

# DEVELOPMENT REVIEW BOARD

**Agenda**

## Plaza del Sol Building Basement Hearing Room

**January 8th, 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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**NOTE:** DEFFERRAL OF CASES WILL BE ANNOUCED 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.

## Call to Order: 9:00 A.M.

1. **Changes and/or Additions to the Agenda**

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| ***MAJOR CASES*** |
|  | **Project #PR-2019-002496**SI-2019-00180 **– SITE PLAN**SD-2019-00161 **- PRELIMINARY/FINAL PLAT** | **CONSENSUS PLANNING, INC.** agent(s) for **BELLA TESORO****LLC** request(s) the aforementioned action(s) for all or a portion of LOTS 1--4 BLOCK 4 TRACT 3 UNIT 3 NORTHALBUQUERQUE ACRES, zoned MX-L, located at the SEC of BARSTOW ST NE AND ALAMEDA BLVD NE, containingapproximately 3.38 acre(s). (C-19 & 20) *[LUHO REMAND]***PROPERTY OWNERS**: MATONI GIUSEPPE & ANNA TRUSTEES MANTONI FAMILY TRUST, LINDBORG PHILIP L**REQUEST**: MULTI-FAMILY RESIDENTIAL DEVELOPMENTNo Comment. |
| **.** | **Project # PR-2018-001470****(1000643)****SI-2019-00421 –** SITE PLAN | **DANIEL SOLARES JR.** agent(s) for **IPMI 6 LLC** request(s) theaforementioned action(s) for all or a portion of: TRACT 84E MRGCD MAP 35 & ADJ VAC PORT OF 9TH ST**,** zoned MX-M,located at 2500 12TH STREET between 12TH ST and MENAUL BLVD, containing approximately 47.29 acre(s).(H-13)**PROPERTY OWNERS**: US INDIAN SERVICE AND BUREAU OF INDIAN AFFAIRS**REQUEST**: THREE RETAIL STRUCTURES, PARKING LOT AND SITE AMENITIESSite Plan states remainder of street trees to be installed at a later time. No Comment. |
| **3**. | **Project # PR-2019-002044****(1011642)****SD-2019-00217 -** FINAL PLAT | **MARK GOODWIND & ASSOCIATES, PA** agent(s) for**CINNAMON MORNING DEVELOPMENT, LLC** request(s) theaforementioned action(s) for all or a portion of: S 1/2 OF LOT 3 ALVARADO GARDENS ADDN UNIT 1**,** zoned R-A,located at 2700 RIO GRANDE BLVD NW, between MATTHEW and CAMPBELL RD containing approximately 2.5103 acre(s).(G-12 & 13)**PROPERTY OWNERS**: PERCILICK SUE E**REQUEST**: FINAL PLAT APPROVALNo Comment. |
| **4.** | **Project # PR-2019-002333****(1003918)****SI-2019-00420** – SITE PLAN | **DON BRIGGS PE, CFM** agent(s) for **JOHN LOWE** request(s) the aforementioned action(s) for all or a portion of: Lots 10A, 11A, 11B, and 12A, UNIT 1 PARADISE HILLS zoned MX-L, located at 5520, 5516, 5512 BUGLO NW between BASHA ST NW and SIERRA MORENA ST NW, containing approximately 2.5187 acre(s). (B-11)**PROPERTY OWNERS**: BUGLO PROPERTIES LLC**REQUEST**: SITE PLAN AND INFRASTRUCTURE LISTNo Comment. |
| **5.** | **Project # PR-2019-003077**SI-2019-00370 **– SITE PLAN**VA-2019-00426 - **WAIVER** | **DEKKER, PERICH, SABATINI** request(s) the aforementioned action(s) for all or a portion of: **TR 6-A-1-C-1-A BLK C PLAT FOR LOTS 5-A-1, 5-A-2, 6-A-1-C-1-A AND 6-A-1-C-1-B BLOCK "C", LOUISIANA SUBDIVISION** zoned MX-H, locatedat **2424 LOUISIANA BLVD NE**, containing approximately1.519 acre(s). (H-19)*[Deferred from 12/4/19]***PROPERTY OWNERS**: LBP PARTNERS LLC C/O ALLEN SIGMON REAL ESTATE**REQUEST**: **SITE PLAN AMENDMENT**No Comment. |

