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 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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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


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

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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

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 UTLITY EASEMENT AND REPLAT INTO TWO TRACTS

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

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 **PVTRAILS 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
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

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
   (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

    (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.