DEVELOPMENT REVIEW BOARD
Agenda
Plaza del Sol Building Basement Hearing Room

August 15, 2018

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

Angela Gomez ~ Administrative Assistant

PUBLIC HEARING

1. Project# PR-2018-001345 (1004428)
   SD-2018-00045 – MAJOR FINAL PLAT
   SD-2018-00043 – VACATION OF PUBLIC EASEMENT

MARK GOODWIN & ASSOCIATES agent(s) for DBG PROPERTIES request(s) the above action(s) for all or a portion of TR RR-3-A BULK LAND PLAT WESTLAND SOUTH TRACTS RR-3-A THROUGH RR-3-E, zoned R-ML (R-2), located on DENNIS CHAVEZ BLVD SW west of 98th STREET SW and north of UNINCORPORATED AREAS, containing approximately 14.864 acre(s). (P-9)

PROPERTY OWNERS: ALBUQUERQUE RIO BRAVO PARTNERS LLC & PEORIA CAR WASH PARTNERS LLC ETAL
REQUEST: SUBDIVIDE 1 EXISTING TRACT INTO 2 NEW TRACTS

THE FINAL PLAT WAS APPROVED. 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. VACATION IS DELEGATED TO PLANNING FOR 15 DAY APPEAL PERIOD.
2. **Project # PR-2018-001440**
   **VA-2018-00078 - VARIANCE**

O’CONNOR BROTHERS DESIGN BUILD agent(s) for CHARMAINE BROWN request(s) the aforementioned action(s) for all or a portion of LOT 23 BLOCK 7 CENTRAL PARK ADDN, zoned R-1B, located at 804 Cardenas Drive SE between SOUTHERN AVE SE AND KATHRYN AVE SE, containing approximately .155 acre(s). (L-18)

**PROPERTY OWNERS:** CHARMAINE BROWN
**REQUEST:** PROPOSED CARPORT W/IN SETBACK

**THE VARIANCE WAS APPROVED.**

3. **Project # PR-2018-001173 (1004245)**
   **SD-2018-00002 – MAJOR - PRELIMINARY PLAT**
   **SD-2018-00003 – VACATION OF PUBLIC EASEMENT**
   **SD-2018-00006 - VACATION OF RIGHT OF WAY**
   **VA-2018-00005 – SIDEWALK DEFERRAL**
   **VA-2018-00006 – SIDEWALK WAIVER**

MARK GOODWIN & ASSOCIATES PA agent(s) for ANASA WEST LLC request(s) the above action(s) for all or a portion of Block(s) 7-14, Portion of Lot 3, 4-9, 9-13, 12, 2-10, PARADISE HEIGHTS UNIT 5 SUBDIVISION and Lots L-N ANASAZI RIDGE UNIT 1, zoned R-1B and MX-L (R-1) located on MCMAHON BLVD NW east of WESTSIDE BLVD NW, containing approximately 6.98 acre(s). (A-10) [Deferred from 6/13/18, 7/11/18, 7/18/18]

**PROPERTY OWNERS:** City of Albuquerque, COLLATZ LLC and Westway Homes LLC
**REQUEST:** APPROVAL OF AFOREMENTIONED ACTIONS (Expired April 2015)

**DEFERRED TO SEPTEMBER 12, 2018**

4. **Project # 001186 (1008660)**
   **SI-2018-00043 – SITE PLAN FOR BUILDING PERMIT**

ADAMS ENGINEERING agent(s) for MCDONALD’S LLC request(s) the above action(s) for all or a portion of LOTS A and B, BLOCK 101, BEL AIR SUBDIVISION, zoned MX-M (SU-3 MU-UPT/Buffer), located at 5900 MENAUL BLVD. containing approximately .947 acre(s). (H-18) [Deferred from 6/13/18, 7/11/18, 8/1/18]

**PROPERTY OWNERS:** FIRST NATIONAL BANK TRUSTEE C /O CONQUISTADORES INC. TRACT B, MILLER INVESTMENTS NC.
**REQUEST:** DEMO/REBUILD McDonald’s WITH DRIVE-THRU

**WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED AUGUST 15, 2018 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED AUGUST 9, 2018 THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING.**
5. **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 SEPTEMBER 12, 2018**

