



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 ArmijoHydrology
Jacobo Martinez.....Code Enforcement
Cheryl Somerfeldt.....Parks and Rec

Angela Gomez ~ DRB Hearing Monitor

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-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

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 2 YEAR EXTENSION OF THE INFRASTRUCTURE IMPROVEMENTS AGREEMENT AND THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT IN THE PLANNING FILE.

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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.

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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

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO AND WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED FEBRUARY 12, 2020, THE DRB HAS APPROVED THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO PLANNING FOR THE INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA).

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


DEFERRERD TO FEBRUARY 26TH, 2020.

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: CONSOLICATE 5 LOTS INTO 1 LOT

DEFERRED TO FEBRUARY 26TH, 2020

9. **Project # PR-2018-001284**
SD-2020-00036 – AMENDMENT TO
INFRASTRUCTURE LIST


RESPEC 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

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED FEBRUARY 12TH, 2020, THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO: TRANSPORTATION FOR SIDEWALK AND CURB RAMPS WITHIN THE RIGHT-OF-WAY AND POSSIBLE AMENDMENT TO THE INFRASTRUCTURE LIST FOLLOWING REVIEW BY THE D.O.T., AND TO PLANNING FOR AGIS DXF AND FOR THE INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA).

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

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 VACATION AS SHOWN ON THE VACATION EXHIBIT IN THE PLANNING FILE, AND WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED FEBRUARY 12, 2020, HAS APPROVED THE PRELIMINARY/FINAL PLAT WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY COMPANIES SIGNATURES, **AMAFCA SIGNATURE** AND FOR AGIS DXF.

14. Other Matters:

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

ADJOURN