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

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)
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)

3. **Project# 1000874**

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

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

   TIERA WEST LLC agent(s) for MONTANO I-25 BEACH ACQUISITION 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, 6/6/18]

4. **Project# 1010675**

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

   TIERA WEST LLC agent(s) for CAMEL ROCK DEVELOPMENT LLC request 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]

5. **Project# 1006864**

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

   **18DRB-70156 SIDEWALK VARIANCE**

   **18DRB-70157 SIDEWALK WAIVER**

   **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)
MINOR CASES

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)

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)

Project#:
PR-2018 – 001175 (1002321)

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

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
<table>
<thead>
<tr>
<th>Project#</th>
<th>Application#</th>
<th>Agent</th>
<th>Applicant</th>
<th>Parcel Owner</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>PR-2018-001177 (1011603)</td>
<td>SD-2018-00010</td>
<td>JENNIE STONESIPHER</td>
<td>CHRISTOPHER DEHLER</td>
<td>THREE TREES LLC</td>
<td>Requests the aforementioned action for all or a portion of 012 RAYNOLDS ADDN LOTS 3 4 5 X 6 LOT 3, BLOCK 12</td>
</tr>
<tr>
<td>PR-2018-001178 (1011523)</td>
<td>SD-2018-00011</td>
<td>CARTESIAN SURVEYS INC. (CSI)</td>
<td>MARK HAMMOND</td>
<td>I &amp; J INVESTMENTS LLC</td>
<td>Requests the aforementioned action for all or a portion of LT A PLAT OF LOTS A, B &amp; C FRIEDMAN SUBDIVISION CONT 6.3130 AC LOT A, BLOCK 0000</td>
</tr>
<tr>
<td>PR-2018-001183 (1004000)</td>
<td>SI-2018-00031</td>
<td>TIERRA WEST LLC</td>
<td>PARADISE HILLS HOLDING COMPANY INC. C/O MCLAUGHLIN MICHAEL A</td>
<td>PARADISE HILLS HOLDING COMPANY INC. C/O MCLAUGHLIN MICHAEL A</td>
<td>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 UNIT ONE &amp; A PORTION OF LOT 3 BLK ‘E’ ALBUQUERQUE WEST) CONT 3.4816 AC LOT A1, BLOCK 0000</td>
</tr>
</tbody>
</table>
Old Project #:1010010

Application#: SD-2018-00005 - PRELIMINARY/ FINAL PLAT APPROVAL
VA-2018-00009 – DESIGN VARIANCE
VA-2018-00010 – S/W VARIANCE

Agent: BOB KEERAN
Applicant: LLAVE ENTERPRISES INC.

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

Subdivision: SIGNAL POINTE
Address: 01 SIGNAL POINTE LN NE, Albuquerque NM

Current Zoning | Old Zoning | Zoning Atlas Pages | Application Acreage
R-1D | R-D | C-20 | .41

[Deferred from 6/6/18]

Old Project #: 1011184

Application#: SI-2018-00007 - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
(18EPC-40001)

Agent: WOOTEN ENGINEERING
Applicant: KAPLAN PASEO LLC

Requests the aforementioned 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 6/6/18]

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-1for 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, 6/6/18]

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, 6/6/18]
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, 6/6/18]

### SKETCH PLAT REVIEW AND COMMENT

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

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

**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