



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

August 8, 2018

Kym Dicome..... DRB Chair
Racquel Michel Transportation Development
Jon Ertsgaard Water Authority
Doug HughesCity Engineer/Hydrology
Christiana Sandoval..... Parks & Recreation
Ben McIntosh.....Code Enforcement

Angela Gomez ~ Administrative Assistant

MAJOR CASES (Public Hearing)

1. **Project# PR-2018-001349**
VA-2018-00048 - VARIANCE

AUSTIN’S CARPORT agent(s) for **LARRY E. DOMINGUEZ** request(s) the aforementioned action(s) for all or a portion of LOT 8, BLOCK 23A, SANTILLA PLACE SUBDIVISION, zoned R-1B, located at 409 CAGUA DR NE, containing approximately .1377acre(s). (K-18)

PROPERTY OWNERS: DOMINGUEZ LARRY
REQUEST: PROPOSED CARPORT W/IN SETBACK



THE VARIANCE WAS APPROVED.


2. **Project# PR-2018-001326**
(1005278)
SD-2018-00038 – VACATION OF PUBLIC EASEMENTS

MARK GOODWIN & ASSOCIATES agent for **EASTSIDE DEVELOPMENT INC.** requests the following action for all or a portion of TRACT A, Plat for TRACTS A, B & C of JUAN TABO HILLS WEST, zoned PD, located at 10801 POCONO RD SE, containing approximately 98.47 acre(s). (M-21)

PROPERTY OWNERS: EASTSIDE DEVELOPMENT INC
REQUEST: VACATION OF 4 PUBLIC EASEMENTS


THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.

3. **Project# PR-2018-001328 (1011127)**
SD-2018-00039 – FINAL PLAT 
- THE GROUP** agent for **NAZISH LLC** requests the following action for all or a portion of Lot 29, Block 18, NORTH ABQ ACRES TR 3 UNIT 3, zoned PD, located on CARMEL AVE NE between VENTURA BLVD NE and VILLAGE AVE NE, containing approximately 1.0 acre(s). (C-20)
- PROPERTY OWNERS:** RIO GRANDE REALTY & INVESTMENTS LLC
REQUEST: FINAL PLAT APPROVAL
- THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING.**
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4. **Project #PR-2018-001333 (1010979)**
SI-2018-00069 - SITE PLAN
- CONSENSUS PLANNING** agent for **CEDAR INVESTORS LLC** c/o TITAN DEVELOPMENT requests the following action for all or a portion of Tract 1 PLAT of the HIGHLANDS (BLOCKS 3, 4, 5, 6, & 21 BROWNWELL & LAIL’S HIGHLAND ADDITION), zoned R-MH, located on COPPER AVE NE between MULBERRY ST. NE and CEDAR ST. NE, containing approximately 2.39 acre(s). (K-15-Z)
- PROPERTY OWNERS:** CEDAR INVESTORS LLC c/o ARGUS DEVELOPMENT COMPANY
REQUEST: SITE PLAN FOR MULTIFAMILY DEVELOPMENT
- DEFERRED TO AUGUST 22ND, 2018.**
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5. **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 - MINOR - PRELIMINARY/FINAL PLAT 
- 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]*
- DEFERRED TO SEPTEMBER 12, 2018.**
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6. **Project# 1010693**
18DRB-70129 - VACATION OF PUBLIC EASEMENT
18DRB-70130 - SIDEWALK WAIVER
18DRB-70131 – TEMP. DEFERRAL of SIDEWALK CONST
18DRB-70132 - VACATION OF PRIVATE EASEMENT
18DRB-70133 - PRELIMINARY PLAT
18DRB-70134 - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT 


BOHANNAN HUSTON INC agent(s) for **GAMMA DEVELOPMENT, LLC** request(s) the above action(s) for all or a portion of Tract(s) 3B-3 of TRACT 3B-1, 3B-2 & 3B-3 A SUBD OF TRACT 3B LANDS OF IHS ACQUISITION #120 INC. zoned R-T (SU-2/LMDR), located on HORIZON BLVD NE between BALLOON MUSEUM DR NE and ALAMEDA BLVD NE, containing approximately 7.76 acre(s). (B-17)) *[Deferred from 5/16/18, 6/13/18, 7/18/18]*

WITHDRAWN.

