DEVELOPMENT REVIEW BOARD
Agenda
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


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
2. **Project# PR-2018-001158**  
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

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

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

5. **Project# PR-2019-002239 (1010675)**  
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
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

7. **Project# PR-2018-001459**  
**(1000042 + PR-2018-001494)**  
**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

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].

9. **Project# PR-2018-001759**  
**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 118 th/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

DRB 4/24/19
**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

**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

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
13. Project# PR-2019-00228 (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

   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

15. Other Matters:

16. ACTION SHEET MINUTES: April 17th, 2019

   ADJOURNED.