DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

March 4, 2020

Jolene Wolfley.......................................................... DRB Chair
Jeanne Wolfenbarger .............................................. Transportation
Kris Cadena ............................................................. Water Authority
Ernest Armijo......................................................... City Engineer/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 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-2018-0001284
   SI-2020-00028 – SITE PLAN AMENDMENT

   CONSENSUS PLANNING INC. agent(s) for KASSAM LAND ACQUISITION 10, LLC/LEGACY HOSPITAL request(s) the aforementioned action(s) for all or a portion of: Lot A2A1A and A2A2A, PARK SQUARE ADDITION, zoned MX-H, located at 6500 AMERICAS PKWY NE between INDIAN SCHOOL RD NE and I-40/LOUISIANA BLVD NE, containing approximately 4.0 acre(s). (J-18)

   PROPERTY OWNERS: NEW OMNI HOSPITALITY LLC C/O LEGACY HOSPITALITY LLC, KASSAM LAND ACQUISITION 10 LLC
   REQUEST: MAJOR AMENDMENT TO SITE PLAN
2. Project # PR-2019-002544  
SD-2020-00042 – FINAL PLAT  
SD-2020-00043 – AMENDMENT TO INFRASTRUCTURE LIST  

HIGH MESA CONSULTING GROUP agent(s) for CITY OF ALBUQUERQUE, DMD, CULTURAL SERVICES, C/O JERRY FRANCIS, CITY ARCHITECT request(s) the aforementioned action(s) for all or a portion of: REPLAT OF BLK 2 LOMA VERDE SUBDIVISION, REPLAT OF BLK 3 LOMA VERDE SUBDIVISION, zoned MX-M, located at 7667 CENTRAL AVE NE, between SAN PABLO ST NE and CHARLESTON ST NE, containing approximately 4.7928 acre(s). (D-19)

PROPERTY OWNERS: CITY OF ALBUQUERQUE  
REQUEST: MAJOR PLAT APPROVAL, AMENDMENT TO INFRASTRUCTURE LIST FOR DEPARTMENT OF CULTURAL SERVICES DIRECTOR SIGNATURE

3. Project # PR-2018-001903  
SD-2020-00044 – EXTENSION OF PRELIMINARY PLAT  

BOHANNAN HUSTON INC. agent(s) for GAMMA DEVELOPMENT LLC (CK SCOTT) request(s) the aforementioned action(s) for all or a portion of: TR 3B-3 PLAT OF TRS 3B-1, 3B-2 & 3B-3 A SUBDIVISION OF TR 3B LAND OF IHS ACQUISTION NO. 120, zoned R-T, located at 8820 HORIZON BLVD NE between BALLOON MUSEUM DR NE and ALAMEDA BLVD NE, containing approximately 7.76 acre(s). (B-17)

PROPERTY OWNERS: GAMMA DEVELOPMENT LLC  
REQUEST: EXTENSION OF PRELIMINARY PLAT

4. Project # PR-2018-001759  
SD-2020-00045 – FINAL PLAT  

BOHANNAN HUSTON INC. agent(s) for PULTE DEVELOPMENT OF NEW MEXICO request(s) the aforementioned action(s) for all or a portion of: TR P PLAT OF WATERSHED SUBDIVISION, TRACT P, WATERSHED SUBDIVISION, zoned PC, located on ARROYO VISTA BLVD NW between 118TH ST NW and CITY OF ALBUQUERQUE MAJOR PUBLIC OPEN SPACE, containing approximately 61.68 acre(s). (H-7, J-7 & 8)

PROPERTY OWNERS: PULTE DEVELOPMENT OF NEW MEXICO  
REQUEST: FINAL PLAT APPROVAL
5. Project #PR-2019-002277 (1002962)  
SI-2019-00246 – SITE PLAN  
RESPEC agent(s) for RAINBOW PASEO, LLC request(s) the aforementioned action(s) for all or a portion of TRACT A PLAT OF TRACTS A, B AND C CANTATA AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACT OS-4 THE TRAILS UNIT 2 & TRACT A TAOS AT THE TRAILS UNIT 2), zoned R-ML, located on OAKRIDGE ST NW between OAKRIDGE ST NW and TREE LINE AVE NW, containing approximately 3.26 acre(s). (C-9) [Deferred from 8/15/19, 10/9/19, 12/4/19, 2/5/20]  
PROPERTY OWNERS: RV LOOP LLC  
REQUEST: 52 UNIT TOWNHOME DEVELOPMENT

6. 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, 1/15/20, 2/5/20]  
PROPERTY OWNERS: FINLEY C DARRYL  
REQUEST: DRB SITE PLAN

7. Project # PR-2020-003259  
SI-2020-00016 – SITE PLAN  
JEREMY SHELTON for DEKKER, PERICH, SABATINI agent(s) for PRESBYTERIAN HEALTHCARE SERVICES request(s) the aforementioned action(s) for all or a portion of: TRACT 1-A-1-A PLAT OF TRACTS 1-A-1-A & 1-A-1-B HONEYWELL SITE zoned NR-LM, located at 9201 SAN MATEO BLVD NE between SAN MATEO BLVD NE and SAN DIEGO AVE NE, containing approximately 59.696 acre(s). (B-17) [Deferred from 2/12/20]  
PROPERTY OWNERS: HONEYWELL INTERNATIONAL INC C/O ALTUS GROUP US  
REQUEST: SITE PLAN DRB  
* REQUESTED DEFERRAL TO MARCH 18TH, 2020 AT THE APPLICANT’S REQUEST.