7. **Project# 1010656**
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 from 6/6/18, 6/27/18, 7/18/18]*

DEFERRED TO AUGUST 22ND, 2018.

8. **Project# PR-2018-001376 (1006520)**
SD-2018-00049- VACATION OF PRIVATE EASEMENT 

WILLIAM FANNING ARCHITECT agent(s) for **HOPE IN THE DESERT EPISCOPAL CHURCH** request(s) the aforementioned action(s) for all or a portion of TRACT B-1-A PLAT OF TRACTS B-1-A & B-1-B HOPE PLAZA SUBDIVISION (BEING A REPL OF TR B-1 HOPE PLAZA), zoned MX-T, located at 8700 ALAMEDA BLVD NE, containing approximately 3.07 acre(s). (C-20)

PROPERTY OWNERS: TRUSTEES PROTESTANT EPISCOPAL CHURCH C/O ACCUMATCH

REQUEST: VACATE EXISTING GAS AND ELECTRIC EASEMENT

THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.


9. **Project# PR-2018- 001195 (1007140)**
SD-2018-00037 –SITE DEVELOPMENT PLAN FOR SUBDIVISION (18EPC-10010)
SD-2018-00020 – SKETCH PLAT

MRWM agent(s) for **CITY OF ALBUQUERQUE PARKS & RECREATION** request(s) the above action(s) for all or a portion of Tracts 1-C-1 & 1-C-2, **JUAN TABO HILLS UNIT 3A**, zoned NR-PO-B, located on MONACHOS RD SE between JUAN TABO BLVD SE and VIA POSADA SE, containing approximately 27 acre(s). (M-22) [Deferred from 6/13/18, 7/11/18, 7/25/18, 7/25/18]

PROPERTY OWNERS: CITY OF ALBUQUERQUE
REQUEST: DRB SIGN-OFF OF EPC SITE DEVELOPMENT PLAN FOR SUBDIVISION (3-8-2018) AND A SKETCH PLAT FOR REVIEW AND COMMENT

DEFERRED TO AUGUST 15TH, 2018.


MINOR CASES (Public Meeting)

10. **Project # PR-2018-001401 (1010332)**
VA-2018-00061 – EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) 

MARK GOODWIN & ASSOCIATES, PA agent(s) for **98TH STREET LLC** request(s) the aforementioned action(s) for all or a portion of TRACT B and All LOTS/BLKS in LOS DIAMANTES SUBDIVISION, zoned R-1A and PD, located south of GIBSON BLVD SW and west of SNOWVISTA BLVD SW, containing approximately 25.16 acre(s). (N-09)

PROPERTY OWNERS: 98TH STREET LLC
REQUEST: 2 YEAR EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

THE 2 YEAR EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) WAS APPROVED

11. **Project # PR-2018-001389 (1007204, 1002971)**
SD-2018-00056– EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) 

BOHANNAN HUSTON, INC. agent(s) for **ARMSTRONG DEVELOPMENT PROPERTIES, INC.** request(s) the aforementioned action(s) for all or a portion of TRACTS 1-14 UNSER CROSSING (A REPLAT OF TRACTS 1A, 1B, 2A, 2B, 3A, 3B, 4B & TRACT 6 V.E. BARRETT SUBDIVISION & TRACTS 4-A-1, 5-B-1 & 5-B-2 LANDS OF WEFCO, PARTNERS), zoned MX-M, located on CENTRAL AVENUE SW between UNSER BLVD SW and 86th STREET SW, containing approximately 50 acre(s). (K-9 & K-10)

PROPERTY OWNERS: ARMSTRONG CENTRAL UNSER BLVD LLC, LOWES HOME CENTERS INC, ARMSTRONG CENTRAL UNSER BLVD LLC, BLANCHARD PROPERTIES LLC



REQUEST: 2 YR EXTENSION OF THE IIA

THE 2 YEAR EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) WAS APPROVED

12. **Project# PR-2018-001223**

(1011553)

SI-2018-00041 – SITE DEVELOPMENT PLAN FOR SUBDIVISION AND SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

(18EPC-40008 + 40009)  

MODULUS ARCHITECTS, INC agent(s) for **3X1, LLC.** request(s) the above actions for all or a portion of Tract B2A1, TOWN of ATRISCO GRANT, zoned MX-L (SU-1/C-1 & AUTO SALES), located on COORS BLVD NW between SEQUOIA RD NW and TUSCON RD NW, containing approximately 1.9 acre(s). (G-11-Z) *[Deferred from 6/13/18, 6/27/18, 7/18/18]*

PROPERTY OWNERS: 3X1,LLC.

