



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

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-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
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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
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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
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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 ARRIBA CT NE**, containing approximately 2.0209 acre(s). (D-16)

PROPERTY OWNERS: LFT LAS LOMITAS LLC
REQUEST: COMBINE TRACTS 18 & 19

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 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

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

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

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

15. Other Matters:

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

ADJOURN