AGENDA
DEVELOPMENT REVIEW BOARD
Plaza del Sol Building – Basement Hearing Room
6/6/2018

Members:
Kym Dicome - DRB Chair
Jon Ertsgaard – Water Authority
Jason Coffey – Parks & Recreation

Racquel Michel – Transportation Development
Doug Hughes – City Engineer/Hydrology
Ben McIntosh – Code Enforcement

Angela Gomez – Administrative Assistant

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

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: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

A. Call to Order 9:00 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

PUBLIC HEARING

1. Project# 1010656

18DRB-70160 MAJOR - PRELIMINARY PLAT APPROVAL
18DRB-70161 MAJOR - SDP FOR BUILDING PERMIT
18DRB-70162 MINOR - TEMP DEFR SWDK CONSTRUCTION

THE GROUP agent(s) for PASHTOON KHALID A & NAFeesa request(s) the above action(s) for all or a portion of Lot(s) 28-30, Block(s) 30, NORTH ALBUQUERQUE ACRES Unit(s) B TRACT A, zoned NR-BP (SU-2/IP), located on WILSHIRE AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 3 acre(s). (C-18) DEFERRED TO JUNE 27TH, 2018.
2. **Project# 1011638**

   **18DRB-70148**  **MAJOR - SDP FOR BUILDING PERMIT**

   LEE GAMELSKY ARCHITECTS PC agent(s) for L & C TRANSPORT request(s) the above action(s) for all or a portion of Lot(s) 22-A, Block(s) 8, **ORIGINAL TOWNSITE OF WESTLAND** zoned NR-BP (SU-2/IP), located on 94TH ST NW between CENTRAL AVE NW and VOLCANO RD NW containing approximately 1.6 acre(s). (K-9) **DEFERRED TO JUNE 27TH, 2018.**

3. **Project# 1000874**

   **18DRB-70135**  **VACATION OF PUBLIC EASEMENT**

   **18DRB-70136**  **MINOR - PRELIMINARY/FINAL PLAT APPROVAL**

   TIERRA WEST LLC agent(s) for MONTANO I-25 BEACH AQUISITION PROPERTY LLC request(s) the above action(s) for all or a portion of Lot(s) B-1, **RENAISSANCE CENTER III** zoned NR-C (SU-1 FOR IP & AMUSEMENT FACILITY OF A PERMANENT CHARACTER (NOT ADULT ESTABLISHMENT)), located on DESERT SURF CIRCLE NE between ALEXANDER BLVD NE and MONTANO RD NE containing approximately 23.87 acre(s). (F-16) [Deferred on 5/16/18, 5/23/18] **DEFERRED TO JUNE 27TH, 2018.**

4. **Project# 1010675**

   **18DRB-70120**  **MAJOR - SDP FOR BUILDING PERMIT**

   TIERRA WEST LLC agent(s) for CAMEL ROCK DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 1-5, **PASEO MARTKETPLACE**, zoned MX-M (SU-2 C-1/RC), located on PASEO DEL NORTE NE and SAN PEDRO DR NE containing approximately 4.07 acre(s). (D-18) [Deferred from 5/2/18, 5/16/18, 5/23/18] WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/6/18, THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED.

5. **Project# 1006864**

   **18DRB-70155**  **MAJOR - PRELIMINARY PLAT APPROVAL**

   **18DRB-70156**  **SIDEWALK VARIANCE**

   **18DRB-70157**  **SIDEWALK WAIVER** *(WITHDRAWN)*

   **18DRB-70158**  **SUBDN DESIGN VARIANCE FROM MIN DPM STDSD**

   **18DRB-70159**  **MINOR - TEMP DEFR SWDK CONST**

   BOHANNAN HUSTON INC agent(s) for PULTE DEVELOPMENT OF NEW MEXICO, INC request agent(s) the above action(s) for all or a portion of Tract(s) N-2-B-1, N-2-B-2, N-2-C-1, **WATERSHED SUBDIVISION**, zoned PC (SU-2 FOR PDA), located on MIREHAVEN PARKWAY between BEAR LAKE WAY and MIREHAVEN PARKWAY containing approximately 61.84 acre(s). (H-8) **DEFERRED TO JUNE 20TH, 2018**
## MINOR CASES

### 6. Project #:
PR-2018-001179 (1006864)

**Application#:**
SI-2018-00029

**SITE PLAN FOR SUBDIVISION AMENDMENT (18EPC/-40022)**

CONSENSUS PLANNING, INC., agent for PULTE GROUP, requests the above action for the **DEL WEBB @ MIREHAVEN SUBDIVISION**, the PULTE @ MIREHAVEN SUBDIVISION and all N and M tracts and subtracts of the **WATERSHED SUBDIVISION**, zoned PC (SU-2 for PDA) located in an area bounded by the Petroglyph National Monument to the north and west, West Creek Pl. and Tierra Pintada Blvd. to the east and Mirehaven Parkway to the southern boundary of tract N2C1 of the watershed subdivision containing approximately 285 acres. (H-8 and H-9)

