



**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*

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**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**

- 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 98<sup>th</sup> 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

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

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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)

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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

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**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

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**MINOR CASES**

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**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)

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**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

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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 DEFERRAL OF S/W
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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 EPISCOPAL CHURCH C/O ACCUMATCH  
**REQUEST:** SUBDIVIDE ONE TRACT INTO TWO LOTS AND ONE REMAINDER TRACT
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**SKETCH PLAT**

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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
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11. Other Matters:

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

ADJOURNED.