



**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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**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

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE AMENDED SITE WITH FINAL SIGN OFF DELEGATED TO THE WATER AUTHORITY FOR UPDATED UTILITY PLAN IN THE PLAN SET AND THE AVAILABILITY STATEMENT AND TO PLANNING WHO IS LAST TO SIGN.**

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

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE FINAL PLAT. FINAL SIGN-OFF IS DELEGATED TO THE WATER AUTHORITY FOR PAPER EASEMENT AND TO PLANNING FOR UTILITY COMPANIES SIGNATURES AND THE AGIS DXF.

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED MARCH 4<sup>TH</sup>, 2020, THE DRB HAS APPROVED THE AMENDED INFRASTRUCTURE LIST. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.

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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

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT.

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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 118<sup>TH</sup> 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

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE FINAL PLAT. FINAL SIGN-OFF IS DELEGATED TO HYDROLOGY FOR DRAINAGE EASEMENT LANGUAGE NOTE AND TO PLANNING FOR AGIS DXF.

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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

DEFERRED TO MARCH 25<sup>TH</sup>, 2020.

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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

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED MARCH 4<sup>TH</sup>, 2020, THE DRB HAS APPROVED THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO PLANNING FOR MOTION SENSORED LIGHTS.

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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

DEFERRED TO MARCH 18<sup>TH</sup>, 2020.

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**MINOR CASES**

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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

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR AGIS DXF.

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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

DEFERRED TO MARCH 18<sup>TH</sup>, 2020.

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10. **Project # PR-2019-002651**  
SD-2020-00052 – **VACATION OF PUBLIC EASEMENT**  
SD-2020-00024 – **PRELIMINARY/FINAL PLAT \*\* (Deferred from 1/29/20 and added as an amended addition to agenda)**



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

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE VACATION AS SHOWN ON THE VACATION EXHIBIT IN THE PLANNING FILE.

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO TRANSPORTATION FOR THE REVOCABLE PERMIT AND TO PLANNING FOR UTILITY COMPANY SIGNATURES AND FOR THE AGIS DXF.

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11. **Project # PR-2018-001584**  
**(AKA 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

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO TRANSPORTATION FOR CURB RAMPS WITHIN RIGHT-OF-WAY SHOWN ON SHEET 2.

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE VACATION AS SHOWN ON THE VACATION EXHIBIT IN THE PLANNING FILE.

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

DEFERRED TO MARCH 11<sup>TH</sup>, 2020.

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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.

DEFERRED TO MARCH 18<sup>TH</sup>, 2020.

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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

DEFERRED TO MARCH 11<sup>TH</sup>, 2020

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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

**THE AMENDMENT TO INFRASTRUCTURE LIST WAS APPROVED.**

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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

**DEFERRED TO MARCH 18<sup>TH</sup>, 2020.**

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**SKETCH PLAT**

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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

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.**

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**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

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.**

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**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

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.**

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**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 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

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.**

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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

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.**

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22. Other Matters: None.

23. **ACTION SHEET MINUTES: February 26, 2020**  
**were approved.**

ADJOURNED at: 12:08 pm