DEVELOPMENT REVIEW BOARD

Agenda
Plaza del Sol Building Basement Hearing Room

January 29, 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-2019-003224
   SD-2019-00230 – PRELIMINARY/FINAL PLAT
   SD-2019-00430 – SITE PLAN AMENDMENT

TIERRA WEST LLC agent(s) for AOC NEW MEXICO LLC request(s) the aforementioned action(s) for all or a portion of: TR 2-B-1-A PLAT OF TRACTS 2-A-1 AND 2-B-1A NEW PORT INDUSTRIAL PARK WEST, UNIT 1 CONT 19.3789 AC zoned NR-BP, located at 2501 BUENA VISTA DR SE, containing approximately 19.3789 acre(s). (M-15)

PROPERTY OWNERS: AOC NEW MEXICO LLC
REQUEST: MAJOR AMENDMENT TO SITE PLAN, PRELIMINARY/FINAL PLAT

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1/29/20
2. **Project #PR-2018-001501**  
   (1010023)  
   SD-2019-00163 - **VACATION OF PRIVATE EASEMENT**  
   SD-2019-00162 – **VACATION OF PUBLIC EASEMENT**  
   VA-2019-00290 – **WAIVER SIDEWALK**  
   VA-2019-00289 – **WAIVER STREET**  
   SI-2019-00299 – **SITE PLAN**  

   ISAACSON & ARFMAN, LLC agent(s) for MONTANO FAMILY HOMES LLC request(s) the aforementioned action(s) for all or a portion of **TRACT 6-A-2 PLAT OF LOTS 6-A-1 AND 6-A-2 NORTH FOURTH STREET HOMESITES ADDN**, zoned R-A, located at **712 MONTANO RD NW** between **9th ST NW and HARWOOD LATERAL**, Albuquerque, NM, containing approximately 1.7110 acre(s). (F-14) [Deferred from 9/25/19, 11/20/19]  

   **PROPERTY OWNERS:** PERLA SARITA R TRUSTEE PERLA LVTC/O JEFFREY PARKS  
   **REQUEST:** CLUSTER DEVELOPMENT OF 8 RESIDENTIAL LOTS WITH ASSOCIATED OPEN SPACE  

   * **REQUESTED DEFERRAL TO MARCH 11TH, 2020 AT THE APPLICANT’S REQUEST.**

3. **Project #1011598**  
   18DRB-70137 - **VACATION OF PUBLIC RIGHT-OF-WAY**  
   18DRB-70138 - **SIDEWALK VARIANCE**  
   18DRB-70139 - **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS**  
   18DRB-70140 - **PRELIMINARY/ FINAL PLAT**  

   BOB KEERAN, request(s) the aforementioned action(s) for all or a portion of **lot(s) 17 & 18**, Block(s) 4, Tract(s) 3, **NORTH ALBQ ACRES Unit 3**, zoned PD (RD/SDUA), located on **VENTURA ST NE** between **SIGNAL AVE NE and ALAMEDA BLVD NE**, containing approximately 2 acre(s). (C-20) [Deferred from 5/16/18, 6/13/18, 7/18/18, 8/8/18, 9/12/18, 10/24/18, 12/5/18, 12/19/18, 1/9/19, 1/23/19, 2/13/19, 2/27/19, 3/20/19, 4/17/19, 4/24/19, 6/5/19, 7/10/19, 8/7/19, 9/18/19, 10/30/19, 12/11/19].  

   * **REQUESTED DEFERRAL TO REQUESTED DEFERRAL TO MARCH 11TH, 2020 AT THE APPLICANT’S REQUEST.**
4. Project #PR-2019-002046
   (1010582, 1001515)
   SI-2019-00032 - SITE PLAN – DRB

   WILSON & COMPANY, agent(s) for COA SOLID WASTE
   MANAGEMENT DEPT., request(s) the aforementioned
   action(s) for all or a portion of a northerly portion of TRACT
   107B1A1 excluding portions of Right of Way and excluding
   a northerly portion, TRACT 107B1A2 excluding portion of
   Right of Way, TRACT in the SW Corner – TRACT 107B1B,
   TRACT 108A3A1A, TRACT 108A3A1B, and TRACT 108A3B,
   TRACTS 108A1A1B1B & 108A1A2B2, TRACT 108A1A2B1A,
   TRACT 107B2A2 excluding Rights of Way, TRACT 107B2A1,
   excluding portion of Right of Way, MRGCD Map#33, zoned
   NR-LM, located at 4600 EDITH BLVD NE (SE corner of
   COMANCHE RD NE AND EDITH BLVD NE), containing
   approximately 22.0 acre(s). (G-15) [Deferred from 2/27/19, 3/27/19,
   5/1/19, 5/22/19, 6/19/19, 7/31/19, 9/25/19, 12/18/19]

   PROPERTY OWNERS: CITY OF ALBUQUERQUE
   REQUEST: SITE PLAN FOR NEW ADMIN BUILDING, VEHICLE
   MAINTENANCE BUILDING, BIN REPAIR/WELD SHOP BUILDING AND
   STORAGE AREA, GUARD SHACK, RECYCLING DROP OFF AREA,
   PARKING AREAS AND CNG FUELING STATION
   REQUESTED DEFERRAL TO FEBRUARY 26TH, 2020 AT THE
   APPLICANT’S REQUEST.

