



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

July 31, 2019

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

Angela Gomez ~ DRB Hearing Monitor

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-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

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
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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
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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
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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
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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
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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
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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
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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)[*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

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

11. Other Matters:

12. **ACTION SHEET MINUTES: July 24, 2019**

ADJOURNED.