DEVELOPMENT REVIEW BOARD

Agenda
Plaza del Sol Building Basement Hearing Room

February 13, 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-2018-001996 (1010401, 1004404)
   SD-2019-00028 - AMENDMENT TO PRELIMINARY PLAT
   SD-2019-00023 – VACATION OF TEMPORARY PUBLIC ROADWAY EASEMENT
   SD-2019-00030 – VACATION OF A PUBLIC WATER EASEMENT
   SD-2019-00031 – VACATION OF A PUBLIC ROADWAY EASEMENT
   (Public Hearing)

   PRICE LAND AND DEVELOPMENT GROUP agent(s) for PV TRAILS ALBUQUERQUE, LLC request(s) the aforementioned action(s) for all or a portion of TRACT H, DURANGO UNIT 1 (AKA DURANGO UNITS 3A & 3B), zoned R-1D, located on WOODMONT AVE between RAINBOW AVE and PASEO DEL NORTE BLVD, containing approximately 18.83 acre(s). (C-9)

   PROPERTY OWNERS: PV TRAILS ALBUQUERQUE LLC
   REQUEST: AMEND PRELIMINARY PLAT FOR 35 RESIDENTIAL lots AND 1 TRACT
2. Project# PR-2018-001996
   (1010401, 1004404)
   SD-2019-00024 - PRELIMINARY PLAT
   VA-2019-00032 – TEMPORARY DEFERRAL
   OF SIDEWALK
   VA-2019-00031 – SIDEWALK WAIVER
   SD-2019-00029 – VACATION OF PUBLIC
   ROADWAY EASEMENT
   SD-2019-00025 – VACATION OF A PUBLIC
   WATER AND SANITARY SEWER EASEMENT
   (Public Hearing)

   PRICE LAND AND DEVELOPMENT GROUP agent(s) for PV
   TRAILS ALBUQUERQUE, LLC request(s) the aforementioned
   action(s) for all or a portion of TRACT H, DURANGO UNIT 1
   (AKA DURANGO UNITS 4 & 5) , zoned R-1D, located on
   WOODMONT AVE between RAINBOW AVE and PASEO DEL
   NORTE BLVD, containing approximately 11.32 acre(s). (C-9)

   PROPERTY OWNERS: PV TRAILS ALBUQUERQUE LLC
   REQUEST: PRELIMINARY PLAT FOR 39 RESIDENTIAL LOTS

3. Project# PR-2018-001991
   (1004404)
   SD-2019-00026 – PRELIMINARY PLAT
   VA-2019-00033 – TEMPORARY DEFERRAL
   OF SIDEWALK
   SD-2019-00027 – VACATION OF TEMPORARY PUBLIC DRAINAGE
   EASEMENT
   (Public Hearing)

   PRICE LAND AND DEVELOPMENT GROUP agent(s) for PV
   TRAILS ALBUQUERQUE, LLC request(s) the aforementioned
   action(s) for all or a portion of TRACT 6 BULK LAND PLAT OF
   THE TRAILS UNIT 3A & TRACT C CORRECTION PLAT OF
   VALLE PRADO UNIT 3 (AKA VALLE PRADO UNITS 4 & 5) ,
   zoned R-1D, located on WOODMONT AVE between RAINBOW AVE and PASEO DEL
   NORTE BLVD, containing approximately 15.52 acre(s). (C-9)

   PROPERTY OWNERS: PV TRAILS ALBUQUERQUE LLC
   REQUEST: PRELIMINARY PLAT FOR 93 RESIDENTIAL LOTS

4. Project# PR-2018-001980
   (1010144)
   SD-2019-00014 – FINAL PLAT
   (Public Meeting)

   ISAACSON & ARFMAN, PA agent(s) for SANTA MONICA
   PLACE DEVELOPMENT, LLC request(s) the aforementioned
   action(s) for all or a portion of TRACT 4-A-1 PLAT OF TRACTS
   3-A-1 AND 4-A-1, SANTA MONICA PLACE, zoned R-1A, located at SANTA MONICA AVE NE between SAN PEDRO DR
   NE and LOUISIANA BLVD NE, containing approximately
   4.6301 acre(s). (D-18)