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| **6.** | **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, **l**ocated **at 2100 LOUISIANA BLVD NE**, containing approximately 83.00 acre(s). (J-19)*[Deferred**from 11/20/19, 12/11/19, 12/18/19]* |
|  |  | **PROPERTY OWNERS**: WINROCK PARTNERS LLCC/O GOODMAN REALTY**REQUEST**: **SITE PLAN AND SKETCH PLAT FOR WINROCK TOWN CENTER**No Comment. |
| **7.** | **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, 12/18/19]* |
|  |  | **PROPERTY OWNERS**: SSCW LLC**REQUEST**: **VACATION OF PUBLIC RIGHT-OF-WAY**No Comment. |
|  | ***MINOR CASES*** |  |
| **8.** | **Project # PR-2018-001916****SD-2019-00229 –** PRELIMINARY/FINAL PLAT | **PULTE HOMES OF NEW MEXICO C/O PAUL WYMER**request(s) the aforementioned action(s) for all or a portion ofLOT 1, DEL WEBB AT MIREHAVEN, UNIT 3A**,** zoned PC,located at 1715 WILLOW CANYON TRL NW, containing approximately 0.2250acre(s). (H-08) |
|  |  | **PROPERTY OWNERS**: PULTE HOMES**REQUEST**: SUBDIVIDE LOT 1, DEL WEBB AT MIREHAVEN, UNIT 3A, INTO 1 LOT AND 1 TRACT (LOT 1A AND TRACT Y)No Comment. |

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| **9.** | **Project # PR-2019-002379** | **CSI – CARTESIAN SURVEY’S INC.** agent(s) for **SEAN** |
|  | SD-2019-00214 – **PRELIMINARY/FINAL** | **GILLIGAN** request(s) the aforementioned action(s) for all or |
|  | **PLAT** | a portion of 001 052N.M.T. ADD & L 2 LOT 1, BLOCK 52, |
|  |  | **ORIGINAL TOWNSITE OF ABQ SUBDIVISION,** zoned MX-FB- |
|  |  | ID, located on **7TH ST NW**, between **700 TIJERAS AV NW,** |
|  |  | **Albuquerque, NM** and **701 KENT AV NW**, Albuquerque, NM |
|  |  | containing approximately 0.1013 acre(s). (J-14)*[Deferred from* |
|  |  | *12/11/19]* |
|  |  | **PROPERTY OWNERS**: MICHAEL A GONZALES |
|  |  | **REQUEST**: **SUBDIVIDE 2 EXISTING LOTS INTO 3 NEW LOTS/GRANT** |
|  |  | **EASEMENTS**No Comment. |
| **10.** | **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)*[Deferred**from 12/18/19]* |
|  |  | **PROPERTY OWNERS**: FINLEY C DARRYL**REQUEST**: **COMBINE 2 EXISTING LOTS INTO 1 NEW LOT/GRANT EASEMENTS**No Comment. |
| **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)*[Deferred from 12/18/19]* |
|  | ***TO BE DEFERRED TO FEBRUARY 12, 2020 AT******THE APPLICANT’S REQUEST.*** | **PROPERTY OWNERS**: B&L LLC**REQUEST**: **DIVIDE 1 TRACT INTO 2 TRACTS**Deferred. |
|  | ***SKETCH PLAT*** |  |

