



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

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-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
INFRASTRUCURTE 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 ACQUISITION 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

9. **Project # PR-2019-002920**
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

10. **Project # PR-2019-002651**
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 REPLAT 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

WILSON & CO., INC. ATTN: BEN ARAGON agent(s) for **CITY OF ALBUQUERQUE** request(s) the aforementioned action(s) for all or a 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)

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 15.52acre(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 TRELIS 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 **MCMAHON 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 SOLINNOVATION PARK (A REPL OF TR A-6 MESA DEL SOL INNOVATIONPARK)** zoned PC, located on **UNIVERISTY BLVD SE between STRYKER RD SE and STIEGLITZ AVE SE**, containing approximately 30.4acre(s). (R-16, S-16)

PROPERTY OWNERS: LAND ADVISORS ORGANIZATION LLC
REQUEST: SKETCH PLAT REVIEW

19. **Project # PR-2020-00003441**
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

21. Project # PR-2020-003420
PS-2020-00020 - SKETCH PLAT

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

22. Other Matters:

23. ACTION SHEET MINUTES: February 26, 2020

ADJOURN