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 Hughes ............................................... City Engineer/Hydrology
Ben McIntosh ............................................ Code Enforcement

Dr. Michael Ribeiro~ 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-2018-001759
   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

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 LOUSIANA 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

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

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
6. Project# PR-2018-001560 (1007412)  
SI-2019-00011- FINAL SIGN OFF OF EPC SITE PLAN FOR SUBDIVISION (17EPC-40025)  
(Public Meeting)  
CONSSENSUS 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 SUBDIVISION

7. Project# PR-2018-001223 (1011553)  
(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

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

(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
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 BUILDING PERMIT

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

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**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
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.