DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

May 8, 2019

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

Angela Gomez ~ Administrative Assistant

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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 ANNOUCED 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-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)

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

   DEFERRED TO JUNE 5TH, 2019
2. Project # PR-2018-001890
   VA-2019-00157 - VARIANCE
   SD-2019-00080 – PRELIMINARY/FINAL PLAT

   SAMMY MACIAS request(s) the aforementioned action(s) for all or a portion of LOT 15 SLOAN’S ACRES SUBDIVISION and VACATED R/W OF 64TH STREET, zoned R-1D, located at 6340 EVERITT RD NW, east of 64TH STREET NW and north of ST JOSEPH’S AVENUE NW, containing approximately 0.551 acre(s). (G-10)

   PROPERTY OWNERS: MACIAS, SAMMY NESTOR
   REQUEST: REPLAT TO INCORPORATE VACATED R/W INTO LOT


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]

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

   DEFERRED TO JUNE 5TH, 2019

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]

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

   DEFERRED TO JUNE 5TH, 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]

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

   **DEFERRED TO JUNE 5TH, 2019**

6. **Project# PR-2018-001411**
   **SI-2019-00095** – SITE PLAN

   **TIERRA WEST LLC** agent(s) for **MAVERIK INC.** request(s) the aforementioned action(s) for all or a portion of **LOT A + B REDIISON OF BLOCK 8 LA CUESTA SUBD (EXC POR OUT TO R/W )**, zoned **MX-M**, located at **SEC of JUAN TABO BLVD NE and COPPER AVE NE**, containing approximately **1.41 acre(s)**. **(K-22)** [Deferred from 4/24/19]

   **PROPERTY OWNERS**: M-F PARTNERSHIP + MANOLE ATHANASIOS K
   **REQUEST**: CONVENIENT STORE WITH GAS SALES


7. **Project# PR-2018-001759**
   **SD-2018-00129** – PRELIMINARY PLAT
   **VA-2018-00234** – DESIGN VARIANCE
   **VA-2019-00025** - SIDEWALK WAIVER
   **VA-2019-00026** - SIDEWALK DEFERRAL
   **VA-2019-00027** - DESIGN VARIANCE

   **BOHANNAN HUSTON INC.** agent(s) for **WESTERN ALBUQUERQUE LAND HOLDINGS C/O GARRETT REAL ESTATE DEV.** request(s) the aforementioned action(s) for all or a portion of **TRACT P WATERSHED SUBDIVISION**, zoned **PC**, located on **ARROYO VISTA BLVD NW near 118th/HIGH MESA**, containing approximately **88.68 acre(s)**. **(H-07, J-08, J-07)** [Deferred from 1/23/19, 2/13/19, 4/3/19, 4/10/19, 4/24/19]

   **PROPERTY OWNERS**: WESTERN ALBQ LAND HOLDINGS c/o GARRETT DEV CORP
   **REQUEST**: SUBDIVIDE INTO 327 RESIDENTIAL LOTS + 46 TRACTS AND DESIGN VARIANCES TO DPM AND WAIVER/ DEFERRAL OF S/WS

   **DEFERRED TO MAY 22ND, 2019**

TIERRA WEST LLC agent(s) for MAVERICK INC. request(s) the aforementioned action(s) for all or a portion of TRACT L-1-A-1 PLAT of TRACTS L-1-A-1 & L-1-B-1-A ATRISCO BUSINESS PARK & LOT 21-A MERIDAN BUSINESS PARK, zoned NR-BP, located at 551 SILVER CREEK RD NW, SEC of UNSER BLVD NW and LOS VOLCANES RD NW, containing approximately 3.077 acre(s). (K-10) [Deferred from 4/17/19]

PROPERTY OWNERS: GRAYLAND CORP & J2C LLC & CLIFFORD JACK & LEE RVT & ETAL
REQUEST: SITE PLAN FOR CONVENIENCE STORE AND FUELING STATION
DEFERRED TO MAY 22ND, 2019


THE GROUP agent(s) for NAZISH LLC request(s) the aforementioned action(s) for all or a portion of LOT 31 + 32 BLOCK 5 NORTH ALBUQUERQUE ACRES UNIT 3 TRACT 2, zoned MX-T, located at NEC of WILSHIRE AV NE and LOUISIANA BLVD NE, Albuquerque, NM, containing approximately 1.56 acre(s). (C-19) [Deferred from 4/24/19, 5/1/19]

PROPERTY OWNERS: SHAH SUBHAS & CHANDRIKA S
REQUEST: REPLAT 2 EXISTING TRACTS INTO A 10 LOT RESIDENTIAL SUBDIVISION

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 1/21/19 THE DRB HAS APPROVED PRELIMINARY PLAT AND THE TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION.

MINOR CASES
SD-2019-00054 – PRELIMINARY/FINAL PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for PHILLIP & CAROLYN STEWART-GOETZ request(s) the aforementioned action(s) for all or a portion of Tracts 174-A and 175-A-1-A, MRGCD MAP 35, zoned R-A, located at 1712 & 1714 GABALDON NW between CAMILLO LN NW and RICARDO RD NW, containing approximately 0.5347 acre(s). (R-A)

PROPERTY OWNERS: STEWART-GOETZE CAROLYN & GOETZE PHILLIP + MONTESSORI OF THE RIO GRANDE CHARTER SCHOOL
REQUEST: LOT LINE ADJUSTMENT

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 UTILITY COMPANIES SIGNATURES AND AGIS DXF.

11. Project# PR-2018-001721
SD-2018-00097 – PRELIMINARY/FINAL PLAT

SURV-TEK INC. agent(s) for SWEENEY ET AL., UNSER CLIFFS, LLC request(s) the aforementioned action(s) for all or a portion of LOTS 13 & 14 BLOCK 1, UNSER CLIFFS SUBDIVISION, zoned R-1D, located at RIM ROCK CIRCLE between east of UNSER BLVD NW and north of MOLTEN ROCK RD NW, containing approximately 0.7617 acre(s). (D-10) [Deferred from 10/31/18, 12/19/18, 1/16/19, 2/27/19, 3/27/19, 5/1/19]

PROPERTY OWNERS: SWEENEY WALTER C III & MARY E ETAL
REQUEST: CONSOLIDATION OF 2 LOTS INTO 1


SKETCH PLAT

12. Project# PR-2019-002370
PS-2019-00036 – SKETCH PLAT

KEN COOPER request(s) the aforementioned action(s) for all or a portion of LOTS 1-3, BLOCK 4, ANDERSON ADDITION # 2, zoned R-1A, located at 1402 8TH STREET NW, at the NEC of KINLEY AV NW and 8TH STREET NW, containing approximately .2570 acre(s). (J-14)

PROPERTY OWNERS: KEN COOPER
REQUEST: REPLAT 1 LOT INTO 2 LOTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED
13. **Project# PR-2018-001695 (1003445)**
   **PS-2019-00035 – SKETCH PLAT**

   TERRA LAND SURVEYS LLC agent(s) for NOVUS PROPERTIES LLC request(s) the aforementioned action(s) for all or a portion of TRACTS C, F + G PLAT OF FOUNTAIN HILLS PLAZA SUBDIVISION, zoned NR-C, located at 4584 NUNZIO AV NW, north of PASEO DEL NORTE NW and west of EAGLE RANCH RD NW, containing approximately 4.6606 acre(s). (C-12)

   **PROPERTY OWNERS:** NOVUS PROPERTIES LLC
   **REQUEST:** VACATE EASEMENTS

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

14. **Other Matters:**

15. **ACTION SHEET MINUTES: MAY 1ST, 2019**

   ADJOURNED at 9:45