



**DEVELOPMENT REVIEW BOARD**

**Action Sheet Minutes**

Plaza del Sol Building Basement Hearing Room

**January 15, 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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**MAJOR CASES**

- 1. **Project # PR-2019-003076**  
SI-2019-00367 - SITE PLAN

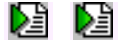


**MODULUS ARCHITECTS INC.** agent(s) for **GYPSUM FLOORING** request(s) the aforementioned action(s) for all or a portion of: **LOT 27 and LOT 28, BLOCK 29, NORTH ABQ ACRES TR A UNIT B**, zoned NR-BP, located at **6217 & 6221 SIGNAL AV NE between SAN PEDRO DR. NE and LOUISIANA BLVD NE** containing approximately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

**PROPERTY OWNERS:** FINLEY C DARRYL  
**REQUEST:** DRB SITE PLAN

**DEFERRED TO FEBRUARY 5, 2020**

2. **Project #PR-2019-002677**  
**SI-2019-00252 – SITE PLAN**



**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]

**PROPERTY OWNERS:** CARLISLE ASSOCIATES C/O ROSEN ASSOC MGMT GROUP  
**REQUEST:** 120,000+ SF RETAIL DEVELOPMENT

**DEFERRED TO JANUARY 29, 2020.**

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3. **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]

**PROPERTY OWNERS:** BERNALILLO COUNTY  
**REQUEST:** CONSOLIDATE 21 LOTS INTO 2/ GRANT EASEMENTS

**DEFERRED TO JANUARY 22, 2020**

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4. **Project # PR-2019-002184**  
**(1001993)**  
SI-2019-00379 – SITE PLAN



**CONSENSUS PLANNING, INC.** agent(s) for **GUARDIAN STORAGE** request(s) the aforementioned action(s) for all or a portion of: **TR G-1 PLAT OF TRACTS F-1 & G-1, ACADEMY PLACE SUBDIVISION**, zoned MX-L, located at **4909 JUAN TABO BLVD NE** between **OSUNA RD** and **MONTGOMERY BLVD**, containing approximately 2.3795 acre(s). (F-21)[Deferred from 12/18/19]

**PROPERTY OWNERS:** SL JUAN TABO LAND LLC  
**REQUEST:** SITE PLAN FOR DEVELOPMENT ON A SITE UNDER 5 ACRES WITHIN 330 FEET OF MAJOR PUBLIC OPEN SPACE

**DEFERRED TO JANUARY 29, 2020**

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5. **Project # PR-2019-002559**  
SD-2019-00222 – VACATION OF 17-FOOT-  
WIDE PUBLIC ACCESS EASEMENT  
SD-2019-00224 – VACATION OF 5-FOOT-  
WIDE WATER and SEWER PUBLIC  
EASEMENT  
SD-2019-00225 – VACATION OF 10-FOOT-  
WIDE CROSS LOT PARKING PUBLIC  
EASEMENT  
SD-2018-00220 – PRELIMINARY/FINAL  
PLAT



ARCH + PLAN LAND USE CONSULTANTS agent(s) for AGGIES LLC request(s) the aforementioned action(s) for all or a portion of: **LOTS 1-A, 1-B,1-C and 1-D, BLOCK 10, UNIVERSITY HEIGHTS ADDITION** zoned R-ML, located on **SILVER AVE between CORNELL DRIVE and STANFORD DRIVE**, containing approximately 0.334 acre(s). (K-16) *[Deferred from 12/18/19]*

PROPERTY OWNERS: AGGIES, LLC

REQUEST: VACATE 3 PRIVATE EASEMENTS AND LOT CONSOLIDATION FROM 4 LOTS TO 2 LOTS

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 AND THE VACATIONS AS SHOWN ON THE VACATION EXHIBITS IN THE PLANNING FILE.

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6. **Project # PR-2019-002044**  
**(1011642)**  
SD-2019-00217 - FINAL PLAT



MARK GOODWIN & ASSOCIATES, PA agent(s) for CINNAMON MORNING DEVELOPMENT, LLC request(s) the aforementioned action(s) for all or a portion of: **S 1/2 OF LOT 3 ALVARADO GARDENS ADDN UNIT 1**, zoned R-A, located at **2700 RIO GRANDE BLVD NW**, between **MATTHEW and CAMPBELL RD** containing approximately 2.5103 acre(s). (G-12 & 13) *[Deferred from 1/8/20]*

PROPERTY OWNERS: PERCILICK SUE E

REQUEST: FINAL PLAT APPROVAL

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: WATER AUTHORITY FOR PAYMENT OF PRO-RATA AND TO PLANNING FOR AGIS DXF.