MINOR CASES
8. Project # PR-2019-002598
SD-2020-00051 – PRELIMINARY/FINAL 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 LAND OWNERS ASSOCIATION
REQUEST: TO COMBINE VACATED PORTION OF COSTA ALMERIA DRIVE NW WITH LOT H-1-A

SD-2020-00055 – VACATION OF PRIVATE EASEMENT
SD-2020-00054 – PRELIMINARY/FINAL PLAT

TIERRA WEST LLC agent(s) for MAVERIK INC. request(s) the aforementioned action(s) for all or a portion of: TR G2B PLAT OF TRACTS G-2-A & G-2-B MONTGOMERY COMPLEX LOT G2B, MONTGOMERY COMPLEX, zoned MX-M, located at 3601 MONTGOMERY BLVD NE between MONTGOMERY BLVD NE and CARLISLE BLVD NE, containing approximately 2.2543 acre(s). (F-16)

PROPERTY OWNERS: MONTGOMERY PLACE CHURCH OF GOD
REQUEST: VACATION OF PRIVATE EASEMENT, PRELIMINARY/FINAL PLAT

SD-2020-00052 – VACATION OF PUBLIC EASEMENT

TIERRA WEST, LLC agent(s) for AIRPORT PARKING – KATHLEEN CHAVEZ 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, zoned NR-BP, located at 1501 AIRCRAFT AV SE between UNIVERSITY BLVD AND I-40, containing approximately 48.6651 acre(s). (M-15)

PROPERTY OWNERS: R & B LLC
REQUEST: VACATION OF PUBLIC EASEMENT
11. Project # PR-2018-001511  
SD-2020-00056 – PRELIMINARY/FINAL PLAT  
SD-2020-00057 – VACATION OF RIGHT OF WAY  

TIERRA WEST, LLC agent(s) for UNIVEST-COORS ROAD LLC request(s) the aforementioned action(s) for all or a portion of: TRACT 3 PLAT OF TRACTS 1 THRU 4 COORS VILLAGE BEING A REPLET OF TRACT A-1-A UNIVERSITY OF ALBUQUERQUE URBAN CENTER LOT 3, COORS VILLAGE, zoned MX-L, located at 4500 QUAKER HEIGHTS PL NW between COORS BLVD NW and WESTERN TRAILS NW containing approximately 13.5436 acre(s). (F-11)  

PROPERTY OWNERS: UNIVEST-COORS ROAD LLC  
REQUEST: MINOR PRELIMINARY/FINAL PLAT AND VACATION OF RIGHT-OF-WAY

12. Project # PR-2020-003357  
SD-2020-00040 – PRELIMINARY/FINAL PLAT  

TIERRA WEST LLC agent(s) for ABQ OFFICE LLC request(s) the aforementioned action(s) for all or a portion of: LOTS 6-A-1, 6-A-2, 6-A-3 and 6-A-4, JEFFERSON COMMONS II, zoned NR-BP, located at 5411 JEFFERSON BLVD NE between SINGER BLVD NE and OFFICE BLVD NE, containing approximately 17.0507 acre(s). (F-17) [Deferred from 2/12/20, 2/26/20]  

PROPERTY OWNERS: 5421 JEFFERSON STREET HOLDINGS LLC C/O CWCAPITAL ASSET MGMT LLC  
REQUEST: MINOR SUBDIVISION FINAL PLAT APPROVAL

13. Project # PR-2019-002046  
SD-2020-00059 – PRELIMINARY/FINAL PLAT  


PROPERTY OWNERS: City of Albuquerque  
REQUEST: CONSOLIDATE NINE EXISTING TRACTS INTO THREE NEW TRACTS, GRANT EASEMENTS AND VACATE A STRIP PORTION OF RANKIN RD.
14. 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 between ALTEZ ST SE and CONCHAS ST SE, containing approximately 0.6152 acre(s). (L-20) [Deferred from 1/29/20, 2/26/20]  

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

15. Project # PR-2018-001991  
SD-2020-00060 – AMENDMENT TO INFRASTRUCTURE LIST  
PRICE LAND DEVELOPMENT GROUP (SCOTT STEFFEN) agent(s) for PV VALLE PRADO, LLC (KEVIN WECHTER) request(s) the aforementioned action(s) for all or a portion of: VALLE PRADO UNITS 4 AND 5, zoned R-1B, located on WOODMONT AVE NW between RAINBOW BLVD NW and PASEO DEL NORTE BLVD NW, containing approximately 15.52 acre(s). (C-9)  

