



## DEVELOPMENT REVIEW BOARD

### Agenda

Plaza del Sol Building Basement Hearing Room

**December 18, 2019**

Jolene Wolfley..... DRB Chair  
Jeanne Wolfenbarger ..... Transportation  
Kris Cadena ..... Water Authority  
Shahab Biazar .....City Engineer/Hydrology  
Jacobo Martinez.....Code Enforcement  
Christina Sandoval.....Parks and Rec

*Angela Gomez ~ DRB Hearing Monitor*

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### MAJOR CASES

1. **Project # PR-2019-002184**  
**(1001993)**  
SI-2019-00379 – SITE PLAN

**CONSENSUS PLANNING, INC.** agent(s) for **GUARDIAN STORAGE** request(s) the aforementioned action(s) for all or a portion of: **TR G-1 PLAT OF TRACTS F-1 & G-1, ACADEMY PLACE SUBDIVISION**, zoned MX-L, located at **4909 JUAN TABO BLVD NE** between **OSUNA RD** and **MONTGOMERY BLVD**, containing approximately 2.3795 acre(s). (F-21)

PROPERTY OWNERS: SL JUAN TABO LAND LLC

REQUEST: SITE PLAN FOR DEVELOPMENT ON A SITE UNDER 5 ACRES WITHIN 330 FEET OF MAJOR PUBLIC OPEN SPACE

DEFERRED TO JANUARY 15<sup>TH</sup>, 2020.

2. **Project # PR-2019-002559**  
SD-2019-00222 – VACATION OF PUBLIC EASEMENT  
SD-2019-00224 – VACATION OF PUBLIC EASEMENT  
SD-2019-00225 – VACATION OF PUBLIC EASEMENT  
SD-2018-00220 – PRELIMINARY/FINAL PLAT



**ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **AGGIES LLC** request(s) the aforementioned action(s) for all or a portion of: LOTS 1-A, 1-B, 1-C and 1-D, BLOCK 10, **UNIVERSITY HEIGHTS ADDITION** zoned R-ML, located on **SILVER AVE** between **CORNELL DRIVE** and **STANFORD DRIVE**, containing approximately 0.334 acre(s). (K-16)

PROPERTY OWNERS: AGGIES, LLC

REQUEST: VACATE 3 PRIVATE EASEMENTS AND LOT CONSOLIDATION FROM 4 LOTS TO 2 LOTS

DEFERRED TO JANUARY 15<sup>TH</sup>, 2020.

3. **Project # PR-2019-002309**

SD-2019-00223 – VACATION OF PUBLIC EASEMENT

SD-2019-00226 – VACATION OF PUBLIC EASEMENT

SD-2019-00227 – VACATION OF PUBLIC EASEMENT

SD-2018-00221 – PRELIMINARY/FINAL PLAT

CONSENSUS PLANNING INC. agent(s) for **G & L INVESTMENTS** and **M&M CO.** request(s) the aforementioned action(s) for all or a portion of: LOT 1-A & LOT 5-A, **LA MIRADA SUBDIVISION**, zoned MX-M, located at **8330 MONTGOMERY BLVD NE between MONTGOMERY BLVD and LA MIRADA PL**, containing approximately 16.0374 acre(s). (G-19)

PROPERTY OWNERS: M & M CO

REQUEST: VACATE 3 PRIVATE EASEMENTS AND ASSOCIATED REPLAT OF PROPERTY

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 THE VACATION EXHIBITS 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 RIGHT-OF-WAY DEDICATION AND TO PLANNING FOR UTILITY COMPANY SIGNATURES AND AGIS DXF.

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4. **Project # PR\_2018-001579**

SI-2019-00355 – SITE PLAN AMENDMENT

SI-2019-00354 – SITE PLAN



MODULUS ARCHITECTS, INC agent(s) for **DEEPESH KHOLWADWALA** request(s) the aforementioned action(s) for all or a portion of: PARCEL A-1-A-1-B SUBD PLAT TRS A-1-A-1-A & A-1-A-1-B WINROCK CENTER ADDN, PARCEL A-2 AND A-3 PLAT OF PARCELS A-1 THRU A-3 & PARCEL C-2A WINROCK CENTER ADDN + PARCEL C-2A1 SUBD PLAT PARCEL C-2A1 & C-2A2 WINROCK CENTER ADDN, PARCEL E1A WINROCK CENTER ADDITION, PARCEL D1A WINROCK CENTER ADDN REPLAT OF PARCEL D1 WINROCK CENTER ADDN AND PARCEL A-1-A-1-A-1-A **WINROCK CENTER ADDITION**, zoned MX-H, located at **2100 LOUISIANA BLVD NE**, containing approximately 83.00 acre(s). (J-19)[*Deferred from 11/20/19, 12/11/19*]