   PROPERTY OWNERS: DEL REY INVESTMENTS LLC C/O ARGUS
   DEVELOPMENT COMPANY INC
   REQUEST: FINAL PLAT APPROVAL FOR 24 RESIDENTIAL LOTS AND 3
   TRACTS
5. Project# PR-2018-001997
   SI-2019-00020 - SITE PLAN
   (Public Meeting)
   TIERRA WEST, LLC agent(s) for MAVERIK INC. request(s) the aforementioned action(s) for all or a portion of LOT 7, CUTTER INDUSTRIAL PARK SUBDIVISION UNIT 6, zoned NR-LM, located at 3737 PRINCETON DR NE, south of COMANCHE RD NE and east of I-25, containing approximately 1.625 acre(s). (G-16)
   PROPERTY OWNERS: SHELTON J & MARSHA J C/O EDWARDS COMMERCIAL REALTY LLC
   REQUEST: SITE PLAN FOR A GAS STATION AND CONVENIENT STORE

6. 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 118th/HIGH MESA, containing approximately 88.68 acre(s). (H-07, J-08, J-07) [Deferred from 1/23/19]
   PROPERTY OWNERS: WESTERN ALBQ LAND HOLDINGS c/o GARRETT DEV CORP
   REQUEST: PRELIMINARY PLAT TO SUBDIVIDE INTO 327 LOTS + 46 TRACTS AND DESIGN VARIANCES TO DPM AND WAIVER/ DEFERRAL OF S/WS

7. 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 - MINOR - PRELIMINARY/FINAL PLAT
   (Public Hearing)
   BOB KEERAN request(s) the above 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]
8. Project# PR-2018-001903 (1010693)
   VA-2018-00223 – TEMP DEFERRAL OF SIDEWALKS
   VA-2018-00227 – SIDEWALK WAIVER
   SD-2018-00123 – PRELIMINARY PLAT
   SD-2018-00124 – VACATION OF PRIVATE EASEMENT
   SD-2018-00125 – VACATION OF PUBLIC EASEMENT
   (Public Hearing)

   BOHANNAN HUSTON INC. agent(s) for GAMMA DEVELOPMENT, LLC request(s) the aforementioned action(s) for all or a portion of TRACT 3B-3 PLAT OF TRS 3B-1, 3B-2 & 3B-3 A SUBD OF TR 3B LAND OF IHS ACQUISITION NO. 120 INC, zoned R-T, located on HORIZON BLVD. NE between BALLOON MUSEUM DR. NE and ALAMEDA BLVD NE, containing approximately 7.76 acre(s). (B-17) [Deferred from 1/9/19, 1/30/19]

   PROPERTY OWNERS: C & S EQUITIES LLC
   REQUEST: SUBDIVIDE TRACT INTO 34 RESIDENTIAL lots, VACATIONS, DEFERRAL AND WAIVER OF SIDEWALKS

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   SD-2019-00012 – EXTENSION OF INFRASTRUCTURE LIST
   SD-2019-00019 – AMENDED INFRASTRUCTURE LIST
   (Public Meeting)

   BOHANNAN HUSTON INC. agent(s) for GOLD MESA INVESTMENT, LLC request(s) the aforementioned action(s) for all or a portion of TRACT D-1 THRU D-7, MESA DEL SOL INNOVATION PARK II, zoned PC, located at the northwest corner of HAWKING DRIVE SE and CRICK CROSSING AVENUE SE, containing approximately 80.0 acre(s). (Q-16) [Deferred from 2/6/19]

   PROPERTY OWNERS: GOLD MESA INVESTMENT LLC + MB INVESTMENT GROUP
   REQUEST: EXTENSION OF IL AND AMENDED IL TO ADD WATERLINE

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MINOR CASES

10. Project# PR-2018-001405 (1007489, 1007720)
    SD-2019-00020 – VACATION OF AN EASEMENT
    (Public Hearing)

    ISAACSON & ARFMAN, PA agent(s) for YES HOUSING, INC. request(s) the aforementioned action(s) for all or a portion of TRACT A PLAT & VACATION REQUEST FOR TRACTS A & B WEST ROUTE 66 ADDN, zoned MX-M, located west of UNSER BLVD NW and north of CENTRAL AVENUE NW, containing approximately 6.2218 acre(s). (K-10)

    PROPERTY OWNERS: CITY OF ALBUQUERQUE
    REQUEST: VACATION OF PARKING EASEMENT
11. **Project# PR-2018-001786**  
**SD-2019-00035 – PRELIMINARY/FINAL PLAT**  
(Public Meeting)  
**CSI – CARTESIAN SURVEYS INC.** agent(s) for **KKMM LLC** request(s) the aforementioned action(s) for all or a portion of LOTS 1 THRU 5 + 16’ STRIP, BLOCK B, DURAN & ALEXANDER ADDN, zoned MX-L, located at the SWC of 4TH STREET and MOUNTAIN RD NW, containing approximately 0.7816 acre(s). (J-14)  
**PROPERTY OWNERS:** WU CHUAN-TA & SUE JEAN TR WU LVT & LIUER S & CAFEN C TR LIU FAMILY LVT & ETAL  
**REQUEST:** CONSOLIDATION OF 5 LOTS INTO 1 LOT

