



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 HughesCity 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


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 UNIVERSTIY 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 DEVELOPEMNT PLAN FOR SUBDIVSION 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 LLCSUITE 3

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

THE 2 YEAR INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) WAS APPROVED.

9. **Project # PR-2018-001441
(1006520)**
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 EPISCOPALCHURCH 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

10. **Project # PR-2018-001431**
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 MANUAL BLVD NE east of MANUAL 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

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11. Other Matters:

12. **MINUTES: August 8, 2018**

ADJOURNED.