**THE AMENDED SITE PLAN FOR BUILDING SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

### 7. Project #:
PR-2018-001179 (1006864)

**Application#:**
SI-2018-00038

**SITE PLAN FOR SUBDIVISION AMENDMENT (18EPC/-40016)**

CONSENSUS PLANNING, INC., agent for PULTE GROUP, requests the above action for all or a portion of Tract N-2-B and Tract N-2-C, **WATERSHED SUBDIVISION**, zoned PC (SU-2 for PDA), located on the western side of Tierra Pintada, between Willow Canyon Trail and Bear Lake Way, containing approximately 61.8 acres. (H-8)

**THE AMENDED SITE PLAN FOR BUILDING SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

### 8. Project#:
PR-2018 – 001175 (1008876)

**Application#:**
SD-2018-00009

**PRELIMINARY/FINAL PLAT**

**Applicant:** BUILDERS TRUST OF NM BUILDERS ASSOCIATION

**Agent:** JOHN MACKENZIE DEPARTMENT OF MUNICIPAL DEVELOPMENT (DMD)

**Parcel Owner:** BUILDERS TRUST OF NM & NM HOMEBUILDERS ASSOCIATION

Requests the aforementioned action for all or a portion of

**LT 6 PLAT OF JOURNAL CENTER PHASE 2 UNIT 2, A REPLAT OF TRACT 8A-1 JOURNAL CENTER PHASE 2 UNIT 1 CONT 1.0000 AC LOT 6, BLOCK 0000, SUBDIVISION**

**Address:** 7451 BARTLETT ST NE, Albuquerque, NM

**LT 4-A PLAT OF LTS 3-A & 4-A JOURNAL CENTER PHASE 2 UNIT 2 CONT 1.2001 AC LOT 4A, BLOCK 0000,**

**Address:** 3801 MASTHEAD ST NE, Albuquerque, NM

**LT 7 PLAT OF JOURNAL CENTER PHASE 2 UNIT 2, A REPLAT OF TRACT 8A-1 JOURNAL CENTER PHASE 2 UNIT 1 CONT 1.0000 AC LOT 7, BLOCK 0000, SUBDIVISION**
WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED JUNE 6TH, 2018, THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO HYDROLOGY AND TO PLANNING.

9.

Project#: PR-2018-001177 (1011603)

Application#: SD-2018-00010
PRELIMINARY/FINAL PLAT

Agent: JENNIE STONESIPHER
Applicant: CHRISTOPHER DEHLER
Parcel Owner: THREE TREES LLC

Requests the aforementioned action for all or a portion of
012 RAYNOLDS ADDN LOTS 3 4 5 X 6 LOT 3, BLOCK 12

Subdivision: RAYNOLDS ADDN
Address: 1310 GOLD AV SW, Albuquerque, NM

Current Zoning | Proposed Zoning | Zoning Atlas Pages | Application Acreage
R-ML | K-13 | 0.163

THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.

10.

Project #: PR-2018-001178 (1011523)

Application#: SD-2018-00011
PRELIMINARY/FINAL PLAT

Agent(s): CARTESIAN SURVEYS INC. (CSI)
Applicant: MARK HAMMOND
Parcel Owner: I & J INVESTMENTS LLC

Requests the aforementioned action for all or a portion of
LT A PLAT OF LOTS A, B & C FRIEDMAN SUBDIVISION CONT 6.3130
AC LOT A, BLOCK 0000,

Subdivision: FRIEDMAN
Address: 4701 LINCOLN RD NE, Albuquerque, NM

Current Zoning | Proposed Zoning | Zoning Atlas Pages | Application Acreage
NR-LM | F-17 | 6.3130

DEFERRED TO JUNE 20TH, 2018

11.

Project #: PR-2018-001183 (1004000)

Application#: 

Agent: TIERRA WEST LLC
Applicant: PARADISE HILLS HOLDING COMPANY INC.
C/O MCLAUGHLIN MICHAEL A
Parcel Owner: PARADISE HILLS HOLDING COMPANY INC.
C/O MCLAUGHLIN MICHAEL A

