



**DEVELOPMENT REVIEW BOARD**

**Agenda**

**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 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**

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
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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
- This request is deferred to the meeting of 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
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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

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**MINOR CASES**

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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
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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
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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 **90<sup>TH</sup> ST NW** and **94<sup>TH</sup> 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
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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
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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

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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

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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

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- 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

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- 14. Other Matters:**

- 15. ACTION SHEET MINUTES: February 5<sup>th</sup>, 2020**

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