AMENDMENT


CONSENSUS PLANNING, INC. agent(s) for **PV TRAILS, LLC** request(s) the aforementioned action(s) for all or a portion of LOTS 1-32 and TRACTS A, C, D, and OS-3A, VALLE PRADO UNIT 1; LOTS 1 – 29 VALLE PRADO UNIT 2; LOTS 1-24 and TRACTS A and B VALLE PRADO UNIT 3, TRACTS H1 and H2; TRACT 6 THE TRAILS UNIT 3A; and TRACT C VALLE PRADO UNIT 3 (AKA KNOWN AS VALLE PRADO), zoned R1-B, located on WOODMONT AVE NW west of RAINBOW BLVD NW and south of PASEO DEL NORTE NW, containing approximately 39.43 acre(s). (C-9)[Deferred from 8/21/19]

PROPERTY OWNERS: PV TRAILS ALBUQUERQUE LLC
REQUEST: AMENDMENT TO SITE PLAN TO ADD 8 RESIDENTIAL LOTS

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS **APPROVED** THE SITE PLAN AMENDMENT.

3. **Project #PR-2018-001991**
(1004404)
SD-2019-00026 – PRELIMINARY PLAT
VA-2019-00033 – TEMPORARY DEFERRAL
OF SIDEWALK
SD-2019-0027 – VACATION OF
TEMPORARY PUBLIC DRAINAGE
EASEMENT

PRICE LAND AND DEVELOPMENT GROUP agent(s) for **PV TRAILS ALBUQUERQUE, LLC** request(s) the aforementioned action(s) for all or a portion of TRACT 6 BULK LAND PLAT OF THE TRAILS UNIT 3A & TRACT C CORRECTION PLAT OF VALLE PRADO UNIT 3 (AKA VALLE PRADO UNITS 4 & 5), zoned R-1B, located on WOODMONT AVE between RAINBOW AVE and PASEO DEL NORTE BLVD, containing approximately 15.52 acre(s). (C-9) [Deferred from 2/13/19, 3/6/19, 3/20/19, 3/27/19, 4/10/19, 5/8/19, 6/5/19, 6/26/19, 7/31/19, 8/21/19]

PROPERTY OWNERS: PV TRAILS ALBUQUERQUE LLC
REQUEST: PRELIMINARY PLAT FOR 93 RESIDENTIAL LOTS

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS **APPROVED** PRELIMINARY PLAT, TEMPORARY DEFERRAL OF SIDEWALK AND THE VACATION OF TEMPORARY PUBLIC DRAINAGE EASEMENT WITH DELEGATION TO PLANNING AND HYDROLOGY FOR GRADING AND DRAINAGE REVISIONS.

4. **Project #PR-2019-002661 (1000575)**
SD-2019-00134 – VACATION OF PUBLIC EASEMENT
SD-2019-00135 – VACATION OF PUBLIC EASEMENT
SD-2019-00136 – VACATION OF PUBLIC EASEMENT
SD-2019-00137 – VACATION OF PUBLIC EASEMENT
SD-2019-00138 – VACATION OF PRIVATE EASEMENT
SD-2019-00139 – PRELIMINARY/FINAL PLAT
SD-2019-00140 – PRELIMINARY/FINAL PLAT



BOHANNAN HUSTON INC. agent(s) for **PRESBYTERIAN HEALTHCARE SERVICES** request(s) the aforementioned action(s) for all or a portion of LOTS 1-A THRU 4-A AND 5-9 PRESBYTERIAN HOSPITAL-MAIN CAMPUS PHASE ONE, zoned MX-H, located at 1100 CENTRAL AV SE east of I-25 and north of LEAD AVE SE, containing approximately 11.9575 acre(s). (K-15)[*Deferred from 7/31/19, 8/21/19*]

PROPERTY OWNERS: PRESBYTERIAN HEALTHCARE SERVICES
REQUEST: VACATIONS OF VARIOUS EASEMENTS AND REPLAT

DEFERRED TO SEPTEMBER 11TH, 2019

5. **Project #PR-2019-002423**
SI-2019-00130 - SITE PLAN



SCOTT ANDERSON agent(s) for **JIM ACHEN** request(s) the aforementioned action(s) for all or a portion of LOT 11, BLOCK 29, NORTH ALBUQUERQUE ACRES TRACT A UNIT B, zoned NR-BP, located at 6504 ALAMEDA BLVD NE, west of LOUISIANA BLVD NE, containing approximately 0.89acre(s). (C-18) [*Deferred from 6/12/19, 7/10/19, 7/24/19, 8/21/19*]

PROPERTY OWNERS: ACHEN JAMES R TRUSTEE ACHEN FAMILY RVT
REQUEST: SITE PLAN FOR A 8,125 SF WAREHOUSE/OFFICE BUILDING

DEFERRED TO SEPTEMBER 11TH, 2019.


