DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
Plaza del Sol Building Basement Hearing Room

February 12, 2020

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

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-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, containing approximately 59.696 acre(s). (B-17)

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

   DEFERRED TO MARCH 4TH, 2020.
2. Project # PR-2018-001326
   SD-2020-00016 – TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
   SD-2020-00003 – 2 YEAR EXTENSION OF THE INFRASTRUCTURE IMPROVEMENTS AGREEMENT

   MARK GOODWIN & ASSOCIATES, PA agent(s) for EASTSIDE DEVELOPMENT INC. request(s) the aforementioned action(s) for all or a portion of: TR A JUAN TABO HILLS WEST & TRACT 1-A-1 JUAN TABO HILLS UNIT 2, zoned PD & NR-PO-C, located along JUAN TABO HILLS BOULEVARD between ROCKY TOP DR and the BERNALILLO COUNTY LINE and containing approximately 98.4699 acre(s). (M-21)

   PROPERTY OWNERS: EASTSIDE DEVELOPMENT INC & CITY OF ALBUQUERQUE
   REQUEST: 2 YEAR IIA, SIDEWALK DEFERRAL


3. Project # PR-2019-002333
   (1003918)
   SI-2019-00420 – SITE PLAN

   DON BRIGGS PE, CFM agent(s) for JOHN LOWE request(s) the aforementioned action(s) for all or a portion of: Lots 10A, 11A, 11B, and 12A, UNIT 1 PARADISE HILLS zoned MX-L, located at 5520, 5516, 5512 BUGLO NW between BASHA ST NW and SIERRA MORENA ST NW, containing approximately 2.5187 acre(s). (B-11) [Deferred from 1/8/20, 2/5/20]

   PROPERTY OWNERS: BUGLO PROPERTIES LLC
   REQUEST: SITE PLAN AND INFRASTRUCTURE LIST

   DEFERRED TO FEBRUARY 26, 2020.

4. Project # PR-2019-002454
   (AKA: PR-2019-003125)
   SD-2019-00215 - PRELIMINARY/FINAL PLAT

   TIMOTHY SOLINSKY request(s) the aforementioned action(s) for all or a portion of: TRACTS A-1 A-2, zoned MX-FB-UD, located at 415 TIJERAS AVE, containing approximately 2.0314 acre(s). (J-14) [Deferred from 12/11/19, 1/15/20, 1/22/20, 1/29/20]

   PROPERTY OWNERS: BERNALILLO COUNTY
   REQUEST: CONSOLIDATE 21 LOTS INTO 2/ GRANT EASEMENTS

   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 REAL PROPERTY NOTES, UTILITY COMPANIES SIGNATURES AND FOR THE AGIS DXF.
5. Project # PR-2019-003199
   SI-2019-00424 – SITE PLAN

   CLARK CONSULTING ENGINEERS agent(s) for ABQ AIRPORT LODGING, LLC request(s) the aforementioned action(s) for all or a portion of: LOT 3A-2A, BLOCK 1, SUNPORT PARK, zoned NR-BP, located at 3021 FLIGHTWAY SE between UNIVERSITY and TRANSPORT, containing approximately 1.9 acre(s). (M-15) [Deferred from 1/22/20, 2/5/20]

   PROPERTY OWNERS: PHOENIX TWO LIMITED PARTNERSHIP
   REQUEST: SITE PLAN FOR HOTEL DEVELOPMENT


MINOR CASES

6. Project # PR-2019-002766
   SD-2020-00041 – PRELIMINARY/FINAL PLAT

   ARCH + PLAN LAND USE CONSULTANTS agent(s) for FIRST FINANCIAL CREDIT UNION request(s) the aforementioned action(s) for all or a portion of: TR 1A-2-A-3 PLAT OF TRS 1A-2-A-1, 1A-2-A-2 & 1A-2-A-3, RENAISSANCE CENTER, zoned MX-M, located at 4910 UNION WAY DR NE, containing approximately 12.56 acre(s). (F-16)

   PROPERTY OWNERS: FIRST FINANCIAL CREDIT UNION
   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 WITH THE CONDITION OF TCL REVISION. FINAL SIGN OFF IS DELEGATED TO THE WATER AUTHORITY FOR POSSIBLE ADDITIONAL EASEMENT REQUIREMENT, AND TO PLANNING FOR UTILITY COMPANIES SIGNATURES AND THE AGIS DXF.
7. Project # PR-2020-003357  
SD-2020-00040 – PRELIMINARY/FINAL PLAT  

TIERRA WEST LLC agent(s) for ABQ OFFICE LLC request(s) the aforementioned action(s) for all or a portion of: LOTS 6-A-1, 6-A-2, 6-A-3 and 6-A-4, JEFFERSON COMMONS II, zoned NR-BP, located at 5411 JEFFERSON BLVD NE between SINGER BLVD NE and OFFICE BLVD NE, containing approximately 17.0507 acre(s). (F-17)

PROPERTY OWNERS: 5421 JEFFERSON STREET HOLDINGS LLC C/O CWCAPITAL ASSET MGMT LLC  
REQUEST: MINOR SUBDIVISION FINAL PLAT APPROVAL  

