



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

March 11, 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: 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-2018-0001759**
SD-2020-00050 – 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: **TRACT P, WATERSHED SUBDIVISION**, zoned PC, located on **ARROYO VISTA near 118TH STREET/HIGH MESA**, containing approximately 89 acre(s). (H-7, J-8, AND J-7)

PROPERTY OWNERS: PULTE DEVELOPMENT OF NEW MEXICO
REQUEST: FINAL 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 THE FINAL PLAT.

2. Project PR-2018-0001759
SD-2020-00049 – 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: **TRACT P, WATERSHED SUBDIVISION**, zoned PC, **located on ARROYO VISTA near 118TH STREET/HIGH MESA**, containing approximately 89 acre(s). (H-7, J-8, AND J-7)

PROPERTY OWNERS: PULTE DEVELOPMENT OF NEW MEXICO
REQUEST: FINAL 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 THE FINAL PLAT. FINAL SIGN-OFF IS DELEGATED TO: WATER AUTHORITY FOR EASEMENT RESOLUTION AND TO PLANNING FOR FINAL SIGNATURE.

3. Project # PR-2018-001307
SI-2020-00046 – SITE PLAN

CONSENSUS PLANNING INC. agent(s) for **HAGGAR GROUP LLC** request(s) the aforementioned action(s) for all or a portion of: **TR 1-B PLAT OF TRACTS 1-A & 1-B P & J SUBDIVISION LOT 1B, BLOCK 0000, SUBDIVISION P & J**, zoned NR-LM, located on **SAN ANTONIO DRIVE between SAN PEDRO RD and LOUISIANA BLVD**, containing approximately 3.0897 acre(s). (E-18)

PROPERTY OWNERS: HAGGAR GROUP LLC
REQUEST: SITE PLAN APPROVAL FOR RV PARKING LOT WITHIN SAN ANTONIO LANDFILL AND PROPOSED MEDIAN CUT ON SAN ANTONIO DR.

DEFERRED TO MARCH 25TH, 2020.

4. **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 (withdrawn by applicant)**

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, 1/29/20]*

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

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 VACATIONS AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO. 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 WAIVER APPLICATIONS AS SHOWN ON EXHIBITS IN THE PLANNING FILE.

THE WAIVER OF SIDEWALK AND THE WAIVER OF STREET WERE DEFERRED TO APRIL 29TH, 2020.

5. **Project #PR-2019-002046**
(1010582, 1001515)
SI-2019-00032 - SITE PLAN

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, 1/29/20, 2/26/20]

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

DEFERRED TO MARCH 18TH, 2020.

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6. **Project #PR-2019-002874**
(1000771)
SD-2019-00172 – EXTENSION OF
INFRASTRUCTURE IMPROVEMENTS
AGREEMENT (IIA)

ALLEN SIGMON REAL ESTATE GROUP, LLC request(s) the aforementioned action(s) for all or a portion of TRACT C PLAT OF TRACTS A, B & C COTTONWOOD POINTE, zoned NR-BP, located at 9651 IRVING BLVD NW between IRVING BLVD NW and EAGLE RANCH RD NW, containing approximately 6.7675 acre(s). (B-13) [Deferred from 10/2/19, 10/16/19, 10/23/19, 12/4/19, 2/26/20]

PROPERTY OWNERS: EAGLE VISTA LLC ATTN: BRAD B ALLEN

REQUEST: EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT

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 TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT.

MINOR CASES

7. **Project # PR-2019-002610**
SD-2020-00062 - PRELIMINARY/FINAL
PLAT

JOSHUA SKARSGARD/ARCH + PLAN LAND USE CONSULTANTS agent(s) for **MCHT, LLC** request(s) the aforementioned action(s) for all or a portion of: **LT 26-B PLAT OF LTS 26-A & 26-B ALVARADO GARDENS UNIT 1 and N'LY PORT OF THE E'LY 81 FT OF LOT 25 ALVARADO GARDENS UNIT 1**, zoned R-A, located at **2119 MATTHEW PL NW between GRIEGOS DRAIN and RIO GRANDE BLVD NW**, containing approximately 0.833 acre(s). (G-13)

PROPERTY OWNERS: JOSHUA & RUTH SKARSGARD
REQUEST: LOT CONSOLIDATION FROM 2 LOTS TO 1 LOT

DEFERRED TO MARCH 25TH, 2020.

8. **Project # PR-2019-003084**
SD-2020-00063 - PRELIMINARY/FINAL
PLAT

PAULA DAL SANTO agent(s) for **UNITED STATES POSTAL SERVICE** request(s) the aforementioned action(s) for all or a portion of: **LOTS 17A, 18A, and 19A BLOCK 11, LOTS 16,17,9A and a PORTION OF LOT 8A in BLOCK 13 and TRACT F, TIMOTEO CHAVEZ ADDITION**, zoned MX-M & NR-C, located at **2505 GRACELAND DR between GRACELAND DR and MORNINGSIDE DR**, containing approximately 5.195 acre(s). (H-17)

PROPERTY OWNERS: PAULA DAL SANTO, EDWARD ANLIAN and UNITED STATES POSTAL SERVIC
REQUEST: LOT LINE ADJUSTMENT

DEFERRED TO MARCH 18TH, 2020.