MINOR CASES

6. **Project #PR-2018-001225**
SD-2019-00155 – PRELIMINARY/FINAL PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **KIRK AND JOYCE WESSELINK** request(s) the aforementioned action(s) for all or a portion of TRACT 493, TOWN OF ATRISCO GRANT UNIT 7, zoned R-1C, located on 1119 86TH ST SW between SAGE RD SW and SAPPHIRE ST SW containing approximately 4.89 acre(s). (M-9)

PROPERTY OWNERS: WESSELINK KIRK A & JOYCE D
REQUEST: SUBDIVIDE 1 LOT INTO 5 LOTS

DEFERRED TO SEPTEMBER 11TH, 2019.

7. **Project #PR-2019-002697**
SD-2019-00153 - PRELIMINARY/FINAL
PLAT
VA-2019-00273 – WAIVER- DPM


JAG PLANNING AND ZONING, LLC agent(s) for **BOB BAUDER** request(s) the aforementioned action(s) for all or a portion of TRACT A-1 PLAT OF TRACTS A-1, A-2 & A-3 GORLAND SQUARE, zoned NR-LM, located SUSAN AVE SE east of WYOMING BLVD SE, containing approximately .724 acre(s). (L-20)

PROPERTY OWNERS: BAUDER ROBERT & SALLY A
REQUEST: SUBDIVIDE 1 TRACT INTO 2 TRACTS + SIDEWALK WAIVER

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT AND THE WAIVER. FINAL SIGN OFF IS DELEGATED TO: PLANNING FOR UTILITY COMPANY SIGNATURES AND AGIS DXF.

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8. **Project #PR-2018-001457**
SD-2019-00154 – PRELIMINARY/FINAL
PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **CARL HAWKINS** request(s) the aforementioned action(s) for all or a portion of LOT 13-A PLAT OF LOTS 12-A & 13-A MAJOR ACRES, zoned R-1D, located at 924 MAJOR AV NW east of 12th St NW and south of CANDELARIA RD NW, containing approximately 0.8152 acre(s). (G-14) *(Sketch Plat August 22, 2018)*

PROPERTY OWNERS: HAWKINS CARL P
REQUEST: CREATE 2 LOTS FROM 1 EXISTING LOT

DEFERRED TO SEPTEMBER 11TH, 2019.

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9. **Project #PR-2018-001541**
SD-2019-00130 – PRELIMINARY/FINAL
PLAT

ALDRICH LAND SURVEYING agent(s) for **ALAMO CENTER LLC** request(s) the aforementioned action(s) for all or a portion of TRACTS E-1 ALAMEDA WEST, zoned NR-C, located at 10131 COORS BLVD NW, north of SEVEN BAR LOOP NW and south of OLD AIRPORT AV NW containing approximately 11.6063 acre(s). (B-14)*[Deferred from 7/24/9, 8/7/19, 8/21/19]*

PROPERTY OWNERS: ALAMO CENTER LLC
REQUEST: DIVIDE 1 TRACT INTO 2 TRACTS

DEFERRED TO SEPTEMBER 11TH, 2019.


SKETCH PLAT

**10. Project #PR-2019-002758
PS-2019-00072 – SKETCH PLAT**

COMMUNITY SCIENCES CORPORATION agent(s) for **MIRIAM M. RAND** request(s) the aforementioned action(s) for all or a portion of LOT 5 PLAT OF LOTS 1 THROUGH 5 CORIANDA COURT (A REPLAT OF PORTIONS OF LOT 24 ALVARADO GARDENS), zoned MX-L, located at 2619 CORIANDA CT NW north of MATTHEW AVE NW and west of GREIGOS DRAIN, containing approximately .6937 acre(s). (G-13)

