DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
Plaza del Sol Building Basement Hearing Room

April 24, 2019

Kym Dicome................................................................. DRB Chair
Racquel Michel ............................................................ Transportation
Kris Cadena ................................................................. Water Authority
Doug Hughes .............................................................. City Engineer/Hydrology
Ben McIntosh............................................................... Code Enforcement

Angela Gomez ~ Administrative Assistant

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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: DEFFERRAL OF CASES WILL BE ANNOUNCED AT THE BEGINNING OF THE AGENDA.

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW. PER THE DRB RULES OF PROCEDURE, AN INDEFINITE DEFERRAL REQUIRES A RE-APPLICATION AND REPAYMENT OF ALL APPLICATION FEES.

A. Call to Order: 9:00 A.M.
B. Changes and/or Additions to the Agenda

MAJOR CASES

1. Project# PR-2019-001792
   SD-2019-00063 – PRELIMINARY PLAT

   THE GROUP agent(s) for NAZISH LLC request(s) the aforementioned action(s) for all or a portion of LOT 31 + 32 BLOCK 5 NORTH ALBUQUERQUE ACRES UNIT 3 TRACT 2, zoned MX-T, located at NEC of WILSHIRE AV NE and LOUISIANA BLVD NE, Albuquerque, NM, containing approximately 1.56 acre(s). (C-19)

   PROPERTY OWNERS: SHAH SUBHAS & CHANDRIKA S
   REQUEST: REPLAT 2 EXISTING TRACTS INTO A 10 LOT RESIDENTIAL SUBDIVISION

   DEFERRD TO MAY 1ST, 2019

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DRB 4/24/19
2. Project# PR-2018-001198  
   VA-2019-00111 - VARIANCE  
   SD-2019-00067 - VACATION OF PUBLIC EASEMENT  
   VA-2019-00113 – TEMPORARY DEFERRAL OF SIDEWALK  
   VA-2019-00143 - SIDEWALK WAIVER  
   SD-2019-00068 – PRELIMINARY PLAT  
   PRICE LAND & DEVELOPMENT GROUP agent(s) for PV TRAILS ALBUQUERQUE, LLC request(s) the aforementioned action(s) for all or a portion of TRACT 2 BULK LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 & OS-2 THE TRAILS UNIT 3 & TRACT 12 THE TRAILS UNIT 2) (TO BE KNOWN AS CATALONIA), zoned R-1B & R-1D, located at west of WOODMONT AVE NW and south of PASEO DEL NORTE, containing approximately 20.2878 acre(s). (C-9)

   PROPERTY OWNERS: WOODMONT PASEO LLC  
   REQUEST: DEVELOPMENT OF A 78 RESIDENTIAL LOT SUBDIVISION  
   DEFERRED TO JUNE 19TH, 2019.

3. Project# PR-2018-001411  
   SI-2019-00095 – SITE PLAN  
   TIERRA WEST LLC agent(s) for MAVERIK INC. request(s) the aforementioned action(s) for all or a portion of LOT A + B REDIvision of BLOCK 8 LA CUESTA SUBD (EXC POR OUT TO R/W ), zoned MX-M, located at SEC of JUAN TABO BLVD NE and COPPER AVE NE, containing approximately 1.41 acre(s). (K-22)

   PROPERTY OWNERS: M-F PARTNERSHIP + MANOLE ATHANASIOS K  
   REQUEST: CONVENIENT STORE WITH GAS SALES  
   DEFERRED TO MAY 8TH, 2019.

4. Project# PR-2019-001964 (1009160)  
   SI-2019-00085 - SITE PLAN  
   SD-2019-00078 - PRELIMINARY/FINAL PLAT  
   TIERRA WEST LLC agent(s) for HERRERA FAMILY, LLC request(s) the aforementioned action(s) for all or a portion of SOUTH 233FT TRACTS 1 & 2, ROW 2, UNIT A, WEST OF WESTLAND ATRISCO GRANT, zoned MX-M, located on 98th STREET between VOLCANO ROAD, NW and AVALON ROAD NW, containing approximately 2.25 acre(s). (K-9)(Deferred from 4/17/19)

