



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

March 20, 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: DEFFERRAL OF CASES WILL BE ANNOUCED 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-2018-001327
(1001228)
SD-2019-00043 – FINAL PLAT
(Public Meeting)**

ISAACSON & ARFMAN, PA agent(s) for **LAS VENTANAS NM, INC.** request(s) the aforementioned action(s) for all or a portion of TRACT 2A and a portion of TRACT 3, KELLY TRACTS, zoned R-A, located on Gabaldon RD SW between Mountain RD SW and I-40, containing approx. 5.4812 acre(s). (H-12)

PROPERTY OWNERS: JANE BLACK DAVIDSON
REQUEST: FINAL PLAT APPROVAL FOR A 15 LOT CLUSTER RESIDENTIAL DEVELOPMENT

2. **Project# PR-2018-001284
(1000551, 1009284)**
SD-2019-00051 - EXTENSION OF
INFRASTRUCTURE LIST
(Public Meeting)
- RESPEC** agent(s) for **KASSAM LAND ACQUISITION 10, LLC** request(s) the aforementioned action(s) for all or a portion of TRACTS A-2-A-1-A and A-2-A-2-A of PARK SQUARE, zoned MX-H, located on AMERICAS PKWY NE south of INDIAN SCHOOL RD NE and west of LOUISIANA BLVD NE, containing approximately 4.076 acre(s). (J-18)
- PROPERTY OWNERS:** NEW OMNI HOSPITALITY LLCC/O LEGACY HOSPITALITY LLC
REQUEST: EXTENSION OF INFRASTRUCTURE LIST
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3. **Project# PR-2018-002134
(1000539)**
SI-2019-00056 - SITE PLAN
(Public Meeting)
- 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)
- PROPERTY OWNERS:** HOPE CHRISTIAN SCHOOLS INC
REQUEST: SITE PLAN FOR ELEMENTARY SCHOOL EXPANSION
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4. **Project# PR-2018-001361
(1000845, 1006833)**
SD-2019-00046 – VACATION OF PRIVATE
SIDEWALK EASEMENT
SD-2019-00047 – VACATION OF 20'
PUBLIC STORM DRAIN EASEMENT
SD-2019-00048 - VACATION OF 20'
PUBLIC WATERLINE EASEMENT
SD-2019-00049 - VACATION OF 10'
PUBLIC UTILITY EASEMENT
SD-2019-00050 - VACATION OF 10'
PUBLIC UTILITY EASEMENT
(Public Hearing)
- TIERRA WEST, LLC** agent(s) for **BEN E. KEITH** 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-10)
- PROPERTY OWNERS:** BEN E. KEITH & SWIRE PACIFIC HOLDINGS INC
DBA COCA COLA USA
REQUEST: VACATION OF 5 EXISTING EASEMENTS
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5. **Project # PR-2018-001399**
VA-2019-00090 – VARIANCE TO DPM –
SORREL LANE
VA-2019-00091 – SIDEWALK WAIVER –
SORREL LANE
VA-2019-00092 – VARIANCE TO DPM-
GUN CLUB ROAD
VA-2019-00093 – SIDEWALK WAIVER –
GUN CLUB ROAD
(Public Hearing)

CSI – CARTESIAN SURVEYS INC. agent(s) for **ROBERT TAFOYA** request(s) the aforementioned action(s) for all or a portion of: LT 2A PLAT OF LTS 2A & 2B, BLK 4 VALLEY GARDENS SOUTH, UNIT LOT 2A, BLOCK 4, SUBDIVISION VALLEY GARDENS SOUTH UNIT 1 zoned R-1, located at 4400 SORREL LA SW, Albuquerque, NM, containing approximately 0.9616 acre(s). (Q-11)

PROPERTY OWNERS: TAFOYA ROBERT M & PATRICIA A
REQUEST: ALLOW STREET SECTIONS TO REMAIN AS IS WITH REPLAT OF ONE LOT INTO 2 NEW LOTS

6. **Project# PR-2019-002044**
(1011642)
SD-2019-00034 – PRELIMINARY PLAT
SD-2019-00030 – SITE PLAN - DRB
SD-2019-00039 –TEMP DEFERRAL OF
SIDEWALK
SD-2019-00040 –SIDEWALK WAIVER
(Public Hearing)

MARK GOODWIN & ASSOCIATES, PA agent(s) for **CINNAMON MORNING DEVELOPMENT, LLC** request(s) the aforementioned action(s) for all or a portion of LOT 3 ALVARADO GARDENS ADDN UNIT 1, zoned R-A, located at 2700 RIO GRANDE BLVD NW, Albuquerque, NM, containing approximately 2.5103 acre(s). (G-12 & G-13)[*Deferred from 2/27/19*]

PROPERTY OWNERS: PERCILICK SUE E
REQUEST: SUBDIVIDE INTO 8 LOTS (CLUSTER DEVELOPMENT)

7. **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) [*Deferred from 2/13/19, 2/27/19*]

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

8. **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)
[Deferred from 2/13/19, 2/27/19]

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

9. **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) *[Deferred from 2/13/19, 3/6/19]*

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

10. **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
(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, 2/13/19, 2/27/19]

11. **Project# PR-2018-001914**
(1009674, 1006801)
SI-2019-00040 - SITE PLAN
(Public Meeting)

