DEVELOPMENT REVIEW BOARD

Agenda

Online Meeting via Zoom

April 8, 2020

Jolene Wolfley.................................................................................. DRB Chair
Jeanne Wolfenbarger ................................................................. Transportation
Kris Cadena ................................................................. Water Authority
Ernest Armijo ................................................................. City Engineer/Hydrology
Jacobo Martinez................................................................. Code Enforcement
Cheryl Somerfeldt................................................................. Parks and Rec

Angela Gomez ~ DRB Hearing Monitor

************************************************************************implemnote:
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: TO OPEN HYPERLINKS EMBEDDED WITHIN THE DOCUMENT, HOVER OVER THE HYPERLINK, RIGHT CLICK AND CHOOSE “OPEN HYPERLINK.”

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
   1. Suspension of the Rules to Accommodate a Virtual or Remote Meeting of the Development Review Board.
   2. Remote Meeting Information:

Join Zoom Meeting: (Place mouse over hyperlink, right-click, choose “open hyperlink”)

https://cabq.zoom.us/j/523030001?pwd=QUozYUI1cEpFMXpMQzR4Sm9CNjdrQT09

Meeting ID: 523 030 001
Password: 029049
One tap mobile
+16699006833,,523030001# US (San Jose)
+13462487799,,523030001# US (Houston)
Dial by your location
+1 669 900 6833 US (San Jose)
MAJOR CASES

1. **Project # PR-2020-003259**
   SI-2020-00016 – SITE PLAN

JEREMY SHELTON for DEKKER, PERICH, SABATINI agent(s) for PRESBYTERIAN HEALTHCARE SERVICES request(s) the aforementioned action(s) for all or a portion of: TRACT 1-A-1-A PLAT OF TRACTS 1-A-1-A & 1-A-1-B HONEYWELL SITE zoned NR-LM, located at 9201 SAN MATEO BLVD NE between SAN MATEO BLVD NE and SAN DIEGO AVE NE, containing approximately 59.696 acre(s). (B-17) [Deferred from 2/12/20, 3/4/20]

**PROPERTY OWNERS:** HONEYWELL INTERNATIONAL INC C/O ALTUS GROUP US
**REQUEST:** SITE PLAN DRB

**REQUESTED DEFERRAL TO APRIL 22ND BY THE APPLICANT.**
2. **Project #PR-2019-002046**  
   (1010582, 1001515)  
   SI-2019-00032 - SITE PLAN

   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, 7/31/19, 9/25/19, 12/18/19, 1/29/20, 2/26/20, 3/11/20]