   PROPERTY OWNERS: HERRERA FAMILY LLC  
   REQUEST: SITE PLAN FOR A CAR WASH  
   DEFERRED TO MAY 1ST, 2019.
5. Project# PR-2019-002239  
   SI-2019-00039 – SITE PLAN - MAJOR AMENDMENT  
   INGRID KOCHER agent(s) for PRESBYTERIAN HEALTHCARE FOUNDATION request(s) the aforementioned action(s) for all or a portion of LOT 2A of LOTS 1 THRU 5, PASEO MARKETPLACE, zoned MX-M, located at the SEC of PASEO DEL NORTE and SAN PEDRO DR NE, containing approximately .8083 acre(s). (D-18) [Deferred from 4/17/19]

   PROPERTY OWNERS: CAMEL ROCK DEV LLC & SKARSGARD GORDON & PATIENCE PYE
   REQUEST: AMENDMENT TO SITE PLAN TO ADD POLE SIGN AND LARGER MONUMENT SIGN

   IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO: PLANNING FOR SITE VISIBILITY TRIANGLE.

6. Project# PR-2019-002306  
   VA-2019-00144 – VARIANCE - IDO  
   TOM HLADICK agent(s) for DAVID STEELE request(s) the aforementioned action(s) for all or a portion of LOT 2, BLOCK 4, SUBDIVISION BROADMOOR ADDN, zoned R-1B, located at 4310 MARQUETTE AV NE, between WASHINGTON ST NE and MORNINGSIDE DR NE, containing approximately 0.1492 acre(s). (K-17) [Deferred from 4/17/19]

   PROPERTY OWNERS: STEELE DAVID W & REBECCA
   REQUEST: VARIANCE FOR CARPORT IN REQUIRED SETBACK

   IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE VARIANCE.
   SD-2019-00057 – PRELIMINARY PLAT

WAYJOHN SURVEYING INC. agent(s) for ANDRE LEGER C/O PETER GENERIS request(s) the aforementioned action(s) for all or a portion of LOTS A-F and LOTS 1-5, KIRKLAND ADDITION UNIT 3, zoned R-ML, located on BETHEL AVE SE between MULBERRY ST. SE and KIRTLAND PARK, containing approximately 2.0 acre(s). (M-15) [Deferred from 4/17/19]

PROPERTY OWNERS: LEGER ANDRE
REQUEST: CONSOLIDATE 11 EXISTING LOTS INTO 2 AND INCORPORATE VACATED R/W OF BETHEL AVE / INCLUDES MAJOR INFRASTRUCTURE

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 3/28/19 THE DRB HAS APPROVED PRELIMINARY PLAT. DELEGATION WAS TAKEN BY THE WATER AUTHORITY FOR COMMENTS AND BY PLANNING FOR IIA EXECUTION.

8. Project# 1011598
   18DRB-70137 - VACATION OF PUBLIC RIGHT-OF-WAY
   18DRB-70138 - SIDEWALK VARIANCE
   18DRB-70139 - SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS
   18DRB-70140 - PRELIMINARY/FINAL PLAT

BOB KEERAN, request(s) the aforementioned action(s) for all or a portion of lot(s) 17 & 18, Block(s) 4, Tract(s) 3, NORTH ALBQ ACRES Unit 3, zoned PD (RD/5DUA), located on VENTURA ST NE between SIGNAL AVE NE and ALAMEDA BLVD NE, containing approximately 2 acre(s). (C-20) [Deferred from 5/16/18, 6/13/18, 7/18/18, 8/8/18, 9/12/18, 10/24/18, 12/5/18, 12/19/18, 1/9/19, 1/23/19, 2/13/19, 2/27/19, 3/20/19, 4/17/19].

DEFERRED TO JUNE 5TH, 2019.

   SD-2018-00129 – PRELIMINARY PLAT
   VA-2018-00234 – DESIGN VARIANCE
   VA-2019-00025 – SIDEWALK WAIVER
   VA-2019-00026 – SIDEWALK DEFERRAL
   VA-2019-00027 – DESIGN VARIANCE
   (Public Hearing)

BOHANNAN HUSTON INC. agent(s) for WESTERN ALBUQUERQUE LAND HOLDINGS C/O GARRETT REAL ESTATE DEV. request(s) the aforementioned action(s) for all or a portion of TRACT P WATERSHED SUBDIVISION, zoned PC, located on ARROYO VISTA BLVD NW near 118th/HIGH MESA, containing approximately 88.68 acre(s). (H-07, J-08, J-07) [Deferred from 1/23/19, 2/13/19, 4/3/19, 4/10/19]

