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

February 5, 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-2018-001917 SD-2020-00006 – FINAL PLAT

THE GROUP/RON HENSLEY agent(s) for NAZISH LLC request(s) the aforementioned action(s) for all or a portion of: LOTS 13-20, BLOCK 29 UNIT B TRACT A zoned PD, located on LOUISIANA BLVD between ALAMEDA and SIGNAL, containing approximately 6.84 acre(s). (C-18)

PROPERTY OWNERS:
NAFEESA PASHTOON, DAVID STANG & DEBORAH K DLABAL, CLEARBROOK INVESTMENTS, SEVANO DEVELOPMENT

REQUEST: FINAL 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 FINAL PLAT. FINAL SIGN-OFF IS DELEGATED TO: HYDROLOGY FOR MAINTENANCE AGREEMENT AND TO PLANNING FOR AGIS DXF, UTILITY COMPANIES SIGNATURES, RIGHT-OF-WAY DISCREPANCY AND FOR FINANCIAL GUARANTEE.
2. Project #PR-2019-001948
(1003612/1003523/1000599)
SD-2019-00006 – PRELIMINARY/FINAL PLAT
SD-2019-00007 – VACATION OF PUBLIC EASEMENT

THE GROUP agent(s) for NAZISH LLC request(s) the aforementioned action(s) for all or a portion of TRACT A PLAT OF PRIMA ENTRADA, zoned PC, located on SONTERRO AV NW, east of 98TH ST NW and north of I-40, containing approximately 0.71 acre(s). (H-9) [Deferred from 1/16/19, 4/17/19, 7/17/19, 11/6/19]

PROPERTY OWNERS: NAZISH LLC
REQUEST: VACATE A TEMP DRAINAGE EASEMENT AND REPLAT EXISTING TRACT INTO 7 LOTS

DEFERRED TO APRIL 8TH, 2020.

3. Project #PR-2019-002277
(1002962)
SI-2019-00246 – SITE PLAN

RESPEC INC agent(s) for RAINBOW PASEO, LLC request(s) the aforementioned action(s) for all or a portion of TRACT A PLAT OF TRACTS A, B AND C CANTATA AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACT OS-4 THE TRAILS UNIT 2 & TRACT A TAOS AT THE TRAILS UNIT 2), zoned R-ML, located on OAKRIDGE ST NW west of UNIVERSE BLVD NW, containing approximately 3.26 acre(s). (C-9) [Deferred from 8/15/19, 10/9/19, 12/4/19]

PROPERTY OWNERS: RV LOOP LLC
REQUEST: 52 UNIT TOWNHOME DEVELOPMENT

DEFERRED TO MARCH 4TH, 2020.

4. Project #PR-2019-002874
(1000771)
SD-2019-00172 – EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA)

ALLEN SIGMON REAL ESTATE GROUP, LLC request(s) the aforementioned action(s) for all or a portion of TRACT C PLAT OF TRACTS A, B & C COTTONWOOD POINTE, zoned NR-BP, located at 9651 IRVING BLVD NW between IRVING BLVD NW and EAGLE RANCH RD NW, containing approximately 6.7675 acre(s). (B-13) [Deferred from 10/2/19, 10/16/19, 10/23/19, 12/4/19]

PROPERTY OWNERS: EAGLE VISTA LLC ATTN: BRAD B ALLEN
REQUEST: EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT

DEFERRED TO FEBRUARY 26, 2020.

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]

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

DEFERRED TO FEBRUARY 26TH, 2020.


MODULUS ARCHITECTS INC. agent(s) for GYPSUM FLOORING request(s) the aforementioned action(s) for all or a portion of: LOT 27 and LOT 28, BLOCK 29, NORTH ABQ ACRES TR A UNIT B, zoned NR-BP, located at 6217 & 6221 SIGNAL AV NE between SAN PEDRO DR. NE and LOUISIANA BLVD NE containing approximately 1.78 acre(s). (C-18) [Deferred from 12/4/19, 1/15/20]

PROPERTY OWNERS: FINLEY C DARRYL
REQUEST: DRB SITE PLAN

DEFERRED TO MARCH 4TH, 2020.
7. Project #PR-2019-002677
SI-2019-00252 – SITE PLAN
SD-2020-00033 – VACATION OF PUBLIC EASEMENT
SD-2020-00034 - VACATION OF PUBLIC EASEMENT
SD-2020-00032 - PRELIMINARY/FINAL PLAT

MODULUS ARCHITECTS, INC. agent(s) for CARLISLE ASSOCIATES LP request(s) the aforementioned action(s) for all or a portion of TRACTS A & B CARLISLE & INDIAN SCHOOL SUBDIVISION BEING A PART OF BLOCKS 16 & 17 AND A PART OF BLOCKS 14 & 15 NETHERWOOD PARK SECOND FILING EXCLUDING PORTIONS OUT TO R/W, zoned MX-M, located at the NEC of INDIAN SCHOOL RD NE and CARLISLE BLVD NE, containing approximately 10.2 acre(s). (H-16) [Deferred from 8/21/19, 8/28/19, 9/18/19, 10/23/19, 10/30/19, 11/6/19, 12/4/19, 12/18/19, 1/15/20, 1/29/20]

