



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

May 8, 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-2018-001361
(1000845, 1006833)
SI-2019-00106 – SITE PLAN**

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, zoned NR-BP, located at UNSER BLVD NW between LOS VOLCANES RD NW and GALLATIN PL NW, containing approximately 50.35 acre(s). (J-9, J-10)

**PROPERTY OWNERS: BEN E. KEITH & SWIRE PACIFIC HOLDINGS INC
DBA COCA COLA USA
REQUEST: SITE PLAN FOR A DISTRIBUTION FACILITY**

2. **Project # PR-2018-001890**
VA-2019-00157 - VARIANCE
SD-2019-00080 – PRELIMINARY/FINAL 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 TO INCORPORATE VACATED R/W INTO LOT

3. **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

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, 3/20/19, 3/27/19, 4/10/19]

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

4. **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

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, 3/20/19, 3/27/19, 4/10/19]

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

5. **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-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, 3/20/19, 3/27/19, 4/10/19]*
- PROPERTY OWNERS:** PV TRAILS ALBUQUERQUE LLC
REQUEST: PRELIMINARY PLAT FOR 93 RESIDENTIAL LOTS
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6. **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)*[Deferred from 4/24/19]*
- PROPERTY OWNERS:** M-F PARTNERSHIP + MANOLE ATHANASIOS K
REQUEST: CONVENIENT STORE WITH GAS SALES
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7. **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
- 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, 4/24/19]*
- 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
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8. **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)[Deferred from 4/17/19]

PROPERTY OWNERS: GRAYLAND CORP & J2C LLC & CLIFFORD JACK & LEE RVT & ETAL
REQUEST: SITE PLAN FOR CONVENIENCE STORE AND FUELING STATION

9. **Project# PR-2019-001792**
SD-2019-00063 – PRELIMINARY PLAT
VA-2019-00158

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) [Deferred from 4/24/19, 5/1/19]

PROPERTY OWNERS: SHAH SUBHAS & CHANDRIKA S
REQUEST: REPLAT 2 EXISTING TRACTS INTO A 10 LOT RESIDENTIAL SUBDIVISION

MINOR CASES

10. **Project# PR-2018-001725**
SD-2019-00054 – PRELIMINARY/FINAL
PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for PHILLIP & CAROLYN STEWART-GOETZ request(s) the aforementioned action(s) for all or a portion of Tracts 174-A and 175-A-1-A, MRGCD MAP 35, zoned R-A, located at 1712 & 1714 GABALDON NW between CAMILLO LN NW and RICARDO RD NW, containing approximately 0.5347 acre(s). (R-A)

PROPERTY OWNERS: STEWART-GOETZE CAROLYN & GOETZE PHILLIP + MONTESSORI OF THE RIO GRANDE CHARTER SCHOOL
REQUEST: LOT LINE ADJUSTMENT

11. **Project# PR-2018-001721**
SD-2018-00097 – PRELIMINARY/FINAL
PLAT

SURV-TEK INC. agent(s) for **SWEENEY ET AL., UNSER CLIFFS, LLC** request(s) the aforementioned action(s) for all or a portion of LOTS 13 & 14 BLOCK 1, UNSER CLIFFS SUBDIVISION, zoned R-1D, located at RIM ROCK CIRCLE between east of UNSER BLVD NW and north of MOLTEN ROCK RD NW, containing approximately 0.7617 acre(s). (D-10) [*Deferred from 10/31/18, 12/19/18, 1/16/19, 2/27/19, 3/27/19, 5/1/19*]

PROPERTY OWNERS: SWEENEY WALTER C III & MARY E ETAL
REQUEST: CONSOLIDATION OF 2 LOTS INTO 1

SKETCH PLAT

12. **Project# PR-2019-002370**
PS-2019-00036 – SKETCH PLAT

KEN COOPER request(s) the aforementioned action(s) for all or a portion of LOTS 1-3, BLOCK 4, ANDERSON ADDITION # 2, zoned R-1A, located at 1402 8TH STREET NW, at the NEC of KINLEY AV NW and 8th STREET NW, containing approximately .2570 acre(s). (J-14)

PROPERTY OWNERS: KEN COOPER
REQUEST: REPLAT 1 LOT INTO 2 LOTS

13. **Project# PR-2018-001695**
(1003445)
PS-2019-00035 – SKETCH PLAT

TERRA LAND SURVEYS LLC agent(s) for **NOVUS PROPERTIES LLC** request(s) the aforementioned action(s) for all or a portion of TRACTS C, F + G PLAT OF FOUNTAIN HILLS PLAZA SUBDIVISION, zoned NR-C, located at 4584 NUNZIO AV NW, north of PASEO DEL NORTE NW and west of EAGLE RANCH RD NW, containing approximately 4.6606 acre(s). (C-12)

PROPERTY OWNERS: NOVUS PROPERTIES LLC
REQUEST: VACATE EASEMENTS

14. Other Matters:

15. **ACTION SHEET MINUTES: MAY 1ST, 2019**

ADJOURNED.