



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

February 13, 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-2018-001996 (1010401, 1004404)**
SD-2019-00028 - AMENDMENT TO PRELIMINARY PLAT
SD-2019-00023 – VACATION OF TEMPORARY PUBLIC ROADWAY EASEMENT
SD-2019-00030 – VACATION OF A PUBLIC WATER EASEMENT
SD-2019-00031 – VACATION OF A PUBLIC ROADWAY EASEMENT
(Public Hearing)

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 H, DURANGO UNIT 1 (AKA DURANGO UNITS 3A & 3B) , zoned R-1D, located on WOODMONT AVE between RAINBOW AVE and PASEO DEL NORTE BLVD, containing approximately 18.83 acre(s). (C-9)

PROPERTY OWNERS: PV TRAILS ALBUQUERQUE LLC
REQUEST: AMEND PRELIMINARY PLAT FOR 35 RESIDENTIAL LOTS AND 1 TRACT

2. **Project# PR-2018-001996
(1010401, 1004404)**
SD-2019-00024 - PRELIMINARY PLAT
VA-2019-00032 – TEMPORARY DEFERRAL
OF SIDEWALK
VA-2019-00031 – SIDEWALK WAIVER
SD-2019-00029 – VACATION OF PUBLIC
ROADWAY EASEMENT
SD-2019-00025 – VACATION OF A PUBLIC
WATER AND SANITARY SEWER EASEMENT
(Public Hearing)

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 H, DURANGO UNIT 1 (AKA DURANGO UNITS 4 & 5) , zoned R-1D, located on WOODMONT AVE between RAINBOW AVE and PASEO DEL NORTE BLVD, containing approximately 11.32 acre(s). (C-9)

PROPERTY OWNERS: PV TRAILS ALBUQUERQUE LLC
REQUEST: PRELIMINARY PLAT FOR 39 RESIDENTIAL LOTS

3. **Project# PR-2018-001991
(1004404)**
SD-2019-00026 – PRELIMINARY PLAT
VA-2019-00033 – TEMPORARY DEFERRAL
OF SIDEWALK
SD-2019-00027 – VACATION OF
TEMPORARY PUBLIC DRAINAGE
EASEMENT
(Public Hearing)

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-1D, located on WOODMONT AVE between RAINBOW AVE and PASEO DEL NORTE BLVD, containing approximately 15.52 acre(s). (C-9)

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

4. **Project# PR-2018-001980
(1010144)**
SD-2019-00014 – FINAL PLAT
(Public Meeting)

ISAACSON & ARFMAN, PA agent(s) for **SANTA MONICA PLACE DEVELOPMENT, LLC** request(s) the aforementioned action(s) for all or a portion of TRACT 4-A-1 PLAT OF TRACTS 3-A-1 AND 4-A-1, SANTA MONICA PLACE, zoned R-1A, located at SANTA MONICA AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE, containing approximately 4.6301 acre(s). (D-18)

PROPERTY OWNERS: DEL REY INVESTMENTS LLC C/O ARGUS
DEVELOPMENT COMPANY INC
REQUEST: FINAL PLAT APPROVAL FOR 24 RESIDENTIAL LOTS AND 3 TRACTS

5. **Project# PR-2018-001997**
SI-2019-00020 - SITE PLAN
(Public Meeting)

TIERRA WEST, LLC agent(s) for **MAVERIK INC.** request(s) the aforementioned action(s) for all or a portion of LOT 7, CUTTER INDUSTRIAL PARK SUBDIVISION UNIT 6, zoned NR-LM, located at 3737 PRINCETON DR NE, south of COMANCHE RD NE and east of I-25, containing approximately 1.625 acre(s). (G-16)

PROPERTY OWNERS: SHELTON J & MARSHA J C/O EDWARDS
COMMERICAL REALTY LLC

REQUEST: SITE PLAN FOR A GAS STATION AND CONVENIENT STORE

6. **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*]

PROPERTY OWNERS: WESTERN ALBQ LAND HOLDINGS c/o GARRETT
DEV CORP

REQUEST: PRELIMINARY PLAT TO SUBDIVIDE INTO 327 LOTS + 46 TRACTS AND DESIGN VARIANCES TO DPM AND WAIVER/ DEFERRAL OF S/WS

