



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

January 23, 2019

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

Angela Gomez ~ Administrative Assistant

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: DEFERRAL 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-2018-001759**
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)

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

2. **Project# PR-2018-001916 (1006864)**
SD-2018-00126 – FINAL PLAT
(Public Meeting)
- BOHANNAN HUSTON, INC.** agent(s) for **PULTE DEVELOPMENT OF NEW MEXICO** request(s) the aforementioned action(s) for all or a portion of TRACT N-2-B-2 BULK PLAT FOR TRACTS N-2-B-1, N-2-B-2 & N-2-C-1, WATERSHED SUBDIVISION, zoned PC, located off MIREHAVEN PKWY NW west of TERRA PINTADA BLVD NW and north of ARROYO VISTA BLVD NW, containing approximately 23.0746 acre(s). (h-08)
- PROPERTY OWNERS:** PULTE HOMES
REQUEST: FINAL PLAT APPROVAL FOR 87 RESIDENTIAL LOTS AND 12 TRACTS
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3. **Project# PR-2018-001917 (1005191)**
SD-2018-00127 – EXTENSION OF PRELIMINARY PLAT
(Public Hearing)
- THE GROUP** agent(s) for **NAZISH LLC** request(s) the aforementioned action(s) for all or a portion of LOTS 13-20, BLOCK 29 UNIT B TRACT A NORTH ALBUQUERQUE ACRES, zoned PD, located on LOUISIANA BLVD between ALAMEDA BLVD and SIGNAL AVE, containing approximately 6.84 acre(s). (6-18)
- PROPERTY OWNERS:** NAFEESA PASHTOON, DAVID STANG & DEBROAH K DLABAL, CLEARBROOK INVESTMENTS, SEVANO DEVELOPMENT
REQUEST: PRELIMINARY PLAT EXTENSION
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4. **Project# PR-2018-001327 (1001228)**
SD-2019-00013 – AMENDMENT TO INFRASTRUCTURE LIST
(Public Meeting)
- ISAACSON & ARFMAN, PA** agent(s) for **LAS VENTANAS NM, INC.** request(s) the aforementioned action(s) for all or a portion of TRACT 2A and a portion of TRACT 3, KELLY TRACTS, zoned R-A, located on Gabaldon RD SW between Mountain RD and I-40, containing approx. 5.48 acres (H-12)
- PROPERTY OWNERS:** JANE BLACK DAVIDSON
REQUEST: MINOR AMENDMENTS TO AN APPROVED INFRASTRUCTURE LIST
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5. **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*]
- DEFERRED TO FEBRUARY 13, 2019 AT THE APPLICANT'S REQUEST**
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MINOR CASES

