DEVELOPMENT REVIEW BOARD

Agenda
Plaza del Sol Building Basement Hearing Room

June 26, 2019

Kym Dicome ......................................................................................... DRB Chair
Racquel Michel .................................................................................. Transportation
Kris Cadena ....................................................................................... Water Authority
Doug Hughes ..................................................................................... City Engineer/Hydrology
Ben McIntosh .................................................................................... Code Enforcement
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

1. Project #PR-2019-001579
   SI-2019-00164 – SITE PLAN
   SI-2019-00183 -- SITE PLAN
   SI-2019-00114 – PRELIMINARY/FINAL PLAT


   PROPERTY OWNERS: WINROCK C/O DILLARDS
   REQUEST: DRB SITE PLAN FOR ROADWAY B AND MASTER SITE PLAN
2. 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 98\(^{18}\) STREET NW**, containing approximately 16.6729 acre(s). (K-9)  

**PROPERTY OWNERS:** 98\(^{18}\) AND 1-40 LAND LLC  
**REQUEST:** VACATE A PUBLIC UTILITY EASEMENT AND REPLAT INTO TWO TRACTS

3. Project #PR-2019-002485  
**SD-2019-00110** – VACATION OF PUBLIC RIGHT OF WAY  

**WILSON & COMPANY** agent(s) for **APS** request(s) the aforementioned action(s) for all or a portion of **SAN MATEO Place** located south of CUTLER AVE NE and north of I-40, containing approximately 15,489 SF/.3638 acre(s). (K-9)  

**PROPERTY OWNERS:** CITY OF ALBUQUERQUE  
**REQUEST:** VACATION OF A PORTION OF SAN MATEO PL NE R/W

4. 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]  

**PROPERTY OWNERS:** PV TRAILS ALBUQUERQUE LLC  
**REQUEST:** AMEND PRELIMINARY PLAT FOR 35 RESIDENTIAL LOTS AND 1 TRACT  
**DEFERRED TO JULY 24\(^{18}\) AT THE APPLICANTS REQUEST**

5. 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]  

**PROPERTY OWNERS:** PV TRAILS ALBUQUERQUE LLC  
**REQUEST:** PRELIMINARY PLAT FOR 39 RESIDENTIAL LOTS  
**DEFERRED TO JULY 24\(^{18}\) AT THE APPLICANTS REQUEST**
6. 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]
   PROPERTY OWNERS: PV TRAILS ALBUQUERQUE LLC
   REQUEST: PRELIMINARY PLAT FOR 93 RESIDENTIAL LOTS
   DEFERRED TO JULY 24TH AT THE APPLICANTS REQUEST

MINOR CASES

7. Project #PR-2019-002331
   SD-2019-00108 – PRELIMINARY/FINAL PLAT
   DESIGN PLUS LLC agent(s) for PACIFICAP PROPERTIES 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) [Deferred from 6/5/19]
   PROPERTY OWNERS: VILLAGE LIMITED PARTNERSHIP
   REQUEST: CONSOLIDATE 6 LOTS INTO 1
   DEFERRED TO JULY 10TH AT THE APPLICANTS REQUEST

8. Project #PR-2019-002052
   SD-2019-00117 – PRELIMINARY/FINAL PLAT
   CSI – CARTESIAN SURVEYS, INC. agent(s) for DAVID MARISCO request(s) the aforementioned action(s) for all or a portion of LOT C BLOCK 25 OF THE REPLAT OF LOTS 5A, 5B, 6A & 6B AND THE N1/2 OF LOTS 7A & 7B BLOCK 25, EMIL MANN ADDITION, zoned RM-L, located at 509 CHARLESTON ST SE north of SOUTHERN BLVD NE and east of GROVE ST NE, containing approximately 0.3115 acre(s). (L-19)
   PROPERTY OWNERS: MARSICO DAVID & RITA
   REQUEST: SUBDIVIDE ONE LOT INTO 2 LOTS

SKETCH PLAT
PS-2019-00048- SKETCH PLAT

N.M. ZONING agent(s) for FRANK CHAVEZ request(s) the aforementioned action(s) for all or a portion of the N/S ALLEY between 4TH AND 5TH STREET NE off CONSTITUTION AVE NE. (J-14)

PROPERTY OWNERS: NEW MEXICO BEEF JERKY PROPERTY LLC
REQUEST: PROPOSED VACATION OF AN ALLEY

10. Project #PR-2019-002544
(1001620)
PS-2019-00050- SKETCH PLAT

HIGH MESA CONSULTING GROUP agent(s) for CITY OF ALBUQUERQUE - DMD & CULTURAL SERVICES request(s) the aforementioned action(s) for all or a portion of REPLAT OF BLOCKS 2 + 3 LOMA VERDE SUBDIVISION AND GROVE ST NE, zoned MX-M, located on CENTRAL AV NE between SAN PABLO ST NE AND CHARLESTON ST NE, containing approximately 4.7928 acre(s). (K-19)

PROPERTY OWNERS: CITY OF ALBUQUERQUE
REQUEST: PROPOSED VACATION AND REPLAT

11. Project # PR-2019-002294
PS-2019-00049- SKETCH PLAT

TIERRA WEST LLC agent(s) for MAVERIK INC. request(s) the aforementioned action(s) for all or a portion of TRACT OF LAND IN SEC 9 T10N R3E AND BEING IDENTIFIED AS TRACTS A AND B FROM A PORTION OF AN UNPLATTED 6.5774 ACRE TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED FILED MAY 4, 1978 IN BOOK D5A, PAGES 424-426 LESS AND THAN AND ACCEPTING PORTION OUT TO NMDOT R/W BY STIPULATED JUDGEMENT FILED NOVEMBER 20, 2000 AS DOC 200115519 AND THAT PORTION OF TRACT B OUT TO COA R/W BY QUIT CLAIM DEED FILED APRIL 28, 1980 DOCUMENT, zoned NR-LM, located at 1901 MENAUL BLVD NE east of I-40 and west of UNIVERSITY BLVD NE, containing approximately 6.5008 acre(s). (H-15)

PROPERTY OWNERS: PALONI JOHN & SUNWEST BANK TRPALONI RVT
REQUEST: PROPOSED CONVENIENT STORE AND FUELING STATION

12. Other Matters:

13. ACTION SHEET MINUTES: June 19, 2019

ADJOURNED.