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

July 31, 2019  

Kym Dicome ..................................................................... DRB Chair  
Racquel Michel .................................................................. Transportation  
Kris Cadena ....................................................................... Water Authority  
Doug Hughes ....................................................................... City Engineer/Hydrology  
Ben McIntosh .................................................................... Code Enforcement  
Christina Sandoval .............................................................. Parks and Rec  
Santiago Chavez ................................................................. Ex-Officio Member, CAO  

Angela Gomez ~ DRB Hearing Monitor  

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MAJOR CASES

1. Project #PR-2019-002380  
   SI-2019-00219 - SITE PLAN  

   MARTIN GRUMMER agent(s) for PETERSON PROPERTIES  
   request(s) the aforementioned action(s) for all or a portion  
   of LOTS 1-A AND 2 BLOCK 1 LANDS OF ATRISCO LAND  
   GRANT, zoned NR-C, located at the SWC of CENTRAL AVE  
   NW and 98th ST NW, containing approximately 9.0 acre(s).  
   (L-9)  

   PROPERTY OWNERS: PPI II LLC  
   REQUEST: RETAIL DEVELOPMENT  

   DEFERRED TO SEPTEMBER 18TH, 2019

2. Project #PR-2019-002574  
   (1000032)  
   SI-2019-00191 - SITE PLAN  

   4G DEVELOPMENT AND CONSULTING agent for RED  
   SHAMROCK 4 LLC request(s) the aforementioned action(s)  
   for all or a portion of LOT 6 of LOTS 1 THRU 9 COORS  
   PAVILION, zoned C-2, located at the NWC of COORS BLVD  
   NW and ST JOSEPHS DR NW, containing approximately  
   1.1637 acre(s). (G-11)  

   PROPERTY OWNERS: RED SHAMROCK 4 LLC  
   REQUEST: FAST FOOD RESTAURANT WITH DRIVE THRU  

   DEFERRED TO AUGUST 14TH, 2019
3. **Project #PR-2019-002402**  
SD-2019-00111 – PRELIMINARY PLAT  
SD-2019-00112 – VACATION OF PUBLIC EASEMENT  
SD-2019-00116 – FINAL PLAT  

**BOHANNAN HUSTON INC.** agent(s) for **TITAN DEVELOPMENT** request(s) the aforementioned action(s) for all or a portion of TRACT 11 PLAT OF TRACTS 11 THRU 12 AVALON SUBDIVISION UNIT 5, zoned NR-BP, located at the NEC of BLUEWATER RD NW and 98TH STREET NW, containing approximately 16.6729 acre(s). (K-9) [Deferred from 6/26/19, 7/10/19]

**PROPERTY OWNERS:** 98TH AND 1-40 LAND LLC  
**REQUEST:** VACATE A PUBLIC UTILITY EASEMENT AND REPLAT INTO TWO TRACTS

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION,**  
**BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO,**  
**THE DRB HAS APPROVED PRELIMINARY PLAT.**

**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 VACATION AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO.**

**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 FINAL PLAT.** **FINAL SIGN-OFF IS DELEGATED TO:** TRANSPORTATION FOR COMMENTS AND TO PLANNING FOR UTILITY COMPANY SIGNATURES, AGIS DXF, HYDROLOGY CONDITION AS DISCUSSED, AND FOR THE INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA).

4. **Project #PR-2019-002573**  
SI-2019-00190 – SITE PLAN  
VA-2019-00217 - WAIVER  

**GARCIA/KRAEMER & ASSOCIATES** agent(s) for **JOHN JONES** request(s) the aforementioned action(s) for all or a portion of LOT 5 BLOCK 17 TRACT 1 UNIT 3 A UNIT B NORTH ALBUQUERQUE ACRES, zoned PD, located at 8500 GLENDALE AVE NE, east of BARSTOW ST NE and west of VENTURA ST NE, containing approximately 0.8864 acre(s). (B-20) [Deferred from 7/24/19]

**PROPERTY OWNERS:** JONES MARK JOHN  
**REQUEST:** SF HOME WITH MAJOR INFRASTRUCTURE

**DEFERRED TO AUGUST 7TH, 2019**
5. **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  

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)  
[Deferred from 2/13/19, 2/27/19, 3/20/19, 3/27/19, 4/10/19, 5/8/19, 6/5/19, 6/26/19, 7/24/19]

PROPERTY OWNERS: PV TRAILS ALBUQUERQUE LLC  
REQUEST: AMEND PRELIMINARY PLAT FOR 35 RESIDENTIAL LOTS AND 1 TRACT  
DEFERRED TO AUGUST 14TH, 2019

6. **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  

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)  
[Deferred from 2/13/19, 2/27/19, 3/20/19, 3/27/19, 4/10/19, 5/8/19, 6/5/19, 6/26/19, 7/24/19]

PROPERTY OWNERS: PV TRAILS ALBUQUERQUE LLC  
REQUEST: PRELIMINARY PLAT FOR 39 RESIDENTIAL LOTS  
DEFERRED TO AUGUST 14TH, 2019

