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: 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

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

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 BAGHAEPOUR  
**REQUEST:** DRB SIGN OFF OF EPC SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (5-10-2018)

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]
6. **Project # 001254 (1003676)**
**MINOR CASES**

**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)**

**MINOR CASES**

**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 12.4 acre(s). (C-18)

**PROPERTY OWNERS:** VANDY INVESTMENTS LLC/ 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)**

**MINOR CASES**

**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]

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 MLAUGHLIN 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

11. Project # 1011511  
SD-2018-00007 – MINOR - PRELIMINARY/FINAL PLAT

NICHOLAS NUCCIO, applicant, request(s) the aforementioned action(s) for all or a portion of Lot 10 and east half of Lot 11, RAYNOLES ADDN, zoned R-T, located at 1220 IRON AVENUE SW, containly approximately .122 acres (K-13) IND DEF from 5/23/18

SKETCH PLAT

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

13. Other Matters:  
Minutes of June 27, 2018

ADJOURNED.