PROPERTY OWNERS: WINROCK PARTNERS LLCC/O GOODMAN REALTY  
REQUEST: SITE PLAN AND SKETCH PLAT FOR WINROCK TOWN CENTER

**DEFERRED TO JANUARY 8<sup>TH</sup>, 2020.**

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5. **Project #PR-2019-002677**  
**SI-2019-00252 – SITE PLAN**

**MODULUS ARCHITECTS, INC.** agent(s) for **CARLISLE ASSOCIATES LP** request(s) the aforementioned action(s) for all or a portion of TRACTS A & B CARLISLE & INDIAN SCHOOL SUBDIVISION BEING A PART OF BLOCKS 16 & 17 AND A PART OF BLOCKS 14 & 15 NETHERWOOD PARK SECOND FILING EXCLUDING PORTIONS OUT TO R/W, zoned MX-M, located at the NEC of INDIAN SCHOOL RD NE and CARLISLE BLVD NE, containing approximately 10.2 acre(s). (H-16) *[Deferred from 8/21/19, 8/28/19, 9/18/19, 10/23/19, 10/30/19, 11/6/19, 12/4/19]*

**PROPERTY OWNERS:** CARLISLE ASSOCIATES C/O ROSEN ASSOC MGMT GROUP

**REQUEST:** 120,000+ SF RETAIL DEVELOPMENT

**DEFERRED TO JANUARY 15<sup>TH</sup>, 2020.**

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6. **Project # PR-2019-003092**  
**SD-2019-00210 - VACATION OF PUBLIC RIGHT-OF-WAY**

**TIERRA WEST** agent(s) for **SWCW LLC** request(s) the aforementioned action(s) for all or a portion of: **LOT 9A, BLOCK 32, RIDGECREST ADDN and 3,600 SQUARE FEET OF ADJACENT PLATTED ALLEY**, zoned MX-M, located at **1425 SAN MATEO BLVD** between **SAN MATEO BLVD** and **GIBSON BLVD**, containing approximately 0.3657 acre(s). (L-17) *[Deferred from 12/11/19]*

**PROPERTY OWNERS:** SSCW LLC

**REQUEST:** VACATION OF PUBLIC RIGHT-OF-WAY

**DEFERRED TO JANUARY 8<sup>TH</sup>, 2020.**

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7. **Project #PR-2019-002651**  
**(1000530)**  
**SD-2019-00133 – VACATION OF RIGHT OF WAY**

**TIERRA WEST LLC** agent(s) for **AIRPORT PARKING** request(s) the aforementioned action(s) for all or a portion of **SUNPORT BLVD SE west of UNIVERSITY BLVD SE** containing approximately 0.1609 acre(s). (M-15) *[Deferred from 8/21/19, 9/11/19, 10/2/19, 10/19/19, 10/30/19, 11/20/19, 12/4/19]*

**PROPERTY OWNERS:** R & B LLC

**REQUEST:** VACATION OF A PORTION OF SUNPORT BLVD PUBLIC 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 VACATION AS SHOWN ON THE VACATION EXHIBITS IN THE PLANNING FILE WITH THE FOLLOWING CONDITIONS: HYDROLOGY/CITY ENGINEER AND TRANSPORTATION REQUESTS EASEMENT AND REVOCABLE PERMIT PRIOR TO FINAL PLAT.

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



**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]**

**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 JANUARY 29<sup>TH</sup>, 2020**

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### **MINOR CASES**

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9. **Project # PR-2019-003076**  
**SD-2019-00218 – PRELIMINARY/FINAL**  
**PLAT**

**CSI – CARTESIAN SURVEYS INC. agent(s) for C. DARYL FINLEY request(s) the aforementioned action(s) for all or a portion of: LOTS 27 & 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 between LOUISIANA BLVD NE**, containing approximately 1.7702 acre(s). (C-18)**

**PROPERTY OWNERS:** FINLEY C DARRYL

**REQUEST:** COMBINE 2 EXISTING LOTS INTO 1 NEW LOT/GRANT EASEMENTS

**DEFERRED TO JANUARY 8<sup>TH</sup>, 2020.**

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10. **Project # PR-2019-003134**  
SD-2019-00216 – **AMENDMENT TO  
INFRASTRUCTURE LIST**



**TIERRA WEST, LLC** agent(s) for **MCLEOD REALTY** request(s) the aforementioned action(s) for all or a portion of: TRACT 2-A-3-C-2 PLAT FOR TRACTS 2-A-3-C-1 & 2-A-3-C-2 MCLEOD BUSINESS PARK (BEING COMPRISED OF TRACTS 2-A-3-C AND 2-A-3-D MCLEOD BUSINESS PARK, zoned NR-C, located at **4949 JEFFERSON ST NE between I-25 and JEFFERSON ST**, containing approximately 2.7762 acre(s). (F-17)

PROPERTY OWNERS: MCLEOD REALTY

REQUEST: MINOR AMENDMENT TO INFRASTRUCTURE LIST

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 INFRASTRUCTURE LIST. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.