12. **Project# PR-2018-001883**  
**(1011556)**  
**SI-2018-00275 – FINAL SIGN OFF OF EPC SITE PLAN FOR BUILDING PERMIT**  
(18EPC-40013)  
(Public Meeting)  
**TIERRA WEST, LLC** agent(s) for **MONTGOMERY BLV CHURCH OF CHRIST** request(s) the aforementioned action(s) for all or a portion of TRACT A-1 PLAT OF TRACT A-1 KNAPP HEIGHTS ADDN, zoned R-MH, located at 7201 MONTGOMERY BLVD NE east of LOUISIANA BLVD NE, containing approximately 10.2836 acre(s). (F-19) [Deferred from 1/9/19, 1/23/19]  
**PROPERTY OWNERS:** MONTGOMERY BLV CH OF CHRIST  
**REQUEST:** SITE PLAN FOR A 23,580 SF CHURCH BUILDING

13. **Project# PR-2018-001403**  
**SD-2018-00120- PRELIMINARY/FINAL PLAT**  
(Public Meeting)  
**ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **A.J. and MARY ELLEN RICH** request(s) the aforementioned action(s) for all or a portion of LOTS D & E BLK 44 PEREA ADD & VAC POR OF MOUNTAIN RD, zoned R-T, located at 1406 MOUNTAIN RD NW, containing approximately .34 acre(s). (J-13) [Deferred from 12/19/18, 1/30/19]  
**PROPERTY OWNERS:** PLL ENTERPRISES LCC  
**REQUEST:** REALIGNMENT OF EXISTING LOTS & VACATED RIGHT OF WAY

### SKETCH PLAT

14. **Project# PR-2019-002050**  
**PS-2019-00013 – SKETCH PLAT**  
**THOMAS D. JOHNSTON** agent(s) for **SUSAN FISHER** request(s) the aforementioned action(s) for all or a portion of LOTS 9 10 & 11, BLOCK 22, TERRACE ADDN, zoned MX-M, located at the NWC of CEDAR ST SE and HAZELDINE AVE SE, containing approximately 0.4553 acre(s). (K-15)  
**PROPERTY OWNERS:** BITZER J BARRY & FISHER SUSAN  
**REQUEST:** LOT CONSOLIDATION FROM 3 LOTS TO 1 LOT

   CARTESIAN SURVEYS agent(s) for CITY OF ALBUQUERQUE request(s) the aforementioned action(s) for all or a portion of PORTION OF LOT 23, BLOCK 31, SNOW HEIGHTS ADDN AND PORTIONS OF VACATED MENUAL BLVD AND SNOW HEIGHTS CIRCLE R/W, zoned MX-M, located at 9400 MENAUL BLVD NE, containing approximately 1.6226 acre(s). (H-20)

   **PROPERTY OWNERS:** CITY OF ALBUQUERQUE  
   **REQUEST:** REPLAT VACATED R/W INTO SUBJECT SITE

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   ARCH + PLAN LAND USE CONSULTANTS agent(s) for GORKY PACHA request(s) the aforementioned action(s) for all or a portion of WEST 20' LOT 8 AND ALL OF 9 & 10, BLOCK W, ATLANTIC & PACIFIC ADDN, zoned R-1A, located at 510 ATLANTIC AV SW, containing approximately 0.248 acre(s). (K-14)

   **PROPERTY OWNERS:** PACHA GORKY M  
   **REQUEST:** LOT CONSOLIDATION

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   CSI – CARTESIAN SURVEYS INC. agent(s) for FAISEL KASSAM/LEGACY HOSPITALITY request(s) the aforementioned action(s) for all or a portion of LOT 1-A BLOCK 4-B PLAT OF LOT 1-A BLOCK 4-B SUNPORT PARK, zoned NR-BP, located at 1520 SUNPORT PL SE, west of UNIVERSITY BLVD SE and south of WOODWARD RD SE, containing approximately 2.2752 acre(s). (M-15) [Deferred from 2/6/19]

   **PROPERTY OWNERS:** NEW MARQUEE HOSPITALITY INC  
   **REQUEST:** MINOR PLAT TO INCORPORATE VACATED R/W (IF APPROVED)

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18. **Other Matters:**

19. **Action Sheet Minutes: February 6, 2019**

   ADJOURNED.