   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

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**MINOR CASES**

3. **Project # PR-2019-002046**  
   SD-2020-00059 – PRELIMINARY/FINAL PLAT


   PROPERTY OWNERS: CITY OF ALBUQUERQUE  
   REQUEST: CONSOLIDATE NINE EXISTING TRACTS INTO THREE NEW TRACTS, GRANT EASEMENTS AND VACATE A STRIP PORTION OF RANKIN RD.
<table>
<thead>
<tr>
<th>Project #</th>
<th>SD-2020-00066 – PRELIMINARY/FINAL PLAT</th>
</tr>
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<tbody>
<tr>
<td><strong>4.</strong></td>
<td><strong>PR-2019-002981</strong></td>
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<tr>
<td>Agent(s)</td>
<td>CSI – CARTESIAN SURVEY’S INC.</td>
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<tr>
<td>Request(s)</td>
<td>request(s) the aforementioned action(s) for all or a portion of LOT 258 to 284, BLOCK 23 and 310 to 340 BLOCK 28, ARMIJO--PERFECTO &amp; BROTHERS ADDITION, zoned R-MH and MX-M, located at 605 LOMAS BLVD NW, containing approximately 5.2993 acre(s). (J-14)</td>
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<td>Property Owners</td>
<td>OSI GRANDE TECHNOLOGIES INCATTN: DENNIS JONTZ</td>
</tr>
<tr>
<td>Request</td>
<td>LOT CONSOLIDATION: 62 LOTS INTO 2 LOTS</td>
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<thead>
<tr>
<th>Project #</th>
<th>SD-2020-00065 – PRELIMINARY/FINAL PLAT</th>
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<tbody>
<tr>
<td><strong>5.</strong></td>
<td><strong>PR-2019-003082</strong></td>
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<tr>
<td>Agent(s)</td>
<td>CSI – CARTESIAN SURVEY’S INC.</td>
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<tr>
<td>Request(s)</td>
<td>request(s) the aforementioned action(s) for all or a portion of: TRACTS A-1 &amp; A-2, LAND OF MOUNTAIN STATES, zoned MX-M, located at 417 GRIEGOS RD NW between LA CIENEGA ST NW and 4TH ST NW, containing approximately 1.8748 acre(s). (F-14)</td>
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<tr>
<td>Property Owners</td>
<td>US WEST COMMUNICATIONS INC</td>
</tr>
<tr>
<td>Request</td>
<td>LOT LINE ADJUSTMENT AND GRANT EASEMENTS</td>
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</tbody>
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<tr>
<th>Project #</th>
<th>SD-2020-00026 - PRELIMINARY/FINAL PLAT</th>
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<td><strong>6.</strong></td>
<td><strong>PR-2019-002607</strong></td>
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<tr>
<td>Agent(s)</td>
<td>ARCH+ PLAN LAND USE CONSULTANTS</td>
</tr>
<tr>
<td>Request(s)</td>
<td>request(s) the aforementioned action(s) for all or a portion of: LOT 8-B PLAT OF LOTS 8-A &amp; 8-B UNIT 1 ALVARADO GARDENS CONT 0.8967 AC, zoned R-A, located on RIO GRANDE BLVD between ARTESANOS CT and CAMPBELL RD, containing approximately 0.8967 acre(s). (G-13) [Deferred from 1/29/20, 2/26/20]</td>
</tr>
<tr>
<td>Property Owners</td>
<td>JOHN D PEARSON</td>
</tr>
<tr>
<td>Request</td>
<td>CREATE 2 LOTS FROM 1 EXISTING LOT</td>
</tr>
</tbody>
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<tr>
<th>Project #</th>
<th>SD-2020-00055 – VACATION OF PRIVATE EASEMENT</th>
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<td><strong>7.</strong></td>
<td><strong>PR-2019-002920</strong></td>
</tr>
<tr>
<td>Agent(s)</td>
<td>TIERRA WEST LLC for MAVERIK INC.</td>
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<tr>
<td>Request(s)</td>
<td>request(s) the aforementioned action(s) for all or a portion of: TR G2B PLAT OF TRACTS G-2-A &amp; G-2-B MONTGOMERY COMPLEX LOT G2B, MONTGOMERY COMPLEX, zoned MX-M, located at 3601 MONTGOMERY BLVD NE between MONTGOMERY BLVD NE and CARLISLE BLVD NE, containing approximately 2.2543 acre(s). (F-16) [Deferred from 3/4/20]</td>
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<tr>
<td>Property Owners</td>
<td>MONTGOMERY PLACE CHURCH OF GOD</td>
</tr>
<tr>
<td>Request</td>
<td>VACATION OF PRIVATE EASEMENT, PRELIMINARY/FINAL PLAT</td>
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8. **Project # PR-2019-002268**  
**VA-2020-00062 – VARIANCE TO DPM STANDARDS**  
**SD-2020-00058 – VACATION OF PRIVATE EASEMENT**  
COMMUNITY SCIENCES CORP agent(s) for OUR LAND LLC request(s) the aforementioned action(s) for all or a portion of: A4 REPLAT OF TRACT A OF PLAT OF LANDS OF MICHAEL J SNOW & ELIZABETH T SNOW TR LOT A4, zoned R-A, located at 2945 TRELLIS DR NW between DECKER RD NW and CAMPBELL ROAD NW, containing approximately 0.8301 acre(s). (G-13) [Deferred from 3/4/20]  
**PROPERTY OWNERS:** OUR LAND LLC  
**REQUEST:** VACATE 20 FOOT WIDE PRIVATE EASEMENT, VARIANCE OF 10 FEET TO DPM REQUIREMENT FOR 30 FOOT WIDE ACCESS EASEMENT  
**REQUESTED DEFERRAL TO APRIL 15TH BY THE APPLICANT.**

9. **Project # PR-2019-003084**  
**SD-2020-00063 - PRELIMINARY/FINAL PLAT**  
PAULA DAL SANTO agent(s) for UNITED STATES POSTAL SERVICE request(s) the aforementioned action(s) for all or a portion of: LOTS 17A, 18A, and 19A BLOCK 11, LOTS 16,17,9A and a PORTION OF LOT 8A in BLOCK 13 and TRACT F, TIMOTEO CHAVEZ ADDITION, zoned MX-M & NR-C, located at 2505 GRACELAND DR between GRACELAND DR and MORNINGSIDE DR, containing approximately 5.195 acre(s). (H-17) [Deferred from 3/11/20]  
**PROPERTY OWNERS:** PAULA DAL SANTO, EDWARD ANLIAN and UNITED STATES POSTAL SERVICE  
**REQUEST:** LOT LINE ADJUSTMENT  
**REQUESTED DEFERRAL TO MAY 6TH, 2020 BY THE APPLICANT.**

10. **Project # PR-2019-003059**  
**SD-2020-00061 – PRELIMINARY/FINAL PLAT**  
I-25 & GIBSON, LLC agent(s) for CSI – CARTESIAN SURVEY’S INC. request(s) the aforementioned action(s) for all or a portion of: TRACT A-1, GIBSON AND MILES AREA, zoned MX-L, located at 1314 GIBSON BLVD SE between MULBERRY ST SE and UNIVERSITY BLVD SE, containing approximately 0.8679 acre(s). (L-15) [Deferred from 3/11/20]  
**PROPERTY OWNERS:** ISSHIN RYU CLUB INC  
**REQUEST:** INTERIOR LOT LINE ELIMINATION  

**SKETCH PLAT**
11. **Project # PR-2019-003030**
   PS-2020-00029 – **SKETCH PLAT**

   VLADMIR JIRIK, PROFESSIONAL SURVEYING LLC agent(s) for MSHTAK KHATRI, GUADALUPE STATION LLC, request(s) the aforementioned action(s) for all or a portion of: TRACTS Y-1, Y-2 AND Y-4, GUADALUPE PLAZA, zoned MX-M, located at 6211 4TH ST NW between GUADALUPE TR NW and SOLAR RD NW, containing approximately 7.3453 acre(s). (E-14)

   **PROPERTY OWNERS:** GUADALUPE STATION LLCC/O MARVIN F POER & COMPANY
   **REQUEST:** SUBDIVIDE INTO 4 TRACTS

12. **Other Matters:**

13. **ACTION SHEET MINUTES:**

   ADJOURN