TIERRA WEST, LLC agent(s) for **GALLATIN DEVELOPMENT LLC & CLIFFORD ABQ C/O BURKE & ASSOCIATES LLC** request(s) the aforementioned action(s) for all or a portion of TRACT C BULK LAND PLAT of TRACTS A THRU D MERIDIAN BUSINESS PARK II (A REPLAT OF LOT 3 & TRACTS S-1A, S-2A-2 ATRISCO BUSINESS PARK UNIT 2), zoned NR-BP, located on GALLATIN PLACE NW between LOS VOLCANES RD NW and FORTUNA RD NW, containing approximately 22.4273 acre(s). (J-10) *[Deferred from 3/6/19]*

PROPERTY OWNERS: GALLATIN DEVELOPMENT LLC & CLIFFORD ABQ C/O BURKE & ASSOCIATES LLC

REQUEST: DRB SITE PLAN FOR A MAJOR EXPANSION

MINOR CASES

12. **Project# PR-2018-001773**
SD-2019-00056 – PRELIMINARY/FINAL
PLAT
(Public Meeting)

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **PHILLIP HOPPER** request(s) the aforementioned action(s) for all or a portion of LOTS 8 & 9 , BLOCK 3, GARCIA ADDITION, zoned R-1A, located at 1210 11TH ST NW, containing approximately 0.1276 acre(s). (J-13)

PROPERTY OWNERS: HOPPER PHILLIP D

REQUEST: LOT CONSOLIDATION

13. **Project# PR-2018-001494**
(1000042 + PR-2018-001459)
SD-2019-00057 – PRELIMINARY/FINAL
PLAT
(Public Meeting)

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

14. **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, 2/13/19, 2/27/19]*

PROPERTY OWNERS: PLL ENTERPRISES LCC

REQUEST: REALIGNMENT OF EXISTING LOTS & VACATED RIGHT OF WAY

15. **Project# PR-2018-001431**
(1001081)
SI-2019-00059 -- FINAL SIGN OFF OF EPC
SITE PLAN(18EPC-40037)
(Public Meeting)

CONSENSUS PLANNING, INC. agent(s) for **CITY OF ALBUQUERQUE, FIRE DEPARTMENT AND DEPARTMENT OF MUNICIPAL DEVELOPMENT** request(s) the aforementioned action(s) for all or a portion of PARCEL D WITHIN LOT 23, BLOCK 31, SNOW HEIGHTS ADDN and VACATED PORTIONS OF SNOW HEIGHTS CIRCLE NE, zoned MX-M (NR-SU), located on MENAUL BLVD NE, west of EUBANK BLVD NE and east of GLORIETA ST NE, containing approximately 1.2105 acre(s). (H-20) *[Deferred from 3/6/19]*

PROPERTY OWNERS: CITY OF ALBUQUERQUE

REQUEST: EPC SITE PLAN SIGN OFF FOR FIRE STATION #9

16. **Project# PR-2018-001702**
SD-2019-00053 – PRELIMINARY/FINAL
PLAT
SD-2019-00063 – SIDEWALK VARIANCE
SD-2019-00064 – STREET WIDTH
VARIANCE
SD-2019-00065 – RIGHT-OF-WAY WIDTH
VARIANCE
(Public Hearing)

COMMUNITY SCIENCES agent(s) for **NISLY HOMES, LLC** request(s) the aforementioned action(s) for all or a portion of LOT 2 SHAMROCK ADDN & TR 101-C MRGCD MAP 34, zoned MX-L, located at 2415 MATTHEW AV NW west of RIO GRANDE BLVD NW and north of DON QUIXOTE DR NW, containing approximately 0.233 acre(s). (G-12) *[Deferred from 3/6/19]*

PROPERTY OWNERS: US BANK

REQUEST: SUBDIVIDING 2 LOTS INTO 3

17. **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)[*Deferred from
2/13/19, 2/27/19, 3/6/19*]

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

SKETCH PLAT

18. **Project # PR-2018-002174
(PR-2018-001405)**
PS-2019-00017 – SKETCH PLAT

CSI – CARTESIAN SURVEYS INC. agent(s) for **NUEVO
ATRISCO APARTMENTS, LIMITED PARTNERSHIP, LLC**
request(s) the aforementioned action(s) for all or a portion
of TRACT A, NUEVO ATRISCO , zoned MX-M, located on
UNSER BLVD SW north of CENTRAL AVE SW, containing
approximately 3.0871 acre(s). (K-10)

PROPERTY OWNERS: CITY OF ALBUQUERQUE
REQUEST: CREATING 2 TRACTS FROM 1 EXISTING TRACT

19. **Project # PR-2018-002195
PS-2019-00018** – SKETCH PLAT

WAYJOHN SURVEYING INC. agent(s) for **MARK HARDEN**
request(s) the aforementioned action(s) for all or a portion
of TRACTS A-1& A-2, TANNEHILL-TAYLOR ADDITION , zoned
MX-M, located at 9880 MONTGOMERY BLVD NE,
Albuquerque, NM, containing approximately 3.5602
acre(s). (G-21)

PROPERTY OWNERS: HARDEN ENTERPRISES LLCC/O STARKWEATHER
LAW FIRM

REQUEST: INTERIOR LOT LINE ADJUSTMENTS AND GRANT EASEMENTS

20. Other Matters:

21. **Action Sheet Minutes: March 6, 2019**

ADJOURNED.