PROPERTY OWNERS: PV VALLE PRADO, LLC  
REQUEST: AMENDMENT TO EXISTING INFRASTRUCTURE LIST

16. Project # PR-2019-002268  
VA-2020-00062 – VARIANCE TO DPM STANDARDS  
SD-2020-00058 – VACATION OF PRIVATE EASEMENT  
COMMUNITY SCIENCES CORP agent(s) for OUR LAND LLC request(s) the aforementioned action(s) for all or a portion of: A4 REPLAT OF TRACT A OF PLAT OF LANDS OF MICHAEL J SNOW & E LIZABETH T SNOW TR LOT A4, zoned R-A, located at 2945 TRELLIS DR NW between DECKER RD NW and CAMPBELL ROAD NW, containing approximately 0.8301 acre(s). (G-13)  

PROPERTY OWNERS: OUR LAND LLC  
REQUEST: VACATE 20 FOOT WIDE PRIVATE EASEMENT, VARIANCE OF 10 FEET TO DPM REQUIREMENT FOR 30 FOOT WIDE ACCESS EASEMENT

SKETCH PLAT
17. Project # PR-2020-003443  
   PS-2020-00023 – SKETCH PLAT  
   FIERRO & COMPANY agent(s) for HOLLY PARTNERS  
   request(s) the aforementioned action(s) for all or a portion of: TRACT 20A-1 VACATION AMENDED PLAT & REPL OF PARADISE NORTH SITUATED WITHIN THE TOWN OF ALAMEDA GRANT, zoned MX-L, located at MCMACHON NW between UNSER BLVD NW and BANDELIER DR. NW, containing approximately 19.09 acre(s). (A-11)  
   PROPERTY OWNERS: TRES ESQUINAS LIMITED COMPANY  
   REQUEST: SUBDIVIDE ONE TRACT INTO TWO NEW TRACTS  

18. Project # PR-2020-003442  
   PS-2020-00022 - SKETCH PLAT  
   BOHANNAN HUSTON (MICHAEL BALASKOVITS) agent(s) for CORAZON DEL MESA 4, LLC request(s) the aforementioned action(s) for all or a portion of: TR A-6-C PLAT OF TRS A-6-A, A-6-B & A-6-C MESA DEL SOL INNOVATION PARK (A REPL OF TR A-6 MESA DEL SOL INNOVATIONPARK) zoned PC, located on UNIVERSITY BLVD SE between STRYKER RD SE and STIEGLITZ AVE SE, containing approximately 30.4 acre(s). (R-16, S-16)  
   PROPERTY OWNERS: LAND ADVISORS ORGANIZATION LLC  
   REQUEST: SKETCH PLAT REVIEW  

19. Project # PR-2020-0003441  
   PS-2020-00021 – SKETCH PLAT  
   RIO GRANDE ENGINEERING agent(s) for FORTUNADA LLC  
   request(s) the aforementioned action(s) for all or a portion of: LOT 7, BLOCK 13, VOLCANO CLIFFS UNIT 3, zoned MX-T, located on ATRISCO DR NW between MOJAVE ST NW and SANTA DOMINGO ST NW, containing approximately 1.0 acre(s). (C-18)  
   PROPERTY OWNERS: FORTUNADA LLC  
   REQUEST: SKETCH PLAT REVIEW AND COMMENT  

20. Project # PR-2020-003419  
   PS-2020-00018 – SKETCH PLAT  
   CSI – CARTESIAN SURVEY’S INC. agent(s) for DNC, LTD  
   request(s) the aforementioned action(s) for all or a portion of: A-A-1-A-1 and C-1-A-5A-1, LOMA DEL NORTE UNIT 5-A zoned MX-M, located at 7110 and 7120 WYOMING BLVD NE between WYOMING BLVD NE and BARSTOW ST ST NE, containing approximately 17.0717 acre(s). (D & E - 19)  
   PROPERTY OWNERS: D N C LTD PARTNERSHIP C/O SCOTT GARRETT, SOUTHWEST EYE CARE SPECIALISTS PROPERTIES LLC  
   REQUEST: LOT LINE ADJUSTMENT
CSI – CARTESIAN SURVEY’S INC. agent(s) for RED SHAMROCK 21 LLC request(s) the aforementioned action(s) for all or a portion of: TR A-1 PLAT OF TRACT A-1 BELLAMAHS CENTRAL ADDN, zoned MX-H, located at 10415 CENTRAL AV NE between EUBANK BLVD SE and ELIZABETH ST NE, containing approximately 2.2808 acre(s). (L-21)

PROPERTY OWNERS: RED SHAMROCK 21 LLC
REQUEST: SUBDIVIDE EXISTING TRACT INTO 2 NEW TRACTS

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22. Other Matters:

23. ACTION SHEET MINUTES: February 26, 2020

ADJOURN