6. **Project# PR-2018-001560 (1007412)**
SI-2019-00011- FINAL SIGN OFF OF EPC SITE PLAN FOR SUBDIVISION (17EPC-40025)
(Public Meeting)
- CONSENSUS PLANNING INC.** agent(s) for **SP ALBUQUERQUE, LLC** request(s) the aforementioned action(s) for all or a portion of TRACT B-2, YORBA LINDA SUBDIVISION and a portion of TRACT A, HOFFMANTOWN BAPTIST CHURCH SITE, zoned MX-L, located on HARPER ROAD NE, between VENTURA STREET NE and WYOMING BLVD NE, containing approximately 14.14 acre(s). (E-20)
- PROPERTY OWNERS:** HOFFMANTOWN BAPTIST CHURCH
REQUEST: SITE PLAN FOR A 180 UNIT SENIOR LIVING FACILITY
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7. **Project# PR-2018-001223 (1011553)**
SI-2019-00012 – FINAL SIGN OFF OF EPC SITE PLAN FOR BUILDING PERMIT (SI-2018-00173)
(Public Meeting)
- MODULUS ARCHITECTS INC.** agent(s) for **3X1 LLC** request(s) the aforementioned action(s) for all or a portion of The above action for all or a portion of TRACT B2A1 Plat for TRACT B-2-A-1, TOWN OF ATRISCO GRANT, zoned MX-L, located at COORS BLVD. NW, between SEQUOIA RD NW and TUCSON RD NW, containing approximately 1.9 acres. (G-11)
- PROPERTY OWNERS:** DCF PROPERTIES LLC
REQUEST: SITE PLAN FOR EXPANSION OF EXISTING AUTO BUSINESS
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8. **Project# PR-2018-001593 SD-2019-00016 – PRELIMINARY/FINAL PLAT**
(Public Meeting)
- SBS CONSTRUCTION AND ENGINEERING, LLC** agent(s) for **CASTI DEVELOPMENT, LLC** request(s) the aforementioned action(s) for all or a portion of LOTS 7-9, BLOCK 2, CLAYTON HEIGHTS SUBDIVISION, zoned MX-M, located on YALE BLVD SE south of SANTA CLARA AVE SE and north of SOUTHERN AVE SE, containing approximately 0.5085 acre(s). (L-15)
- PROPERTY OWNERS:** MANSOUR RAFAT & BARHOMEH OLA M
REQUEST: PRELIMINARY/FINAL PLAT FOR 8 LOT SUBDIVISION
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9. **Project# PR-2018-001584 SI-2019-00015 – FINAL SIGN OFF OF EPC SITE PLAN FOR BUILDING PERMIT (SI-2018-00221)**
(Public Meeting)
- DEKKER/PERICH/SABATINI** agent(s) for **PRESBYTERIAN HEALTHCARE SERVICES** request(s) the aforementioned action(s) for all or a portion of TRACT 3 PLAT OF TRACTS 1 THRU 4 COORS VILLAGE SUBDIVISION, zoned MX-L, located at 4500 QUAKER HEIGHTS PL NW, Albuquerque, NM, containing approximately 6.84 acre(s). (F-11)
- PROPERTY OWNERS:** UNIVEST-COORS ROAD LLC
REQUEST: SITE PLAN FOR A 16,000 SF EMERGENCY CARE FACILITY AND A 35,000 SF OUTPATIENT CLINIC
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10. **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]*

PROPERTY OWNERS: MONTGOMERY BLV CH OF CHRIST
REQUEST: SITE PLAN FOR A 23,580 SF CHURCH BUILDING

11. **Project# PR-2018-001560 SD-2019-00015** – PRELIMINARY/FINAL PLAT
(Public Meeting)

BOHANNAN HUSTON, INC. agent(s) for **SP ALBUQUERQUE, LLC** request(s) the aforementioned action(s) for all or a portion of TRACT B-2, YORBA LINDA SUBDIVISION and a portion of TRACT A, HOFFMANTOWN BAPTIST CHURCH SITE, zoned MX-L, located on HARPER ROAD NE, between VENTURA STREET NE and WYOMING BLVD NE, containing approximately 62.46 acre(s). (E-20)

PROPERTY OWNERS: HOFFMANTOWN BAPTIST CHURCH
REQUEST: REPLAT TO ADJUST LOT LINE OF 2 PARCELS

12. **Project# PR-2018-001383 SD-2019-00010** – PRELIMINARY/FINAL PLAT
(Public Meeting)

DAVID W. SALAZAR request(s) the aforementioned action(s) for all or a portion of LOT 33, LOS HERMANOS, zoned R-1C, located at 4517 LAS HERMANAS NW east of 2nd STREET NW and south of GREIGOS RD NW, containing approximately 0.5784 acre(s). (G-15)*[Deferred from 1/16/19]*

PROPERTY OWNERS: BOKF
REQUEST: SUBDIVIDE EXISTING LOT INTO 2

SKETCH PLAT

13. **Project# PR-2019-001981 PS-2019-00005** – SKETCH PLAT

ARCH + LAND USE CONSULTANTS agent(s) for **PAUL & JOANN LUCERO** request(s) the aforementioned action(s) for all or a portion of LOT 7-A BLOCK 2 FORAKER GARDENS ADDN (REPL OF LT 7 BLK 2), zoned R-1B, located at 618 PHOENIX AV + 731 LA POBLANARD NW, east of 8TH STREET NW and north of MENUAL BLVD NW, containing approximately 0.45 acre(s). (H-14)

