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

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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-2018-0001759
   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.

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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.  

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


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:
   

   **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

   **DEFFERED 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


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**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 GARDENSUNIT 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 SERVICE  
**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

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**

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**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 GRIGEGOS 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