7. **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
(Public Hearing)

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 8/8/18, 9/12/18, 10/24/18. 12/5/18, 12/19/18, 1/9/19, 1/23/19*]

8. **Project# PR-2018-001903
(1010693)**
VA-2018-00223 – TEMP DEFERRAL OF
SIDEWALKS
VA-2018-00227 – SIDEWALK WAIVER
SD-2018-00123 – PRELIMINARY PLAT
SD-2018-00124 – VACATION OF PRIVATE
EASEMENT
SD-2018-00125 – VACATION OF PUBLIC
EASEMENT
(Public Hearing)

BOHANNAN HUSTON INC. agent(s) for **GAMMA DEVELOPMENT, LLC** request(s) the aforementioned action(s) for all or a portion of TRACT 3B-3 PLAT OF TRS 3B-1, 3B-2 & 3B-3 A SUBD OF TR 3B LAND OF IHS ACQUISITION NO. 120 INC, zoned R-T, located on HORIZON BLVD. NE between BALLOON MUSEUM DR. NE and ALAMEDA BLVD NE, containing approximately 7.76 acre(s). (B-17) *[Deferred from 1/9/19, 1/30/19]*

PROPERTY OWNERS: C & S EQUITIES LLC

REQUEST: SUBDIVIDE TRACT INTO 34 RESIDENTIAL LOTS, VACATIONS, DEFERRAL AND WAIVER OF SIDEWALKS

9. **Project# PR-2019-001971
(1006201, 1006539)**
SD-2019-00012 – EXTENSION OF
INFRASTRUCTURE LIST
SD-2019-00019 – AMENDED
INFRASTRUCTURE LIST
(Public Meeting)

BOHANNAN HUSTON INC. agent(s) for **GOLD MESA INVESTMENT, LLC** request(s) the aforementioned action(s) for all or a portion of TRACT D-1 THRU D-7, MESA DEL SOL INNOVATION PARK II, zoned PC, located at the northwest corner of HAWKING DRIVE SE and CRICK CROSSING AVENUE SE, containing approximately 80.0 acre(s). (Q-16) *[Deferred from 2/6/19]*

PROPERTY OWNERS: GOLD MESA INVESTMENT LLC + MB INVESTMENT GROUP

REQUEST: EXTENSION OF IL AND AMENDED IL TO ADD WATERLINE

MINOR CASES

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

ISAACSON & ARFMAN, PA agent(s) for **YES HOUSING, INC.** request(s) the aforementioned action(s) for all or a portion of TRACT A PLAT & VACATION REQUEST FOR TRACTS A & B WEST ROUTE 66 ADDN, zoned MX-M, located west of UNSER BLVD NW and north of CENTRAL AVENUE NW, containing approximately 6.2218 acre(s). (K-10)

PROPERTY OWNERS: CITY OF ALBUQUERQUE

REQUEST: VACATION OF PARKING EASEMENT

11. **Project# PR-2018-001786**
SD-2019-00035 – PRELIMINARY/FINAL
PLAT
(Public Meeting)

CSI – CARTESIAN SURVEYS INC. agent(s) for **KKMM LLC** request(s) the aforementioned action(s) for all or a portion of LOTS 1 THRU 5 + 16' STRIP, BLOCK B, DURAN & ALEXANDER ADDN, zoned MX-L, located at the SWC of 4TH STREET and MOUNTAIN RD NW, containing approximately 0.7816 acre(s). (J-14)

PROPERTY OWNERS: WU CHUAN-TA & SUE JEAN TR WU LVT & LIUDER S & CAFEN C TR LIU FAMILY LVT & ETAL
REQUEST: CONSOLIDATION OF 5 LOTS INTO 1 LOT

12. **Project# PR-2018-001883**
(1011556)
SI-2018-00275 – FINAL SIGN OFF OF EPC
SITE PLAN FOR BUILDING PERMIT
(18EPC-40013)
(Public Meeting)