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| **12.** | **Project # PR-2019-003185****PS-2019-00127 –** SKETCH PLAT | **ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **LEAR****PROPERTIES LLC** request(s) the aforementioned action(s) for all or a portion of: LOT 1-A, BLOCK 7, SOMBRA DEL MONTE**,** zoned MX-M, located at 8201 MENAUL BLVD NE, Albuquerque, NM, containing approximately 0.3788 acre(s). (H-19)**PROPERTY OWNERS**: LEAR PROPERTIES LLC**REQUEST**: LOT CONSOLIDATION: 2 LOTS INTO 1 LOTUpon new development, street trees required on Menaul. |
| **13.** | **Project # PR-2019-002791****PS-2019-00128 -** SKETCH PLAT | **ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **HO****SZU-HAN** request(s) the aforementioned action(s) for all or a portion of: LOTS 13, 14 & 15 BLOCK 12, ALBRIGHT-MOORE ADDITION**,** zoned R-1A, located at 1402 LOS TOMASES DR NW, containing approximately 0.2327 acre(s). (J-14)**PROPERTY OWNERS**: HO SZU-HAN**REQUEST**: LOT CONSOLIDATION: 3 LOTS INTO 1 LOTNo Comment. |
| **14.** | **Project # PR-2019-002677****PS-2019-00129** - SKETCH PLAT | **CSI - CARTESIAN SURVEYS, INC.** agent(s) for **MODULUS****ARCHITECTS, INC.** request(s) the aforementioned action(s) for all or a portion of: TR A PLT OF TRS A & B CARLISLE & INDIAN SCHOOL SUB'D BEING A PART OF BLKS 16 & 17 & A PART OF BLKS 14 & 15 NETHERWOOD PARK SECOND FILING EXCL PORTIONS OUT TO R/W CONT 10.0890 AC LOT A, BLOCK 17, SUBDIVISION CARLISLE & INDIAN SCHOOL**,**zoned MX-L located at 2100 CARLISLE BLVD NE, containing approximately 10.5726 acre(s). (H-17)**PROPERTY OWNERS**: CARLISLE ASSOC LPC/O ROSEN ASSOC MGMT CORP**REQUEST**: DEDICATE RIGHT-OF-WAY, GRANT/VACATE EASEMENTSNo Comment. |
| **15.** | **Project # PR-2019-003221****PS-2019-00130 -** SKETCH PLAT | **CSI - CARTESIAN SURVEYS, INC.** agent(s) for **CRAIG****KEMPER** request(s) the aforementioned action(s) for all or a portion of: LOTS 7 & 8, INTERSTATE INDUSTRIAL TRACT,UNIT IV**,** zoned NR-LM, located at 4015 HAWKINS ST. NE between WASHINGTON ST NE and JEFFERSON ST. NE,containing approximately 2.0483 acre(s). (D-17)**PROPERTY OWNERS**: SCOTSMAN GROUP INC C/O WILLIAMS SCOTSMAN INC**REQUEST**: LOT LINE ELIMINATIONHawkins requires street trees. |

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| **16.** | **Project # PR-2019-003222****PS-2019-00132** - SKETCH PLAT | **CSI - CARTESIAN SURVEYS, INC.** agent(s) for **MALL AT****COTTONWOOD II LLC C/O WASHINGTON PRIME GROUP LP**request(s) the aforementioned action(s) for all or a portion of TR B4A PLAT OF TRACTS A-1-A, B-1-A-1, B-1-B-1, B-2-A, B- 3-A, B-4-A & B-5-A-1 SECOND REVISION PLATCOTTONWOOD MALL 11.6511 AC**,** zoned MX-M, located at 10000 COORS BLVD BYPASS NW, containing approximately 10.7514 acre(s). (B-13) |
|  |  | **PROPERTY OWNERS**: MALL AT COTTONWOOD II LLC C/O WASHINGTON PRIME GROUP LP**REQUEST**: SUBDIVIDE 1 EXISTING TRACT INTO 2 NEW TRACTSNo Comment. |
| **17.** | **Project # PR-2019-003223****PS-2019-00133 -** SKETCH PLAT | **CSI - CARTESIAN SURVEYS, INC.** agent(s) for SYLVIAMARTIN request(s) the aforementioned action(s) for all or a portion of LT C PLAT OF LOTS A, B & C LANDS OF REGINA AVILA & MARY LUCERO CONT .3226 AC & MRGCD MAP 39 TRACT 133B1A2 CONT .0799 AC **,** zoned R-1D,located at 509 & 517 47TH ST NW, containing approximately 0.4268 acre(s). (J-12) |
|  |  | **PROPERTY OWNERS**: MARTIN CESAR & SYLVIA**REQUEST**: LOT LINE ELIMINATIONNo Comment. |
| **18.** | **Project # PR-2019-003062****PS-2019-00134 -** SKETCH PLAT | **CSI - CARTESIAN SURVEYS, INC.** agent(s) for **DOWRY LLC****AND PRIME PROPERTIES LLC** request(s) the aforementioned action(s) for all or a portion of: LOT A-3-A THUNDERSHIP PARTNERSHIP BEING A REPLAT OF LOTS A-3 & A-4 EXC WLY PORTION OUT TO R/W CONT 63,404 SQ FTM/L**,** zoned MX-L, located at 9170 COORS BLVD NW, Albuquerque, NM, containing approximately 1.54 acre(s). (C-13) |
|  |  | **PROPERTY OWNERS**: DOWRY LLC**REQUEST**: SUBDIVIDE 1 LOT INTO 2 LOTS AND GRANT EASEMENTSMTP2040 Pedestrian and Bicycle Projects shows a Proposed Multi-Purpose Trail on the frontage road at the eastern property line. Is this being proposed along with sidewalk improvements? This route is currently a Bicycle Route part of the 50-mile loop and this function should not be compromised by new development. Coors Boulevard requires street trees. |
| **19.** | Other Matters: |  |
| **20.** | **ACTION SHEET MINUTES: December 18, 2019**ADJOURN |