DEVELOPMENT REVIEW BOARD
Agenda
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

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DRB 2/5/20
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  

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  

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  

5. **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]  

   **PROPERTY OWNERS:** BUGLO PROPERTIES LLC  
   **REQUEST:** SITE PLAN AND INFRASTRUCTURE LIST
6. **Project # PR-2019-003076**  
**SI-2019-00367** - SITE PLAN  
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

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
   VA-2020-00026 – BULK LAND PLAT
   SD-2020-00002 – VACATION PUBLIC EASEMENT
   SD-2020-00003 – VACATION RIGHT-OF-WAY Westside Blvd
   SD-2020-00008 - VACATION RIGHT-OF-WAY Navajo Dr
   SD-2020-00009 - VACATION RIGHT-OF-WAY Gordon Ave
   SD-2020-00010 - VACATION RIGHT-OF-WAY Mason Dr
   SD-2020-00011 - VACATION PUBLIC EASEMENT
   SD-2020-00012 - VACATION PUBLIC EASEMENT
   SD-2020-00013 - VACATION PUBLIC EASEMENT
   SD-2020-00014 - VACATION PUBLIC EASEMENT
   SD-2020-00015 - VACATION PUBLIC EASEMENT

   **MINOR CASES**

10. Project # PR-2019-002412
    SD-2020-00001- PRELIMINARY/FINAL PLAT

   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

   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 ARRIBA 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
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

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

13. Project # PR-2019-002939  
SD-2020-00030 - PRELIMINARY/FINAL PLAT  
ARCH + PLAN LAND USE CONSULTANTS agent(s) for DAVID AND REBECCA 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

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  

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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  

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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).

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17. **ACTION SHEET MINUTES:** January 29, 2020  

ADJOURN