PROPERTY OWNERS: CARLISLE ASSOCIATES C/O ROSEN ASSOC MGMT GROUP
REQUEST: 120,000+ SF RETAIL DEVELOPMENT, RIGHT-OF-WAY DEDICATION, VACATE PORTIONS OF 2 PUBLIC UTILITY EASEMENTS


8. 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]

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

DEFERRED TO FEBRUARY 12TH, 2020.
CSI – CARTESIAN SURVEYS agent(s) for WESTWAY HOMES, LLC request(s) the aforementioned action(s) for all or a portion of: TRACTS L, M and N PLAT FOR ANASAZI RIDGE UNIT 1, LOTS 4-9 BLOCK 7, LOTS 10-11 BLOCK 8, LOT 12 BLOCK 12, LOTS 2-10 BLOCK 14, UNIT 5 PARADISE HEIGHTS, zoned MX-L & R-1B, located at on McMAHON BLVD between KAYENTA ST NW and UNIVERSE BLVD NW, containing approximately 7.1015 acre(s). (A-10)

PROPERTY OWNERS: WESTWAY HOMES LLC & CITY OF ALBUQUERQUE

REQUEST: SUBDIVIDE 21 LOTS INTO 1 LOT, VACATE AND GRANT EASEMENTS, VACATE AND DEDICATE RIGHT-OF-WAY

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 BULK PLAT WITH DELEGATION TO THE WATER AUTHORITY FOR PLAT NOTE FOR UTILITY DEVELOPMENT AND TO PLANNING FOR AGIS DXF, UTILITY COMPANIES SIGNATURES, AND FINAL SIGNATURE FINAL CITY COUNCIL APPROVAL OF THE VACATION ACTIONS AS LISTED.

MINOR CASES

SANDIA LAND SURVEYING LLC agent(s) for JOHN E. AND CYTHINA A. MECHENBIER request(s) the aforementioned action(s) for all or a portion of: TRACTS 18 & 19 of LAS LOMITAS BUSINESS PARK, zoned NR-BP, located at 1300 & 1310 CUESTA ARIBA CT NE, containing approximately 2.0209 acre(s). (D-16) [Deferred from 1/15/20, 1/22/20]

PROPERTY OWNERS: LFT LAS LOMITAS LLC

REQUEST: COMBINE TRACTS 18 & 19

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 AGIS DXF.
11. 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 Cont 5.4234 AC, 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]

Property owners: First Financial Credit Union, Ken Williams Enterprises Inc
Request: Property Line Adjustment
Deferred to February 12th, 2020.

12. 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)

Property owners: Novus Properties LLC
Request: Vacation of Floating Easement, Minor Subdivision Plat
Deferred to February 12th, 2020.

13. Project # PR-2019-002939
SD-2020-00030 - Preliminary/Final Plat
Arch + Plan Land Use Consultants agent(s) for David and Rebeca Gonzales request(s) the aforementioned action(s) for all or a portion of: 009 Los Hermanos Add Exc S4 Ft Lot 9, Los Hermanos Addition, zoned R-1C, located at 4622 Carlton St NW, containing approximately 0.7379 acre(s). (G-15)

Property owners: Gonzales David Xavier Pedro & Rebecca Marie RVT
Request: Subdivide 2 Existing Lots into 4 Lots
Deferred to February 26th, 2020.

Sketch Plat
14. **Project # PR-2020-003325**  
**PS-2020-00010 – SKETCH PLAT**

ARCH + PLAN LAND USE CONSULTANTS agent(s) for AZTEC VILLAGE LIMITED PARTNERSHIP request(s) the aforementioned action(s) for all or a portion of: LOTS 1-A AND 1-B, KASSUBA—WALTER ADDITION, zoned R-MH, located at 4321 MONTGOMERY BLVD NE, containing approximately 16.7235 acre(s). (F-17)

**PROPERTY OWNERS:** AZTEC VILLAGE LIMITED PARTNERSHIP  
**REQUEST:** CREATE 2 LOTS FROM 1 EXISTING LOT  

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

15. **Project # PR-2020-003324**  
**PS-2020-00009 - SKETCH PLAT**

AHMED ZAKI request(s) the aforementioned action(s) for all or a portion of: LOT 16, BLOCK 30, SNOW HEIGHTS ADDITION, zoned R-1B, located at 2112 GARCIA ST NE, containing approximately 0.21 acre(s). (H-20)

**PROPERTY OWNERS:** ZAKI AHMED  
**REQUEST:** INCORPORATE VACATED EASEMENT  

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

16. **Other Matters:**

RECONSIDERATION OF  
**PR-2018-001470, SI 2019-00421**  
**SITE PLAN**

DANIEL SOLARES JR. agent(s) for IPMI 6 LLC request(s) the aforementioned action(s) for all or a portion of: TRACT 84E MRGCD MAP 35 & ADJ VAC PORT OF 9TH ST, zoned MX-M, located at 2500 12TH STREET between 12TH ST and MENAUL BLVD, containing approximately 47.29 acre(s).

THE APPROVAL HAS BEEN AMENDED FOR THE ADDITION OF AN INFRASTRUCTURE LIST.

17. **ACTION SHEET MINUTES (with amendments):** Approved for January 29, 2020

ADJOURNED: 11:37