



**DEVELOPMENT REVIEW BOARD**

**Agenda**

**Plaza del Sol Building Basement Hearing Room**

**July 11, 2018**

- Kym Dicome..... DRB Chair**
- Racquel Michel ..... Transportation Development**
- Jon Ertsgaard ..... Water Authority**
- Doug Hughes .....City Engineer/Hydrology**
- ..... 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 # 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 VARIANCE**
- 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]

**PROPERTY OWNERS:** City of Albuquerque, COLLATZ LLC and Westway Homes LLC

**REQUEST:** APPROVAL OF AFOREMENTIONED ACTIONS (Expired April 2015)

2. **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]*
- 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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3. **Project# 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 TRACT 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]*
- 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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4. **Project# 001192 (1003993)**  
**SI-2018-00036** – SITE PLAN FOR BUILDING PERMIT (18EPC-40020)
- CONSENSUS PLANNING** agent(s) for **THAKUR ENTERPRISES LLC** request(s) the above action(s) for all or a portion of TRACT A-36-A, TOWN OF ATRISCO GRANT NORTHEAST UNIT, zoned MX-L (SU-2 USES PERMISSIVE AND CONDITIONAL IN O-1), located on COORS BLVD NW - north of SEQUOIA RD and east of ATRISCO DRIVE containing approximately 4.04 acre(s). (G-11-Z) *[Deferred from 6/13/18]*
- PROPERTY OWNERS:** MICHAEL MORTAJI & PARASTO BAGHAE-POUR  
**REQUEST:** DRB SIGN OFF OF EPC SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (5-10-2018)
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5. **Project #1006864**  
**18DRB-70155** MAJOR - PRELIMINARY PLAT APPROVAL  
**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 aforementioned 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) *[deferred from 6/6/18, 6/20/18]*

**MINOR CASES**

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6. **Project # 001254 (1003676)**  
**SD-2018-00028** – PRELIMINARY/  
FINAL PLAT
- SURV-TEK INC.**, agents for the **CITY OF ALBUQUERQUE** request(s) the aforementioned action(s) for all or a portion of Tract C-8-A, TOWN OF ATRISCO , AIRPORT UNIT, Lots 5 & 6, TORRES ADDITION and a vacated portion of ESPERANZA DRIVE NW, zoned R-ML and R1-B, located on CENTRAL AVE NW between 57th and 58th STREET NW, containing approximately 3.789 acre(s). (K-11)  
*[deferred from 6/6/18, 6/20/18, 6/27/18]*
- PROPERTY OWNERS:** CITY OF ALBUQUERQUE,  
REZA EMMA ESTHER & REZA EVA SARAH  
**REQUEST:** REPLATTING 3 EXISTING LOTS AND A  
PORTION OF VACATED R/W INTO 1 TRACT
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7. **Project # 001271 (1009881)**  
**SD-2018-00033-** EXTENSION OF  
INFRASTRUCTURE IMPROVEMENTS  
AGREEMENT (IIA)
- RESPEC, INC.** agent(s) for **LEGACY HOSPITALITY,LLC** request(s) the aforementioned action(s) for all or a portion of LT 1 of LEGACY APARTMENTS, zoned NR-BP, located on ALAMEDA BLVD NE between SAN PEDRO DRIVE NE and LOUISIANA BLVD NE, containing approximately 12.4acre(s). (C-18)
- PROPERTY OWNERS:** VANDY INVESTMENTS LLCC/O LEGACY  
HOSPITALITY LLC  
**REQUEST:** ONE YEAR EXTENSION TO THE INFRASTRUCTURE  
IMPROVEMENTS AGREEMENT (TIED TO SITE PLAN)
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8. **Project # 001277 (1010327)**  
**SD-2018-00034-** PRELIMINARY/ FINAL  
PLAT
- SURV-TEK** agent(s) for **STEVE MAESTAS** request(s) the aforementioned action(s) for all or a portion of LOT 1-A of LOTS 1-A and 1-B, NORRIS AND MARGARET PENNY ADDITION and LOT 2, NORRIS AND MARGARET PENNY ADDITION, zoned NR-LM, located on MCLEOD RD NE and PAN AMERICAN FREEWAY, containing approximately 4.9 acre(s). (F-17)
- PROPERTY OWNERS:** 4404 MCLEOD LLC  
**REQUEST:** REPLAT OF 2 EXISTING LOTS INTO 2 NEW LOTS
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9. **Project #1007489**  
**18DRB-70125** - VACATION OF PRIVATE EASEMENT  
**18DRB-70126** MINOR - PRELIMINARY/FINAL PLAT
- ISAACSON AND ARFMAN PA** agent(s) for **YES HOUSING, INC** request(s) the aforementioned 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 6.222 acre(s). (K-10) *[deferred from 4/25/18, 5/16/18, 5/23/18, 6/6/18, 6/20/18]*
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10. **Project #001183 (1004000)**  
**SI-2018-00031** – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AMENDMENT
- TIERRA WEST,LLC** agent(s) for **PARADISE HILLS HOLDING COMPANY INC. C/O MCLAUGHLIN MICHAEL** request(s) the aforementioned action(s) for all or a portion of TR A-1 PLAT FOR TR A-1 ALBUQUERQUE WEST UNIT 2, zoned NR-C, located on PARADISE BLVD NW east of EAGLE RANCH RD NW, containing approximately 3.482 acre(s). (C-13) *[deferred from 6/6/18, 6/20/18]*
- PROPERTY OWNERS:** PARADISE HILLS HOLDING COMPANY INC.  
**REQUEST:** AMENDING AN EPC APPROVED SITE PLAN
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11. **Project # 1011511**  
**SD-2018-00007** – MINOR - PRELIMINARY/FINAL PLAT
- NICHOLAS NUCCIO**, applicant, request(s) the a forementioned action(s) for all or a portion of Lot 10 and east half of Lot 11, RAYNOLDS ADDN, zoned R-T, located at 1220 IRON AVENUE SW, containily approximately .122 acres (K-13) IND DEF from 5/23/18
- SKETCH PLAT**
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12. **Project # 001284**  
**PS-2018-00006**- SKETCH PLAT
- CARTESIAN SURVEYS** agent(s) for **LEGACY HOSPITALITY** request(s) the aforementioned action(s) for all or a portion of TRACTS A-2-A-1 and A-2-A-2 OF PARK SQUARE (A REPL OF TR A-2-A PARK SQUARE), zoned MX-H, located on AMERICAS PKWY NE south of INDIAN SCHOOL RD NE and east of LOUISIANA BLVD NE, containing approximately 4.076 acre(s). (J-18)
- PROPERTY OWNERS:** KASSAM LAND ACQUISITION 10 LLC AND NEW OMNI HOSPITALITY LLC C/O LEGACY HOSPITALITY LLC  
**REQUEST:** REPLAT OF 2 EXISTING LOTS INTO 2 NEW LOTS
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13. Other Matters:  
**Minutes of June 27, 2018**
- ADJOURNED.