PROPERTY OWNERS: WESTERN ALBQ LAND HOLDINGS c/o GARRETT DEV CORP
REQUEST: SUBDIVIDE INTO 327 RESIDENTIAL LOTS + 46 TRACTS AND DESIGN VARIANCES TO DPM AND WAIVER/ DEFERRAL OF S/WS

DEFERRED TO MAY 8TH, 2019.
MINOR CASES

    SD-2019-00066 – PRELIMINARY/FINAL PLAT
    SD-2019-00064 – VACATION DRAINAGE EASEMENT
    SD-2019-00069 – VACATION DRAINAGE EASEMENT

    SURV-TEK agent(s) for JOHN BLACK request(s) the
    aforementioned action(s) for all or a portion of TRACTS 3F-
    1-A, BLACK RANCH SUBDIVISION, zoned MX-L, located at
    9368 VALLEY VIEW DR NW, east of COORS BLVD NW and
    north of PASEO DEL NORTE, containing approximately
    0.8834 acre(s). (C-13)

    PROPERTY OWNERS: BLACK JOHN F TRUSTEE BLACK RVT A-1& JB
    HOLDING LLC
    REQUEST: VACATE 2 TEMPORARY DRAINAGE EASEMENTS

    IN THE MATTER OF THE AFOREMENTIONED APPLICATION,
    BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS
    OF THE DPM AND THE IDOTHE DRB HAS APPROVED
    THE PRELIMINARY/FINAL PLAT AND BOTH VACATION ACTIONS
    AS SHOWN ON EXHIBITS IN THE PLANNING FILE PER SECTION
    14-16-6(K) OF THE IDO.

SKETCH PLAT

11. Project# PR-2019-002332 (1011229)
    PS-2019-00032 – SKETCH PLAT

    MODULUS DESIGN agent(s) for JODY MASTER & MICHAEL
    BORIN request(s) the aforementioned action(s) for all or a
    portion of MRGCD MAP 38 TRACT 300 A2B1A, zoned R-A,
    located at 2735 CARSON RD NW, west of RIO GRANDE BLVD
    NW and south of ZEARING AVE NW, containing approximately
    0.8193 acre(s). (H-12)

    PROPERTY OWNERS: PADILLA FRANK A & MARY G
    REQUEST: SUBDIVIDING EXISTING TRACT INTO 3 LOTS

    THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE
    PROVIDED.
12. Project# PR-2019-002333 (1003918 + 1010902)  
**PS-2019-00033** - SKETCH PLAT  
DON BRIGGS agent(s) for **JOHN LOWE** request(s) the aforementioned action(s) for all or a portion of LOTS 10A-12A & LOT 11B, PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPMENT, zoned MX-L, located on BULGO AVE NW west of LILLENTHAL AVE NW and east of UNSER BLVD NW, containing approximately 2.52 acre(s). (B-11)  
**PROPERTY OWNERS**: BUGLO PROPERTIES LLC  
**REQUEST**: TOWNHOUSE DEVELOPMENT  
**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

13. Project# PR-2019-002285 (1008124 + 1009526)  
**PS-2019-00030** - SKETCH PLAT  
CSI – CARTESIAN SURVEYS INC. agent(s) for **VISTA ORIENTE, LTD CO.** request(s) the aforementioned action(s) for all or a portion of LOT 2 PLAT OF LOTS 1 & 2 AMERICAN SQUARE, zoned MX-M, located at NWC of MENAUL BLVD NE and CARLISLE BLVD NE, containing approximately 10.5095 acre(s). (H-16)  
**PROPERTY OWNERS**: VISTA ORIENTE LTD CO.  
**REQUEST**: SUBDIVIDING 1 LOT INTO 2 LOTS  
**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

**PS-2019-00031** – SKETCH PLAT  
DESIGN PLUS LLC agent(s) for **PACIFICAP PROPERTIES** request(s) the aforementioned action(s) for all or a portion of LOTS 2-7 BLOCK 6, TRACTION PARK AND CITY ELECTRIC ADDITION, zoned MX-M, located on CENTRAL AVE SW north of NEW YORK AVE SW and west of CLAYTON STREET SW, containing approximately 1.1483 acre(s). (J-12-Z)  
**PROPERTY OWNERS**: VILLAGE LIMITED PARTNERSHIP + SUNDANCE VILLAGE LIMITED PARTNERSHIP  
**REQUEST**: CONSOLIDATING 6 LOTS INTO 1 NEW TRACT  
**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

15. **Other Matters:**

16. **ACTION SHEET MINUTES**: April 17th, 2019  
**ADJOURNED.**