**MINOR CASES**
7. **Project #PR-2019-002661**  
(1000575)  
SD-2019-00134 – VACATION OF PUBLIC EASEMENT  
SD-2019-00135 – VACATION OF PUBLIC EASEMENT  
SD-2019-00136 – VACATION OF PUBLIC EASEMENT  
SD-2019-00137 – VACATION OF PUBLIC EASEMENT  
SD-2019-00138 – VACATION OF PRIVATE EASEMENT  
SD-2019-00139 – PRELIMINARY/FINAL PLAT  
SD-2019-00140 – PRELIMINARY/FINAL PLAT  

**BOHANNAN HUSTON INC.** agent(s) for **PRESBYTERIAN HEALTHCARE SERVICES** request(s) the aforementioned action(s) for all or a portion of LOTS 1-A THRU 4-A AND 5-9 PRESBYTERIAN HOSPITAL-MAIN CAMPUS PHASE ONE, zoned MX-H, located at 1100 CENTRAL AV SE east of I-25 and north of LEAD AVE SE, containing approximately 11.9575 acre(s). (K-15)

**PROPERTY OWNERS:** PRESBYTERIAN HEALTHCARE SERVICES  
**REQUEST:** VACATIONS OF VARIOUS EASEMENTS AND REPLAT  

**DEFERRED TO AUGUST 21ST, 2019.**

8. **Project #PR-2019-002519**  
SD-2019-00122 – PRELIMINARY/FINAL PLAT  

**JAG PLANNING AND ZONING, LLC** agent(s) for **PORFIE O. MALDONADO** request(s) the aforementioned action(s) for all or a portion of LOTS 1-A AND 2-A, BLOCK A, ANDERSON & THAXTON’S REPLAT OF A PORTION OF TORREON ADDITION, zoned NR-C, located at 801 & 813 GIBSON BLVD SE, east of EDITH BLVD SE and west of I-40, containing approximately 0.7346 acre(s). (L-14)[Deferred from 7/10/19]

**PROPERTY OWNERS:** MALDONADO PORFIE O & LESLIE A  
**REQUEST:** LOT LINE ADJUSTMENT  

**DEFERRED TO AUGUST 14TH, 2019**

9. **Project #PR-2019-002635**  
(1006573)  
SD-2019-00132 – PRELIMINARY/FINAL PLAT  

**CSI – CARTESIAN SURVEY’S INC.** agent(s) for **DESERT HILLS CONGREGATION OF JEHOVAH’S WITNESS** request(s) the aforementioned action(s) for all or a portion of LOTS 21 and 22, BLOCK 29, NORTH ALBUQUERQUE ACRES, zoned NR-BP, located on ALAMEDA BLVD NE between SAN PEDRO DR NE and LOUISIANA BLVD NE, containing approximately 1.6542 acre(s). (C-18)[Deferred from 7/24/19]

**PROPERTY OWNERS:** BORREGA DONALD ETAL TRUSTEE FOR DESERT HILLS CONGREGATION OF JEHOVAHS WITNESSES  
**REQUEST:** CONSOLIDATE 2 LOTS INTO 1 LOT  

**DEFERRED TO AUGUST 7TH, 2019**
10. **Project #PR-2019-002046***  
    *(1010582, 1001515)*  
    **SI-2019-00032 - SITE PLAN – DRB**

   **WILSON & COMPANY, agent(s) for COA SOLID WASTE MANAGEMENT DEPT.,** request(s) the aforementioned action(s) for all or a portion of a northerly portion of TRACT 107B1A1 excluding portions of Right of Way and excluding a northerly portion, TRACT 107B1A2 excluding portion of Right of Way, TRACT in the SW Corner – TRACT 107B1B, TRACT 108A3A1A, TRACT 108A3A1B, and TRACT 108A3B, TRACTS 108A1A1B1B & 108A1A2B2, TRACT 108A1A2B1A, TRACT 107B2A2 excluding Rights of Way, TRACT 107B2A1, excluding portion of Right of Way, MRGCD Map#33, zoned NR-LM, located at 4600 EDITH BLVD NE (SE corner of COMANCHE RD NE AND EDITH BLVD NE), containing approximately 22.0 acre(s). (G-15) [Deferred from 2/27/19, 3/27/19, 5/1/19, 5/22/19, 6/19/19]

   **PROPERTY OWNERS:** CITY OF ALBUQUERQUE  
   **REQUEST:** SITE PLAN FOR NEW ADMIN BUILDING, VEHICLE MAINTENANCE BUILDING, BIN REPAIR/WELD SHOP BUILDING AND STORAGE AREA, GUARD SHACK, RECYCLING DROP OFF AREA, PARKING AREAS AND CNG FUELING STATION  

   **DEFERRED TO SEPTEMBER 25TH, 2019.**

11. Other Matters: None

12. **ACTIONS SHEET MINUTES APPROVED FOR:**  
    **July 24, 2019**  
    **ADJOURNED.**