PROPERTY OWNERS: LUCERO PAUL R & JOANN M
REQUEST: LOT LINE ADJUSTMENT

14. **Project# PR-2019-001982**
(1003010)
PS-2019-00006 – SKETCH PLAT

ARCH + LAND USE CONSULTANTS agent(s) for **ALBUQUERQUE LITTLE THEATRE INC.** request(s) the aforementioned action(s) for all or a portion of: TR B-1-A PLAT OF TRACTS B-1-A & B-2-A LAND OF ALBUQUERQUE LITTLE THEATRE CONT 2.2934 AC LOT B1A, BLOCK 0000, SUBDIVISION ALBUQUERQUE LITTLE THEATRE, zoned MX-M, located at 224 SAN PASQUALE AV SW, Albuquerque, NM, containing approximately 2.29 acre(s). (J-13)

PROPERTY OWNERS: ALBUQUERQUE LITTLE THEATRE INC
REQUEST: REPLAT TO INCORPORATE A PROPOSED PUBLIC EASEMENT VACATION

15. **Project# PR-2019-001984**
(1009721)
PS-2019-00007- SKETCH PLAT

ARCH + LAND USE CONSULTANTS agent(s) for **JOHN & LAURA FREED** request(s) the aforementioned action(s) for all or a portion of: LT 10 BLK 3 A SUBD PLAT FOR EL RANCHO ATRISCO UNIT #10 BEING A POR OF EL RANCHO ATRISCO NORTH CONT 0.1481 AC M/L LOT 10, BLOCK 3, SUBDIVISION EL RANCHO ATRISCO UNIT 10, zoned R-A, located at 2710 CAMPBELL RD NW, Albuquerque, NM, containing approximately 0.35 acre(s). (G-12)

PROPERTY OWNERS: FREED JOHN L & LAURA J
REQUEST: REPLAT TO INCORPORATE A PROPOSED VACATED PVT EASEMENT

16. **Project# PR-2019-001983**
(1004228 1002571 1003853 1008564)
SD-2019-00017 – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **HEADSTART ENTERPRISES** request(s) the aforementioned action(s) for all or a portion of TRACT A-1 & A-2 PLAT OF TRACTS A-1 & A-2 GUTHRIE COMMERCE PARK, zoned NR-LM, located at 600 MONTANO RD NE + 5404 EDITH BLVD NE, containing approximately 7.72 acre(s). (F-15)

PROPERTY OWNERS: HEADSTART ENTERPRISES C/O CAR CRAFTERS
REQUEST: LOT CONSOLIDATION

17. **Project# PR-2019-001985**
SD-2019-00018 – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **DIEGO & ARMANDO SEDILLO** request(s) the aforementioned action(s) for all or a portion of LOTS 7 & 8 & NORTH ½ OF LOT 9, BLOCK 6, LEWIS & SIMONDS ADDN, zoned R-1A, located at 806/808/812 ARNO ST SE, between PACIFIC AVE SE and SANTA FE AVE NE, containing approximately .40 acre(s). (K-14)

PROPERTY OWNERS: SEDILLO DIEGO R & ARMANDO E
REQUEST: CONSOLIDATE 3 LOTS INTO 2

18. Other Matters:
Project# PR-2018-001884
SD-2018-00121- PRELIMINARY/FINAL
PLAT
(Public Meeting)

DIEGO HANDCRAFTED HOMES request(s) the aforementioned action(s) for all or a portion of Lot 59 MOUNTAIN HIGHLANDS UNIT 2, zoned R-1D, located at 6705 EMORY OAK PL NE (High Desert) south of PINE RIDGE PL NE and east of BLUE GAMMA RD NE, containing approximately 1.5696 acre(s). (E-24)

PROPERTY OWNERS: SUZANNE KENNETH SERUN
REQUEST: BUILDING ENVELOPE RECONFIGURATION

Approved 12-19-18 but the minor change to the cover sheet requires re-signing of the plat

19. **ACTION SHEET MINUTES: January 16, 2019**

ADJOURNED.