PROPERTY OWNERS: RAND MIRIAM M & PORTER ONA
REQUEST: SUBDIVIDE 1 LOT INTO 2


THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

**11. Project #PR-2019-002766
(1003421)
PS-2019-00078– SKETCH PLAT**


ARCH + PLAN LAND USE CONSULTANTS agent(s) for **FIRST FINANCIAL CREDIT UNION** request(s) the aforementioned action(s) for all or a portion of TRACT 1A-2-A-2 AND 1A-2-A-3 PLAT OF TRACTS 1A-2-A-1, 1A-2-A-2 & 1A-2-A-3 RENAISSANCE CENTER located at 4910 UNION WAY DR NE, zoned MX-M, containing approximately 12.56 acre(s). (F-16)

PROPERTY OWNERS: FIRST FINANCIAL CREDIT UNION
REQUEST: REPLAT THE EXISTING 2 TRACTS INTO 2 NEW TRACTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED


12. **Project #PR-2018-001429**
PS-2019-00077 – SKETCH PLAT


ARCH + PLAN LAND USE CONSULTANTS agent(s) for **DOS VIENTOS LLC/ETG PROPERTIES LLC** request(s) the aforementioned action(s) for all or a portion of TRACT 15-A, 16 & B, BLOCK 2 AND LOTS 1-5, BLOCK 6, COMMERCIAL ADDITION AND TRACT 198 AND 199-A, MRGCD MAP 37 AND TRACTS 9-13, BLOCK A, BENNET ADDITION, zoned NR-LM, located on JOHN ST NE west LOMAS BLVD NE and ROMA AVE NE, containing approximately 2.72 acre(s). (J-14)

PROPERTY OWNERS: DOS VIENTOS LLC, ETG PROPERTIES LLC

REQUEST: CONSOLIDATE EXISTING TRACTS/LOTS INTO 6 TRACTS /VACATION OF RIGHT-OF-WAY

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED


13. **Project #PR-2019-002764**
PS-2019-00075 - SKETCH PLAT


COSME JAQUEZ request(s) the aforementioned action(s) for all or a portion of LOT 4-8 ORIGINAL TOWNSITE OF WESTLAND, zoned MX-M, located at north of CENTRAL AVE NW and west of 90th ST NW, containing approximately 1.15 acre(s). (K-9)

PROPERTY OWNERS: BARBER VAN & CHERYL L TRUSTEES BARBER LVT

REQUEST: CONSOLIDATE 5 LOTS INTO 1

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED


14. **Project #PR-2019-002762**
PS-2019-00073 – SKETCH PLAT


CSI – CARTESIAN SURVEYS INC. agent(s) for AHMET & MARTHA TIRYAKI request(s) the aforementioned action(s) for all or a portion of LOTS 13-20 BLOCK 27 TIJERAS PLACE, zoned MX-T, located on LA VETA DR NE south of ZIA RD NE, containing approximately 0.4596 acre(s). (K-18)

PROPERTY OWNERS: FIRST SECURITY II MANAGEMENT INC

REQUEST: CONSOLIDATE 8 LOTS INTO 1 LOT


THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

15. **Project #PR-2019-002763**
PS-2019-00074 – SKETCH PLAT


CSI – CARTESIAN SURVEYS INC. agent(s) for **ALBUQUERQUE INDIAN CENTER INC.** request(s) the aforementioned action(s) for all or a portion of LOTS 5-14 BLOCK 3 UNITY ADDITION, located on ZUNI RD SE between TEXAS ST SE and TENNESSEE ST SE, containing approximately 1.5450 acre(s). (K-19)

PROPERTY OWNERS: ALBUQUERQUE INDIAN CENTER INC
REQUEST: CONSOLIDATE 8 LOTS INTO 2 LOTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED


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16. **Project #PR-2019-002765**
(1000032, 1005357)
PS-2019-00076 – SKETCH PLAT


CSI – CARTESIAN SURVEYS INC. agent(s) for **RED SHAMROCK 4, LLC** request(s) the aforementioned action(s) for all or a portion of LOTS 8 & 9 COORS PAVILION, zoned NR-C, located on ST JOSEPH'S DR NW west of COORS BLVD NW, containing approximately 14.1981 acre(s). (G-11)

PROPERTY OWNERS: RED SHAMROCK LLC
REQUEST: SUBDIVIDE 2 LOTS INTO 6 NEW LOTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

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17. Other Matters:

ACTION SHEET MINUTES: August 21, 2019

ADJOURNED: 10:00AM