8. Project # PR-2019-002764  
SD-2020-00037 - PRELIMINARY/FINAL PLAT  
VA-2020-00046 – SIDEWALK VARIANCE  

JAG PLANNING AND ZONING, LLC agent(s) for COSME JAQUEZ request(s) the aforementioned action(s) for all or a portion of: LOT 5, BLOCK 8, ORIGINAL TOWNSITE OF WESTLAND, zoned MX-M, located on CENTRAL AVE NW between 90TH ST NW and 94TH ST NW, containing approximately 1.1479 acre(s). (K-9)

PROPERTY OWNERS: LOYA COSME JAQUEZ & JAQUEZ LETICIA A  
REQUEST: CONSOLIDATE 5 LOTS INTO 1 LOT  
DEFERRED TO FEBRUARY 26TH, 2020

SD-2020-00036 – AMENDMENT TO INFRASTRUCTURE LIST  

RESPECT agent(s) for LEGACY HOSPITALITY, LLC request(s) the aforementioned action(s) for all or a portion of: TRACT A-2-A-1-A, PARK SQUARE, zoned MX-H, located on AMERICA’S PARKWAY’S NE between INDIAN SCHOOL RD NE and I-40, containing approximately 1.82 acre(s). (J-18)

PROPERTY OWNERS: NEW OMNI HOSPITALITY LLC C/O LEGACY HOSPITALITY LLC  
REQUEST: AMENDMENT TO EXISTING INFRASTRUCTURE LIST  
AMENDMENT TO INFRASTRUCTURE LIST WAS APPROVED.
10. Project # PR-2019-001368  
SD-209-00219 – PRELIMINARY/FINAL PLAT  

ALDRICH LAND SURVEYING agent(s) for B & L REAL ESTATE HOLDINGS LLC request(s) the aforementioned action(s) for all or a portion of: TRACTS 7-A & 7-B, UNSER CROSSINGS, zoned MX-M, located at 8020 CENTRAL AVE SW, containing approximately 4.7196 acre(s). (K-10)[Deferred from 12/18/19, 1/8/20]

PROPERTY OWNERS: B&L LLC  
REQUEST: DIVIDE 1 TRACT INTO 2 TRACTS  
DEFERRED TO MARCH 24TH, 2020.

11. Project # PR-2020-003250  
SD-2020-00005 – PRELIMINARY/FINAL PLAT  

TIERRA WEST LLC agent(s) for CHARTER SCHOOLS SOLUTIONS request(s) the aforementioned action(s) for all or a portion of: PARCEL E-1-A LAND DIV PLAT PARCELS D-1-A & E-1-A FORMERLY PARCEL D-1 & E-1 PANORAMA HEIGHTS ADDN CONT 4.9998 AC M/L OR 217,791 SF M/L LOT E1A, PANORAMA HEIGHTS ADDN, zoned MX-M, located at 13201 LOMAS BLVD NE, containing approximately 4.996 acre(s). (K-22)[Deferred from 1/22/20]

PROPERTY OWNERS: CHARTER SCHOOLS SOLUTIONS  
REQUEST: PRELIMINARY/FINAL PLAT  

12. **Project # PR-2019-002766**  
(AKA PR-2020-003270)  
SD-2020-00020 – **AMENDMENT TO PRELIMINARY PLAT**  

MATT ARCHULETA W/DEKKER, PERICH, SABATINI agent(s) for FIRST FINANCIAL CREDIT UNION/RON MOOREHEAD request(s) the aforementioned action(s) for all or a portion of: TR 1A-2-A-3 PLAT OF TRS 1A-2-A-1, 1A-2-A-2 & 1A-2-A-3 RENAISSANCE CENTER CONT 3.0001 AC LOT 1A2A3& TR 1A-2A-@ PLAT OF TRS 1A-2-A-1, 1A-2-A-2 & 1A-2-A-3 RENAISSANCE CENTER, zoned MX-M located on UNION WAY DR NE between MISSION AVE NE and MONTANO RD NE containing approximately 5.0 acre(s). (F-16) [Deferred from 1/22/20, 2/5/20]

**PROPERTY OWNERS:** FIRST FINANCIAL CREDIT UNION, KEN WILLIAMS ENTERPRISES INC  
**REQUEST:** PROPERTY LINE ADJUSTMENT  
**WITHDRAWN BY APPLICANT.**

13. **Project # PR-2018-001695**  
SD-2020-00029 – **VACATION OF PRIVATE EASEMENT**  
SD-2020-00028 - **PRELIMINARY/FINAL PLAT**

NOVUS PROPERTIES LC, (MICHAEL MONTOYA, TRULA HOWE) request(s) the aforementioned action(s) for all or a portion of: TRACT A-2-B FOUNTAIN HILLS PLAZA, zoned NR-C, located at 4590 PARADISE BLVD NW, containing approximately 5.4531 acre(s). (C-12) [Deferred from 2/5/20]

**PROPERTY OWNERS:** NOVUS PROPERTIES LLC  
**REQUEST:** VACATION OF FLOATING EASEMENT, MINOR SUBDIVISION PLAT  


14. **Other Matters:**

15. **Updated Action Sheet Minutes:**  
Approved for February 5th, 2020

**ADJOURN**