Initial Print Date: May 30, 2018
| SI-2018-00031 | Requests the aforementioned action for all or a portion of | TR A-1 PLAT FOR TR A-1 ALBUQUERQUE WEST UNIT 2 (BEING A REPLAT OF TR A UNIT 2 ALBUQUERQUE WEST ONE & A PORTION OF LOT 3 BLK 'E' ALBUQUERQUE WEST) CONT 3.4816 AC LOT A1, BLOCK 0000 |
| | Subdivision: | ALBUQUERQUE WEST UNIT 2 |
| | Address: | 4550 PARADISE BLVD NW, Albuquerque, NM |
| | Current Zoning | Proposed Zoning | Zoning Atlas Pages | Application Acreage |
| NR-C | C-13 | 3.4816 |
| DEFERRED TO JUNE 20TH, 2018 |

| Old Project #:1010010 | Agent: BOB KEERAN | Applicant: LLAVE ENTERPRISES INC. |
| Application#: | Requests the above action for all or a portion of | LOT 6-P1, BLOCK 6 |
| SD-2018-00005 - PRELIMINARY/ FINAL PLAT APPROVAL | Subdivision: SIGNAL POINTE |
| VA-2018-00009 – DESIGN VARIANCE | Address: 8901 SIGNAL POINTE LN NE, Albuquerque NM |
| R-1D | R-D | C-20 | .41 |
| [Deferred from 5/23/18]. |
| THE PRELIMINARY/FINAL PLAT WAS APPROVED. |
| THE DESIGN VARIANCE WAS APPROVED PER EXHIBIT “B”. |
| THE SIDEWALK VARIANCE WAS APPROVED PER EXHIBIT “F”. |

| Old Project #: 1011184 | Agent: WOOTEN ENGINEERING | Applicant: KAPLAN PASEO LLC |
| Application#: | Requests the above action for all or a portion of | LOT 9A, BLOCK 10, SUBDIVISION N ABQ ACRES TR 2 UNIT 3 |
| SI-2018-00007 - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT | Subdivision: NORTH ABQ ACRES TR 2 UNIT 3 |
| (18EPC-40001) | Address: 7201 PASEO DEL NORTE NE, Albuquerque NM |
| MX-L | SU-2 | C-19 | 0.7348 |
| [Deferred from 5/23/18] |
| WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED JUNE 6TH 2018, AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED MAY 11TH, 2018, THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING. |
14. Project# 1008585  
**18DRB-70113** EPC APPROVED SDP FOR BUILD PERMIT  
(18EPC-40004)  
TIERRA WEST LLC agent(s) for UTILITY TRAILER SALES, INC request(s) the above action(s) for all or a portion of Tract(s) 3, AVALON SUBDIVISION, zoned NR-BP (SU-1 for IP Uses & C-2 Permissive Uses with Exceptions), located on the NE corner of DAYTONA RD NW and 90th ST NW, south of I-40, containing approximately 5.6 acre(s). (J-9) [deferred from 4/11/18, 4/25/18, 5/2/18, 5/9/18, 5/16/18, 5/23/18]  
WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED JUNE 6TH 2018 AND WITH AND APPROVED CONCEPTUAL GRADING PLAN ENGINEER STAMP DATED MAY 25TH, 2018, HE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION AND PLANNING.

15. Project# 1011471  
**18DRB-70127** MINOR - PRELIMINARY/FINAL PLAT APPROVAL  
CARTESIAN SURVEYS INC agent(s) for SAMIR PATEL request(s) the above action(s) for all or a portion of Tract(s) 2-A-3-C & 2-A-3-D, MCLEOD BUSINESS PARK, zoned NR-C (C-3), located on JEFFERSON ST NE between MCLEOD RD NE and I-25 containing approximately 4.9556 acre(s). (F-17) [deferred from 4/25/18, 5/16/18, 5/23/18] DEFERRED TO JUNE 13TH, 2018.

16. Project# 1007489  
**18DRB-70125** VACATION OF PRIVATE EASEMENT  
**18DRB-70126** MINOR - PRELIMINARY/FINAL PLAT APPROVAL  
ISAACSON AND ARFMAN PA agent(s) for YES HOUSING, INC request(s) the above action(s) for all or a portion of Tract(s) B1, WEST ROUTE 66 ADDITION II, zoned MX-M (C-2), located on CENTRAL AVE NW and UNSER BLVD NW containing approximately 6.2218 acre(s). (K-10) [deferred from 4/25/18, 5/16/18, 5/23/18] INDEFINITELY DEFERRED.
SKETCH PLAT REVIEW AND COMMENT

17. Project #: PR-2018-001184
   Application #: SD-2018-00012

   Agent(s): DAVID SOULE
   Applicant: RON SPRADLIN
   Parcel Owner: RIO GRANDE REALTY & INVESTMENTS LLC

   Requests the aforementioned action for all or a portion of
   LOT 32, BLOCK 18, SUBDIVISION N ABQ ACRES TR 3 UNIT 3
   Subdivision: NORTH ABQ ACRES TR 3 UNIT 3
   Located on: CARMEL AV NE, between Ventura and Holbrook
   Current Zoning | Proposed Zoning | Zoning Atlas Pages | Application Acreage
   PD | C-20 | 0.67

   THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

18. ADJOURNED: 10:32

   Minutes for: 5/23/18
   Approved.