DEVELOPMENT REVIEW BOARD
Agenda
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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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-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
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

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

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
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

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

7. Project # PR-2019-003077
SI-2019-00370 – SITE PLAN
VA-2019-00426 – WAIVER SIDEWALK WIDTH
DEKKER, PERICH, SABATINI 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

MINOR CASES
8. 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 ARIBA CT NE, containing approximately 2.0209 acre(s). (D-16)  
PROPERTY OWNERS: LFT LAS LOMITAS LLC  
REQUEST: COMBINE TRACTS 18 & 19

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 3RD 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

SKETCH PLAT

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

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
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

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

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

15. Other Matters:

16. ACTION SHEET MINUTES: January 8, 2020

ADJOURN