9. **Project # PR-2019-003086**
SD-2020-00025 - **PRELIMINARY/FINAL PLAT**
VA-2020-00084 – **SIDEWALK VARIANCE**
(ITEM # 16 – VOTED TO BE HEARD CONCURRENTLY)

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, 3/4/20*]

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

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE PRELIMINARY/FINAL PLAT AND THE SIDEWALK VARIANCE WAS APPROVED. FINAL SIGN OFF IS DELEGATED TO: PLANNING FOR DXF WITH THE CONDITION AS STATED BY TRANSPORTATION FOR FORMAL VACATION OF ALLEY WAY.

10. **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, 3/4/20*]

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

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 11TH, 2020 THE DRB HAS **APPROVED** THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO: THE WATER AUTHORITY TO ADDRESS EASEMENTS AS DISCUSSED AND TO PLANNING FOR UTILITY COMPANIES SIGNATURES, AGIS DXF AND THE INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA).

11. **Project # PR-2019-003059**
SD-2020-00061 – PRELIMINARY/FINAL
PLAT

I-25 & GIBSON, LLC agent(s) for CSI – CARTESIAN SURVEY'S INC. request(s) the aforementioned action(s) for all or a portion of: **TRACT A-1, GIBSON AND MILES AREA**, zoned MX-L, located at **1314 GIBSON BLVD SE between MULBERRY ST SE and UNIVERSITY BLVD SE**, containing approximately 0.8679 acre(s). (L-15)

PROPERTY OWNERS: ISSHIN RYU CLUB INC
REQUEST: INTERIOR LOT LINE ELIMINATION

DEFERRED TO MARCH 18TH, 2020

SKETCH PLAT

12. **Project # PR-2019-002765**
PS-2020-00026 - SKETCH PLAT

CSI CARTESIAN SURVEY'S INC. agent(s) for RED SHAMROCK 4, LLC request(s) the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 9, COORS PAVILION**, zoned NR-C, located at **5801 ST JOSEPHS DR NW between COORS BLVD NW and ATRISCO DR. NW**, containing approximately 14.1981 acre(s). (G-11)

PROPERTY OWNERS: RED SHAMROCK 4 LLC
REQUEST: SUBDIVIDE 2 EXISTING LOTS INTO 6 NEW LOTS

SKETCH PLAT REVIEWED AND COMMENTS. PROVIDED.

13. **Project # PR-2019-002937**
PS-2020-00025 – SKETCH PLAT

CARLOS AND ROSA E. MATA request(s) the aforementioned action(s) for all or a portion of: **LOT 3A GARDEN ACRES**, zoned R-1C, located on **GRIEGOS RD between RIO GRANDE and 12 STREET**, containing approximately .18 acre(s). (F-14)

PROPERTY OWNERS: CARLOS AND ROSA E. MATA
REQUEST: LOT LINE ADJUSTMENT

SKETCH PLAT REVIEWED AND COMMENTS. PROVIDED.

14. **Project # PR-2020-003485**
PS-2020-00028 – SKETCH PLAT

STATE OF NEW MEXICO BERNALILLO COUNTY METROPOLITAN COURT request(s) the aforementioned action(s) for all or a portion of: **LOT 1 and a PORTION OF LOTS 2&3, MANDELL BUSINESS & RESIDENCE ADDITION**, zoned MX-M, located on **SLATE STREET between 4TH ST and 5TH ST**, containing approximately 10,492.10 acre(s). (J-14)

PROPERTY OWNERS: STATE OF NEW MEXICO
REQUEST: SKETCH PLAT REVIEW AND COMMENT

SKETCH PLAT REVIEWED AND COMMENTS. PROVIDED.

15. **Project # PR-2020-003484**
PS-2020-00027 – SKETCH PLAT

NAZISH LLC request(s) the aforementioned action(s) for all or a portion of: **LOT 3, BLOCK 12, VOLCANO CLIFFS UNIT 3**, zoned R-1, located on **MOJAVE ST NW between UNSER BLVD NW and TESUQUE ST NW**, containing approximately 4.244 acre(s). (E-10)

PROPERTY OWNERS: MARQUEZ MODESTO & EVA F
REQUEST: SKETCH PLAT REVIEW AND COMMENT

SKETCH PLAT REVIEWED AND COMMENTS. PROVIDED.

OTHER MATTERS

16. **Project # PR-2019-003086**
VA-2020-00084 – SIDEWALK VARIANCE

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 THRU 9, BLOCK 5, 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)

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

SEE ITEM #9 – APPROVALS LISTED TOGETHER WITH ITEM NUMBER 9 ON AGENDA.

17. **ACTION SHEET MINUTES: March 4th, 2020**

ADJOURN