7. **Project # PR-2019-003077**  
SI-2019-00370 – **SITE PLAN**  
VA-2019-00426 – **WAIVER SIDEWALK WIDTH**



**DEKKER, PERICH, SABATINI** agent's for **ALLEN SIGMOND GROUP** request(s) the aforementioned action(s) for all or a portion of: **TR 6-A-1-C-1-A BLK C PLAT FOR LOTS 5-A-1, 5-A-2, 6-A-1-C-1-A AND 6-A-1-C-1-B BLOCK "C", LOUISIANA SUBDIVISION** zoned MX-H, located at **2424 LOUISIANA BLVD NE**, containing approximately 1.519 acre(s). (H-19)[Deferred from 12/4/19, 1/8/20]

**PROPERTY OWNERS:** LBP PARTNERS LLC C/O ALLEN SIGMON REAL ESTATE

**REQUEST:** SITE PLAN AMENDMENT

**DEFERRED TO JANUARY 22, 2020.**

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**MINOR CASES**

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



**SANDIA LAND SURVEYING LLC** agent(s) for **JOHN E. AND CYTHINA A. MECHEMBIER** 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)

**PROPERTY OWNERS:** LFT LAS LOMITAS LLC

**REQUEST:** COMBINE TRACTS 18 & 19

**DEFERRED TO JANUARY 22, 2020.**

9. **Project # PR-2019-003003**  
SD-2020-00004 – **PRELIMINARY/FINAL PLAT**

**BOHANNAN HUSTON INC.** agent(s) for **HOPEWORKS** request(s) the aforementioned action(s) for all or a portion of: **LOTS 3A, 4A, 5A, 6A, 7A, BLOCK 6 PARIS ADDITION** zoned MX-M, located at **1215 3<sup>RD</sup> ST NW** between **MOUNTAIN RD NW and SUMMER AVE NW**, containing approximately 1.35 acre(s). (J-14)

**PROPERTY OWNERS:** HOPEWORKS

**REQUEST:** CONSOLIDATE 5 LOTS INTO 2 LOTS, GRANT ACCESS AND DRAINAGE EASEMENTS

**DEFERRED TO JANUARY 22, 2020.**

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**SKETCH PLAT**

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**10. Project # PR-2019-002058**  
PS-2020-00002 – SKETCH PLAT

**ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **GORKY PACHA** request(s) the aforementioned action(s) for all or a portion of: **008 W ATLANTIC & PACIFIC AVE W 20 FT & L9& L10 LOT 8, BLOCK W, SUBDIVISION ATLANTIC & PACIFIC ADDN**, zoned R-1A, located at 510 & **508 ATLANTIC AV SW**, containing approximately 0.248 acre(s). (K-14)

**PROPERTY OWNERS:** PACHA GORKY M

**REQUEST:** LOT CONSOLIDATION FOR 3 LOTS IN TO 2 LOTS

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

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**11. Project # PR-2019-002905**  
PS-2020-00004 - SKETCH PLAT



**ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **SUNPORT PARK HOSPITALITY LLC** request(s) the aforementioned action(s) for all or a portion of: **LT 2-A-2 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLK 2 SUNPORT PARK 2A2 & 2A3, BLOCK 2, SUNPORT PARK CONT 2.0333 AC**, zoned NR-BP, located at **1401 WOODWARD RD SE**, containing approximately 2.0473 acre(s). (M-15)

**PROPERTY OWNERS:** SUNPORT PARK HOSPITALITY LLC

**REQUEST:** CREATE 1 EXISTING LOT INTO 2 LOTS

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

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**12. Project # PR-2019-002332**  
PS-2020-00001 - SKETCH PLAT



**ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **FRANK AND MARY PADILLA** request(s) the aforementioned action(s) for all or a portion of: **MAP 38 TRACT 300A1** , zoned R-A, located at **2743 CARSON RD NW**, containing approximately 0.92 acre(s). (H-12)

**PROPERTY OWNERS:** PADILLA FRANK A & MARY G

**REQUEST:** CREATE 1 EXISTING LOT INTO 2 LOTS

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

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13. **Project # PR-2020-003239**  
PS-2020-00006 – **SKETCH PLAT**

**ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **SUNSET VILLA LLC** request(s) the aforementioned action(s) for all or a portion of:

**LOTS 16-A, 23-A, 45-A, 49-A, 59-A SUNSET VILLA SUBDIVISION** zoned PD, located at **1620 and 1701 GARDEN WY SW, 600 GARDEN PATCH LN 508 TWILIGHT VISTA LN SW and 509 TYRACK LN SW** containing approximately 4.6535 acre(s). (K-12)

**PROPERTY OWNERS:** WAREHOUSE MOULDING DOOR CORP & SUNSET VILLA LLC

**REQUEST:** CREATE 12 LOTS FROM EXISTING 5 LOTS

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

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14. **Project # PR-2019-001983**  
PS-2020-00005 - **SKETCH PLAT**

**ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **HEADSTARTS ENTERPRISES** request(s) the aforementioned action(s) for all or a portion of: **LOTS A-1 and A-2 GUTHRIE COMMERCE PARK** zoned NR-LM, located at **600 MONTANO RD NE**, containing approximately 7.72 acre(s). (F-15)

**PROPERTY OWNERS:** HEADSTART ENTERPRISES & HEADSTART ENTERPRISES C/O CAR CRAFTERS

**REQUEST:** LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

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15. Other Matters: None

16. **ACTION SHEET MINUTES Accepted for:**  
**January 8, 2020**

ADJOURNED – 10:55am