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**MINOR CASES**

6. **Project # PR-2018-001360 (1004913)**  
**SD-2018-00047 - EXTENSION OF IMPROVEMENTS AGREEMENT (IIA)**  
HIGH MESA CONSULTING GROUP agent(s) for REGENTS OF THE UNIVERSITY OF NEW MEXICO request(s) the aforementioned action(s) for all or a portion of: TR C PLAT OF TRACTS A, B, C, D & E UNM LANDS WEST, zoned NR-C, located at 1151 CAMINO DE SALUD NE west of UNIVERSITY BLVD NE and south of INDIAN SCHOOL RD NE, containing approximately 3.1657 acre(s). (J-15)  
**PROPERTY OWNERS:** REGENTS OF UNM REAL ESTATE DEPT  
**REQUEST:** 2 YEAR EXTENSION OF IMPROVEMENTS AGREEMENT (IIA)  
**THE 2 YEAR INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) WAS APPROVED**
7. **Project # PR-2018-001433 (1000501)**
SD-2018-00062 – PRELIMINARY/FINAL PLAT
SI-2018-00096 – SITE DEVELOPMENT PLAN FOR SUBDIVISION (18EPC-40007)

THANH VAN NGUYEN request(s) the aforementioned action(s) for all or a portion of LOT 7 and N25FT LOT 8, BLOCK 8, CASAS SERENAS ADDN, zoned R-ML (R-2), located at 424 PENNSYLVANIA ST SE south of BELL AVE SE and north of TRUMBULL AVE SE, containing approximately 1.2 acre(s). (L-19)

**PROPERTY OWNERS:** NEW MEXICO VIETNAMESE BUDDHIST ASSOCIATION

**REQUEST:** DRB FINAL SIGN OFF OF EPC APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION AND REPLAT TO CONSOLIDATE LOTS

THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NOTE ON PLAT. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED.

8. **Project # PR-2018-001428 (1010812)**
VA-2018-00076 - EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA)

MARK GOODWIN & ASSOCIATES PA agent(s) for ALFELD 4, LLC request(s) the aforementioned action(s) for all or a portion of PUERTA DEL BOSQUE (replat of LOTS 15A and 16A ALVARADO GARDENS UNIT 2), zoned R-A, located at 2700 PUERTA DEL BOSQUE LA NW, Albuquerque, containing approximately 2.6194 acre(s). (G-12)

**PROPERTY OWNERS:** ALFELD 4 LLC SUITE 3

**REQUEST:** EXTENSION of IIA FOR TEMPORARY DEFFERAL OF S/W

THE 2 YEAR INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) WAS APPROVED.
SD-2018-00065 – PRELIMINARY/FINAL PLAT

ISAACSON & ARFMAN agent(s) for TRUSTEES PROTESTANT EPISCOPAL CHURCH C/O ACCUMATCH request(s) the aforementioned action(s) for all or a portion of TRACT B-1-A PLAT OF TRS B-1-A & B-1-B HOPE PLAZA, zoned MX-T, located at 8700 ALAMEDA BLVD NE east of BARSTOW ST NE and north of SIGNAL AVE NE, containing approximately 3.0701 acre(s). (C-20)

PROPERTY OWNERS: TRUSTEES PROTESTANT EPISCOPAL CHURCH C/O ACCUMATCH
REQUEST: SUBDIVIDE ONE TRACT INTO TWO LOTS AND ONE REMAINDER TRACT

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

SKETCH PLAT

PS-2018-00013- SKETCH PLAT

CARTESIAN SURVEYS agent(s) for VIGIL & ASSOCIATES request(s) the aforementioned action(s) for all or a portion of LOT D-1 and a PORTION OF LOT 23 SNOW HEIGHTS ADDN, zoned MX-L & MX-M, located at 9400 MENUAL BLVD NE east of MENUAL BLVD NE and west of EUBANK BLVD NE, containing approximately 1.6226 acre(s). (H-20)

PROPERTY OWNERS: J&J HEIGHTS LLC
REQUEST: REPLAT PROPOSAL

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

11. Other Matters:

12. MINUTES: August 8, 2018

ADJOURNED.