



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

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

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 RESIDENTAL 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/5DUA), 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). (H-13)[*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

7. **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, 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). (F-21)[*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

9. **Project # PR-2019-002607**
SD-2020-00026 - PRELIMINARY/FINAL
PLAT

ARCH+ PLAN LAND USE CONSULTANTS agent(s) for **JOHN O. PEARSON** request(s) the aforementioned action(s) for all or a portion of: **LOT 8-B PLAT OF LOTS 8-A & 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)

PROPERTY OWNERS: JOHN D PEARSON
REQUEST: CREATE 2 LOTS FROM 1 EXISTING LOT

10. **Project # PR-2019-003086**
SD-2020-00025 - PRELIMINARY/FINAL
PLAT

ARCH+ PLAN LAND USE CONSULTANTS agent(s) for **MBFW FAMILY LTD. PARTNERSHIP** request(s) 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)

PROPERTY OWNERS: MBFW FAMILY LTD PARTNERSHIP
REQUEST: LOT CONSOLIDATION 4 LOTS INTO 1 LOT

11. **Project # PR-2019-002651**
SD-2020-00024 – PRELIMINARY/FINAL
PLAT

TIERRA WEST, LLC agent(s) for **AIRPORT PARKING KATHLEEN CHAVES** request(s) 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 & 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)

PROPERTY OWNERS: R & B LLC
REQUEST: MINOR PRELIMINARY/FINAL PLAT

12. **Project # PR-2019-002411**
SD-2020-00022 – AMENDMENT TO
INFRASTRUCTURE LIST

PRICE LAND DEVELOPMENT GROUP (SCOTT STEFFEN) agent(s) for **SUCCESS LAND HOLDINGS, LLC** request(s) the aforementioned action(s) for all or a portion of: **TRACT A-1-A, TRACT B-1, ANDERSON HEIGHTS UNIT 4**, zoned PC & R-1A, located on **118TH STREET SW** and **AMOLE MESA AVENUE SW** and **COLOBEL AVE SW**, containing approximately 82.93 acre(s). (N-8)

PROPERTY OWNERS: SUCCESS LAND HOLDINGS LLC/O PRICE LAND & DEVELOPMENT GROUP INC
REQUEST: AMENDMENT TO EXISTING INFRASTRUCTURE LIST

SKETCH PLAT

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