



# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – 600 2<sup>nd</sup> Street NW Albuquerque, NM 87102

## 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:** REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

**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

### Project# 1010656

1. **18DRB-70160** MAJOR - PRELIMINARY PLAT APPROVAL  
**18DRB-70161** MAJOR - SDP FOR BUILDING PERMIT  
**18DRB-70162** MINOR - TEMP DEFR SWDK CONST 


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 27<sup>TH</sup>, 2018.**

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – 600 2<sup>nd</sup> Street NW Albuquerque, NM 87102



## Project# 1011638

2. **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 27<sup>TH</sup>, 2018.**

## Project# 1000874

**18DRB-70135**

VACATION OF PUBLIC EASEMENT

3. **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 27<sup>TH</sup>, 2018.**

## Project# 1010675

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

- 4.

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 MARKETPLACE**, 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.**

## Project# 1006864

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

5. **18DRB-70156** SIDEWALK VARIANCE  
**\*18DRB-70157** SIDEWALK WAIVER  
*(WITHDRAWN)*

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

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

BOHANNAN HUSTON INC agent(s) for PULTE DEVELOPMENT OF NEW MEXICO, INC request(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 20<sup>TH</sup>, 2018**

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – 600 2<sup>nd</sup> Street NW Albuquerque, NM 87102



## 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)
- Applicant:** 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 & NMBUILDERSASSOCIAITON
- 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

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – 600 2<sup>nd</sup> Street NW Albuquerque, NM 87102



**Address:** 7441 BARTLETT ST NE, Albuquerque, NM

**Subdivision:** JOURNAL CENTER PHASE 2 UNIT 2

**Located on:** Bartlett St NE between Masthead and Rutledge

Current Zoning | Proposed Zoning | Zoning Atlas Pages | Application Acreage  
NR-BP D-17 3.20

**WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED JUNE 6<sup>TH</sup>, 2018, THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO HYDROLOGY AND TO PLANNING.**

**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.**

**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**

**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

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – 600 2<sup>nd</sup> Street NW Albuquerque, NM 87102



## SI-2018-00031

*Requests the aforementioned action for all or a portion of*

SITE PLAN



TR A-1 PLAT FOR TR A-1 ALBUQUERQUE WEST UNIT 2 (BEING A REPLAT OF TR A UNIT 2 ALBUQUERQUE WEST UNIT 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

**Application#:**

**SD-2018-00005** - PRELIMINARY/ FINAL PLAT APPROVAL

**VA-2018-00009** – DESIGN VARIANCE

12.

**VA-2018-00010** – S/W VARIANCE

**Agent:** BOB KEERAN

**Applicant:** LLAVE ENTERPRISES INC.

*Requests the above action for all or a portion of*  
LOT 6-P1, BLOCK 6

**Subdivision:** SIGNAL POINTE

**Address:** 8901 SIGNAL POINTE LN NE, Albuquerque NM

**Current Zoning | Old Zoning | Zoning Atlas Pages | Application Acreage**  
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

**Application#:**

**SI-2018-00007** - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

(18EPC-40001)

13.

**Agent:** WOOTEN ENGINEERING

**Applicant:** KAPLAN PASEO LLC

*Requests the above action for all or a portion of*  
LOT 9A, BLOCK 10, SUBDIVISION N ABQ ACRES TR 2 UNIT 3

**Subdivision:** NORTH ABQ ACRES TR 2 UNIT 3

**Address:** 7201 PASEO DEL NORTE NE, Albuquerque NM

**Current Zoning | Old Zoning | Zoning Atlas Pages | Application Acreage**  
MX-L SU-2 C-19 0.7348

*[Deferred from 5/23/18]*

**WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED JUNE 6<sup>TH</sup> 2018, AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED MAY 11<sup>TH</sup>, 2018, THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING.**

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – 600 2<sup>nd</sup> Street NW Albuquerque, NM 87102



**Project# 1008585**

**18DRB-70113** EPC APPROVED SDP  
FOR BUILD PERMIT

**(18EPC-40004)** 

14.

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 90<sup>th</sup> 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 6<sup>HT</sup> 2018 AND WITH AND APPROVED CONCEPTUAL GRADING PLAN ENGINEER STAMP DATED MAY 25<sup>TH</sup>, 2018, HE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION AND PLANNING.**

**Project# 1011471**

**18DRB-70127** MINOR - PRELIMINARY/

15. 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 13<sup>TH</sup>, 2018.**

**Project# 1007489**

**18DRB-70125** VACATION OF PRIVATE  
EASEMENT

**18DRB-70126** MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

16.



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.**

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – 600 2<sup>nd</sup> Street NW Albuquerque, NM 87102



## SKETCH PLAT REVIEW AND COMMENT

**Project #:**  
**PR-2018-001184**

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

**Application#:**  
**SD-2018-00012**  
SKETCH PLAT

*Requests the aforementioned action for all or a portion of*

17.

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.**

**ADJOURNED: 10:32**

18.

**Minutes for: 5/23/18**  
**Approved.**