REQUEST: DRB SIGN OFF OF EPC APPROVED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AND EPC APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION (4-12-2018)

INDEFINITELY DEFERRED.

13. **Project# 1000572**

16DRB-70314 – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT 


CONSENSUS PLANNING agents for **TW INVESTMENTS LLC** request the referenced/ above action for TRACT 1-A, COPPER POINTE SUBDIVISION zoned SU-1 FOR IP, located on COPPER POINTE WAY NE in the southeast corner of EUBANK BLVD NE and I-40 containing approximately 1.3 acres. (K-21) *(Deferred from 8/1/18)*

REQUEST: SITE PLAN ORIGINALLY APPROVED 9-21-2016 WITH DELEGATION TO TRANSPORTATION AND PLANNING. LOST ORIGINAL-REQUIRES RE-SIGNING OF SITE PLAN BY DRB.

THE SITE PLAN WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE WATER AUTHORITY AND TO PLANNING.

SKETCH PLAT

14. **Project # PR-2018-001398**


SD-2018-00057- SKETCH PLAT 

GARCIA/KRAEMER & ASSOCIATES agent(s) for **FIRST CHOICE EQUITY** request(s) the aforementioned action(s) for all or a portion of the Easterly Portion of TRACT B ELLA G ROSSITER REPLAT SUBDIVISION, zoned R-1C, located at 704 GRIEGOS RD NW, containing approximately 0.75 acre(s). (F-14)

PROPERTY OWNERS: 704 GRIEGOS ROAD LLC

REQUEST: SUBDIVIDE 1 EXISTING TRACT INTO 4 NEW LOTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED


15. **Project # PR-2018-001403**
PS-2018-00012 – SKETCH PLAT 

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **A.J & MARY ELLEN RICH** request(s) the aforementioned action(s) for all or a portion of LOTS B, C, D & E BLOCK 44 PEREA ADDITION & VAC POR OF MOUNTAIN RD, zoned R-T, located south of MOUNTAIN RD NW and west of 14th STREET NW, containing approximately 0.34 acre(s). (J-13)

PROPERTY OWNERS: PHAN MAN & LIEM ANN NGUYEN & LIBUTTIDAMIAN

REQUEST: REALIGNMENT OF EXISTING LOT LINES & VACATED RIGHT-OF-WAY

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED


16. **Project # PR-2018-001399**
SD-2018-00058 – SKETCH PLAT 

CARTESIAN SURVEY'S INC. agent(s) for **ROBERT TAFOYA** request(s) the aforementioned action(s) for all or a portion of LOT 2A PLAT OF LTS 2A & 2B, UNIT LOT 2A, BLOCK 4, VALLEY GARDENS SOUTH UNIT 1 SUBDIVISION, zoned R-1D, located at 4400 SORREL LA SW, containing approximately 0.9603 acre(s). (Q-11)

PROPERTY OWNERS: TAFOYA ROBERT M & PATRICIA A

REQUEST: SUBDIVIDE 1 EXISTING LOT INTO 2 LOTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

17. **Project # PR-2018-001402**
(1001047)
PS-2018-00011- SKETCH PLAT 

BOHANNAN HUSTON agent(s) for **GAMMA DEVELOPMENT LLC** request(s) the aforementioned action(s) for all or a portion of LOT 4-A & TRACT C-1 PLAT OF TRACTS C-1, C-2 & LOT 4-A LANDS OF SUZANNE H POOLE **Subdivision:** POOLE--SUZANNE H and LOTS 1 THRU 3 BLK 1 PLAT OF WEST BANK ESTATES TOGETHER WITH TR A1 LANDS OF SUZANNE H POOLE , zoned R-A, Located east of NAMASTE RD NW and south of LA BIENVENIDA PL NW, containing approximately 22.75 acre(s). (F-11 and F-12)

PROPERTY OWNERS: DANIELS FAMILY PROPERTIES LLC

REQUEST: SUBDIVIDE 3 TRACTS INTO 57 LOT SINGLE FAMILY DEVELOPMENT OF 22.7 ACRES.

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

18. Other Matters:

19. **MINUTES: August 1, 2018** 

ADJOURNED.