5. 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, 1/15/20]

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

   * REQUESTED DEFERRAL TO FEBRUARY 5TH, 2020 AT THE
   APPLICANT’S REQUEST.
6. Project # PR-2018-001470 (1000643)  
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). [Deferred from 1/8/20, 1/22/20]

PROPERTY OWNERS: US INDIAN SERVICE AND BUREAU OF INDIAN AFFAIRS  
REQUEST: THREE RETAIL STRUCTURES, PARKING LOT AND SITE AMENITIES

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). [Deferred from 12/11/19, 1/15/20, 1/22/20]

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

8. Project # PR-2019-002184 (1001993)  
SD-2020-00027 – PRELIMINARY/FINAL PLAT  
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). [Deferred from 12/18/19, 1/15/20]

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, PRELIMINARY/FINAL PLAT

MINOR CASES
<table>
<thead>
<tr>
<th>Project #</th>
<th>SD-2020-0002607</th>
<th>PRELIMINARY/FINAL PLAT</th>
<th>Agent(s)</th>
<th>Request(s)</th>
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<tbody>
<tr>
<td></td>
<td>ARCH+ PLAN LAND USE CONSULTANTS</td>
<td>request(s) for JOHN O. PEARSON</td>
<td>the aforementioned action(s) for all or a portion of: LOT 8-B PLAT OF LOTS 8-A &amp; 8-B UNIT 1 ALVARADO GARDENS CONT 0.8967 AC, zoned R-A, located on RIO GRANDE BLVD between ARTESANOS CT and CAMPBELL RD, containing approximately 0.8967 acre(s). (G-13)</td>
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<td>PROPERTY OWNERS:</td>
<td>JOHN D PEARSON</td>
<td>REQUEST: CREATE 2 LOTS FROM 1 EXISTING LOT</td>
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<td>ARCH+ PLAN LAND USE CONSULTANTS</td>
<td>request(s) for MBFW FAMILY LTD. PARTNERSHIP</td>
<td>the aforementioned action(s) for all or a portion of: LOT 6, BLOCK 4, SKYLINE HEIGHTS, zoned MX-M, located at 10005 COCHITI RD SE, containing approximately 0.6152 acre(s). (L-20)</td>
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<td>PROPERTY OWNERS:</td>
<td>MBFW FAMILY LTD PARTNERSHIP</td>
<td>REQUEST: LOT CONSOLIDATION 4 LOTS INTO 1 LOT</td>
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<td>TIERRA WEST, LLC</td>
<td>request(s) for AIRPORT PARKING KATHLEEN CHAVES</td>
<td>the aforementioned action(s) for all or a portion of: PARCEL 2A BLK 4 PARK PLAT OF LTS 1A, 1B, 2B IN BLK 3, PARCEL S 1A1, 1A2, 1B1 IN BLK 4, PARCELS 2A, 2B, 2C &amp; 2D OF SUNPORT PARK CONT 48.6651 AC, zoned NR-BP, located at 1501 AIRCRAFT AV SE, containing approximately 48.6651 acre(s). (M-15)</td>
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<td>PROPERTY OWNERS:</td>
<td>R &amp; B LLC</td>
<td>REQUEST: MINOR PRELIMINARY/FINAL PLAT</td>
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<td>PRICE LAND DEVELOPMENT GROUP (SCOTT STEFFEN)</td>
<td>request(s) for SUCCESS LAND HOLDINGS, LLC</td>
<td>the aforementioned action(s) for all or a portion of: TRACT A-1-A, TRACT B-1, ANDERSON HEIGHTS UNIT 4, zoned PC &amp; R-1A, located on 118TH STREET SW and AMOLE MESA AVENUE SW and COLOBEL AVE SW, containing approximately 82.93 acre(s). (N-8)</td>
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<td>PROPERTY OWNERS:</td>
<td>SUCCESS LAND HOLDINGS LLCC/O PRICE LAND &amp; DEVELOPMENT GROUP INC</td>
<td>REQUEST: AMENDMENT TO EXISTING INFRASTRUCTURE LIST</td>
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13. **Project # PR-2019-002598**
   **PS-2020-00008 – SKETCH PLAT**

WAYJOHN SURVEYING, INC. agent(s) for LA LUZ DEL SOL LAND OWNERS ASSOCIATION, C/O JADE CHASE, BLUE DOOR REALTY request(s) the aforementioned action(s) for all or a portion of: LOT H-1-A-1, LA LUZ DEL OESTE, UNIT 4, zoned R-T, located on COSTA ALMERIA DR NW between SEVILLA AVE NW and MONTANO RD NW, containing approximately 1.3882 acre(s). (F-11)

**PROPERTY OWNERS:** LA LUZ DEL SOL LANDOWNERS ASSOCIATION C/O SENTRY MANAGEMENT

**REQUEST:** LOT CONSOLIDATION

14. Other Matters:

15. **ACTION SHEET MINUTES:** January 22, 2020

   ADJOURN