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11. **Project # PR-2019-001368**  
SD-209-00219 – **PRELIMINARY/FINAL  
PLAT**

**ALDRICH LAND SURVEYING** agent(s) for **B & L REAL ESTATE HOLDINGS LLC** request(s) the aforementioned action(s) for all or a portion of: TRACTS 7-A & 7-B, **UNSER CROSSINGS**, zoned MX-M, located at **8020 CENTRAL AVE SW**, containing approximately 4.7196 acre(s). (K-10)

PROPERTY OWNERS: B&L LLC

REQUEST: DIVIDE 1 TRACT INTO 2 TRACTS

DEFERRED TO JANUARY 8<sup>TH</sup>, 2020.

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**SKETCH PLAT**

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12. **Project # PR-2019-003152**  
PS-2019-00124 – **SKETCH PLAT**



**CSI – CARTESIAN SURVEYS INC.** agent(s) for **CHELSEA GONZALES, DDS, LLC** request(s) the aforementioned action(s) for all or a portion of: TR C-1 PLAT OF TRACTS B-1 & C-1, LOT C1, **PASEO NUEVO 2 SUBDIVISION**, zoned MX-L, located at **6425 HOLLY AV NE**, Albuquerque, NM **between SAN PEDRO DR NE and VILLE COURT NE**, containing approximately 1.2676 acre(s). (C-18)

PROPERTY OWNERS: GC GONZALES LLC

REQUEST: SUBDIVIDE 1 EXISTING LOTS INTO 2 NEW LOTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

13. **Project # PR-2019-003132**  
PS-2019-00123 – **SKETCH PLAT**



**STEVE AND JENNA OSTROWSKI** requests the aforementioned action(s) for all or a portion of: E 85FT LOTS 3 & 4 MAJOR ACRES & W 57FT 6IN LT 5 MAJOR ACRES, zoned R1-D, located at **1121 MAJOR NW, between 12<sup>TH</sup> STREET and 12<sup>th</sup> street** containing approximately 0.5542 acre(s). (G-14)

PROPERTY OWNERS: STEPHEN OSTROWSKI

REQUEST: SUBDIVIDE 1 EXISTING LOT INTO 2 LOTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

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14. **Project # PR-2019-002268**  
PS-2019-00125 – **SKETCH PLAT**



**COMMUNITY SCIENCES CORPORATION** agent(s) for **OUR LAND LLC** requests the aforementioned action(s) for all or a portion of: A4 REPLAT OF TRACT A OF PLAT OF LANDS OF MICHAEL J SNOW & ELIZABETH T SNOW LOT A4, SUBDIVISION SNOW--MICHAEL J & ELIZABETH, zoned R-A, located at **2945 TRELIS NW between DECKER RD NW and CAMPBELL RD NW**, containing approximately 0.83 acre(s). (G-12)

PROPERTY OWNERS: OUR LANDS LLC

REQUEST: DIVIDE 1 LOTS INTO 3 NEW LOTS/GRANT EASEMENTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

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15. **Project # PR-2019-003169**  
PS-2019-00126 - **SKETCH PLAT**



**RON HENSLEY/THE GROUP** agent(s) for **CLEARBROOK INVESTMENTS, INC.** request(s) the aforementioned action(s) for all or a portion of: TR 401 UNIT 3 ATRISCO GRANT EXC NW'LY POR TO R/W LOT 401, **TOWN OF ATRISCO GRANT UNIT 3**, zoned MX-T, located on **SAGE RD SW between COORS and 75<sup>th</sup> STREET**, containing approximately 9.56 acre(s). (L-10)

PROPERTY OWNERS: HENRY SCOTT TRUSTEE HENRY RVT

REQUEST: SKETCH PLAT FOR COMMENTS ON SUBDIVISION OF TRACT INTO 62 LOTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

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16. Other Matters:

17. **ACTION SHEET MINUTES** Approved for  
December 11, 2019 

ADJOURNED: 12:04

