



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 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: DEFERRAL 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 DLBAL,
CLEARBROOK INVESTMENTS, SEVANO DEVELOPMENT

REQUEST: FINAL PLAT

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

9. **Project # PR-2018-001499**
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

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

MINOR CASES

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

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 VILLIAGE LIMITED PARTNERSHIP
REQUEST: CREATE 2 LOTS FROM 1 EXISTING LOT

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

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).

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

ADJOURN