TIERRA WEST, LLC agent(s) for **MONTGOMERY BLV CHURCH OF CHRIST** request(s) the aforementioned action(s) for all or a portion of TRACT A-1 PLAT OF TRACT A-1 KNAPP HEIGHTS ADDN, zoned R-MH, located at 7201 MONTGOMERY BLVD NE east of LOUISIANA BLVD NE, containing approximately 10.2836 acre(s). (F-19) *[Deferred from 1/9/19, 1/23/19]*

PROPERTY OWNERS: MONTGOMERY BLV CH OF CHRIST
REQUEST: SITE PLAN FOR A 23,580 SF CHURCH BUILDING

13. **Project# PR-2018-001403**
SD-2018-00120- PRELIMINARY/FINAL
PLAT
(Public Meeting)

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **A.J. and MARY ELLEN RICH** request(s) the aforementioned action(s) for all or a portion of LOTS D & E BLK 44 PEREA ADD & VAC POR OF MOUNTAIN RD, zoned R-T, located at 1406 MOUNTAIN RD NW, containing approximately .34 acre(s). (J-13) *[Deferred from 12/19/18, 1/30/19]*

PROPERTY OWNERS: PLL ENTERPRISES LCC
REQUEST: REALIGNMENT OF EXISTING LOTS & VACATED RIGHT OF WAY

SKETCH PLAT

14. **Project# PR-2019-002050**
PS-2019-00013 – SKETCH PLAT

THOMAS D. JOHNSTON agent(s) for **SUSAN FISHER** request(s) the aforementioned action(s) for all or a portion of LOTS 9 10 & 11, BLOCK 22, TERRACE ADDN, zoned MX-M, located at the NWC of CEDAR ST SE and HAZELDINE AVE SE, containing approximately 0.4553 acre(s). (K-15)

PROPERTY OWNERS: BITZER J BARRY & FISHER SUSAN
REQUEST: LOT CONSOLIDATION FROM 3 LOTS TO 1 LOT

15. **Project# PR-2018-001431**
PS-2019-00014 – SKETCH PLAT

CARTESIAN SURVEYS agent(s) for **CITY OF ALBUQUERQUE** request(s) the aforementioned action(s) for all or a portion of PORTION OF LOT 23, BLOCK 31, SNOW HEIGHTS ADDN AND PORTIONS OF VACATED MENDAL BLVD AND SNOW HEIGHTS CIRCLE R/W, zoned MX-M, located at 9400 MENDAL BLVD NE, containing approximately 1.6226 acre(s). (H-20)

PROPERTY OWNERS: CITY OF ALBUQUERQUE
REQUEST: REPLAT VACATED R/W INTO SUBJECT SITE

16. **Project# PR-2018-002058**
PS-2019-00016 – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **GORKY PACHA** request(s) the aforementioned action(s) for all or a portion of WEST 20' LOT 8 AND ALL OF 9 & 10, BLOCK W, ATLANTIC & PACIFIC ADDN, zoned R-1A, located at 510 ATLANTIC AV SW, containing approximately 0.248 acre(s). (K-14)

PROPERTY OWNERS: PACHA GORKY M
REQUEST: LOT CONSOLIDATION

17. **Project# PR-2018-002016**
(1000816)
PS-2019-00009 - SKETCH PLAT

CSI – CARTESIAN SURVEYS INC. agent(s) for **FAISEL KASSAM/LEGACY HOSPITALITY** request(s) the aforementioned action(s) for all or a portion of LOT 1-A BLOCK 4-B PLAT OF LOT 1-A BLOCK 4-B SUNPORT PARK, zoned NR-BP, located at 1520 SUNPORT PL SE, west of UNIVERSITY BLVD SE and south of WOODWARD RD SE, containing approximately 2.2752 acre(s). (M-15) *[Deferred from 2/6/19]*

PROPERTY OWNERS: NEW MARQUEE HOSPITALITY INC
REQUEST: MINOR PLAT TO INCORPORATE VACATED R/W (IF APPROVED)

18. Other Matters:

19. **Action Sheet Minutes: February 6, 2019**

ADJOURNED.