



**DEVELOPMENT REVIEW BOARD**

**Action Sheet Minutes**

Plaza del Sol Building Basement Hearing Room

**July 24, 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*

**MAJOR CASES**

- 1. **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)

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

**DEFERRED TO JULY 31<sup>ST</sup>, 2019.**

2. **Project #PR-2018-001198**  
**VA-2019-00111** - WAIVER  
**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)[Deferred from 4/24/19, 6/19/19]

**PROPERTY OWNERS:** WOODMONT PASEO LLC  
**REQUEST:** DEVELOPMENT OF A 78 RESIDENTIAL LOT SUBDIVISION

**DEFERRED TO AUGUST 7<sup>TH</sup>, 2019.**

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3. **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]

**PROPERTY OWNERS:** PV TRAILS ALBUQUERQUE LLC  
**REQUEST:** AMEND PRELIMINARY PLAT FOR 35 RESIDENTIAL LOTS AND 1 TRACT

**DEFERRED TO JULY 31<sup>ST</sup>, 2019**

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4. **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]

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

**DEFERRED TO JULY 31<sup>ST</sup>, 2019.**

5. **Project #PR-2018-001991**  
**(1004404)**  
**SD-2019-00026** – PRELIMINARY PLAT  
**VA-2019-00033** – TEMPORARY DEFERRAL  
OF SIDEWALK  
**SD-2019-0027** – VACATION OF  
TEMPORARY PUBLIC DRAINAGE  
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 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) [Deferred from 2/13/19, 3/6/19, 3/20/19, 3/27/19, 4/10/19, 5/8/19, 6/5/19, 6/26/19]

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

**DEFERRED TO AUGUST 21<sup>ST</sup>, 2019**

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6. **Project #PR-2018-001361**  
**(1000845, 1006833)**  
**SI-2019-00106** – SITE PLAN



**TIERRA WEST LLC** agent(s) for **BEN E. KEITH COMPANY** request(s) the aforementioned action(s) for all or a portion of LOT 1A BULK LAND PLAT of LOT 1-A UNSER TOWNE CROSSING, zoned NR-BP, located at UNSER BLVD NW between LOS VOLCANES RD NW and GALLATIN PL NW, containing approximately 50.35 acre(s). (J-9, J-10)[Deferred from 5/8/19, 6/5/19, 6/19/19, 7/10/19]

**PROPERTY OWNERS:** BEN E. KEITH & SWIRE PACIFIC HOLDINGS INC  
DBA COCA COLA USA  
**REQUEST:** SITE PLAN FOR A DISTRIBUTION FACILITY

**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 SITE PLAN FOR. FINAL SIGN-OFF IS DELEGATED TO: PLANNING FOR RECORDED EASEMENT DOCUMENT AND THE INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA).**

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7. **Project #PR-2019-002423**  
**SI-2019-00130** - SITE PLAN

**SCOTT ANDERSON** agent(s) for **JIM ACHEN** request(s) the aforementioned action(s) for all or a portion of LOT 11, BLOCK 29, NORTH ALBUQUERQUE ACRES TRACT A UNIT B, zoned NR-BP, located at 6504 ALAMEDA BLVD NE, west of LOUISIANA BLVD NE, containing approximately 0.89acre(s). (C-18) [Deferred from 6/12/19, 7/10/19]

**PROPERTY OWNERS:** ACHEN JAMES R TRUSTEE ACHEN FAMILY RVT  
**REQUEST:** SITE PLAN FOR A 8,125 SF WAREHOUSE/OFFICE BUILDING

**DEFERRED TO AUGUST 21<sup>ST</sup>, 2019**

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8. **Project #PR-2019-002331**  
**SD-2019-00123** – VACATION OF PUBLIC  
EASEMENT  
**SD-2019-00108** – PRELIMINARY/FINAL  
PLAT



**RUPAL ENGINEER, DESIGN PLUS LLC** agent(s) for **SUNDANCE VILLAGE LIMITED PARTNERSHIP** 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 AVENUE SW north of NEW YORK AVE SW and west of CLAYTON ST SW, containing approximately 1.1483 acre(s). (J-12) *SD-2019-00108 PP/FP Deferred from 6/5/19, 6/26/19, 7/10/19]*

**PROPERTY OWNERS:** SUNDANCE VILLAGE LIMITED PARTNERSHIP  
**REQUEST:** VACATION OF PUBLIC UTILITY EASEMENT AND CONSOLIDATE 6 LOTS INTO 1

**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 PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO: PLANNING FOR EXECUTION OF THE INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA).**

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### **MINOR CASES**

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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)

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

**DEFERRED TO JULY 31<sup>ST</sup>, 2019.**

10. **Project #PR-2018-001541**  
**SD-2019-00130** – PRELIMINARY/FINAL  
PLAT  


**ALDRICH LAND SURVEYING** agent(s) for **ALAMO CENTER LLC** request(s) the aforementioned action(s) for all or a portion of TRACTS E-1 ALAMEDA WEST, zoned NR-C, located at 10131 COORS BLVD NW, north of SEVEN BAR LOOP NW and south of OLD AIRPORT AV NW containing approximately 11.6063 acre(s). (B-14)


**PROPERTY OWNERS:** ALAMO CENTER LLC  
**REQUEST:** DIVIDE 1 TRACT INTO 2 TRACTS

**DEFERRED TO AUGUST 7<sup>TH</sup>, 2019.**

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**SKETCH PLAT**


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11. **Project #PR-2019-002636**  
**PS-2019-00064** – SKETCH PLAT  


**ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **EUGENE RANDOLPH** request(s) the aforementioned action(s) for all or a portion of TRACT D-1 OF CANYON ACRES SUBDIVISION, zoned MX-H, located at 13031 CENTRAL AV NE west of TRAMWAY BLVD NE, containing approximately 3.55 acre(s). (L-22)

**PROPERTY OWNERS:** RUDOLPH EUGENE  
**REQUEST:** SUBDIVIDE 1 TRACT INTO 2 TRACTS

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

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12. Other Matters: Other Matters: #PR-2018-002042 – Amended infrastructure list is Approved.  


13. **ACTION SHEET MINUTES: July 17<sup>th</sup>, 2019**  
**APPROVED**

ADJOURNED: 9:48