



**DEVELOPMENT REVIEW BOARD**

**Action Sheet Minutes**

**Plaza del Sol Building Basement Hearing Room**

**February 5, 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-2018-001917  
SD-2020-00006 – FINAL PLAT**

**THE GROUP/RON HENSLEY agent(s) for NAZISH LLC request(s) the aforementioned action(s) for all or a portion of: LOTS 13-20, BLOCK 29 UNIT B TRACT A zoned PD, located on **LOUISIANA BLVD between ALAMEDA and SIGNAL**, containing approximately 6.84 acre(s). (C-18)**

**PROPERTY OWNERS:**  
NAFEESA PASHTOON, DAVID STANG & DEBORAH K DLABAL,  
CLEARBROOK INVESTMENTS, SEVANO DEVELOPMENT

**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: HYDROLOGY FOR MAINTENANCE AGREEMENT AND TO PLANNING FOR AGIS DXF, UTILITY COMPANIES SIGNATURES, RIGHT-OF-WAY DISCREPANCY AND FOR FINANCIAL GUARANTEE.**

2. **Project #PR-2019-001948**  
**(1003612/1003523/1000599)**  
**SD-2019-00006** – PRELIMINARY/FINAL  
PLAT  
**SD-2019-00007** – VACATION OF PUBLIC  
EASEMENT



**THE GROUP** agent(s) for **NAZISH LLC** request(s) the  
aforementioned action(s) for all or a portion of **TRACT A**  
**PLAT OF PRIMA ENTRADA**, zoned PC, located on **SONTERRO**  
**AV NW, east of 98<sup>TH</sup> ST NW and north of I-40**, containing  
approximately 0.71 acre(s). (H-9) *[Deferred from 1/16/19, 4/17/19,*  
*7/17/19, 11/6/19]*

**PROPERTY OWNERS:** NAZISH LLC

**REQUEST:** VACATE A TEMP DRAINAGE EASEMENT AND REPLAT  
EXISTING TRACT INTO 7 LOTS

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

---

3. **Project #PR-2019-002277**  
**(1002962)**  
**SI-2019-00246** – SITE PLAN

**RESPEC INC** 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 west of UNIVERSE BLVD NW**,  
containing approximately 3.26 acre(s). (C-9) *[Deferred from*  
*8/15/19, 10/9/19, 12/4/19]*

**PROPERTY OWNERS:** RV LOOP LLC

**REQUEST:** 52 UNIT TOWNHOME DEVELOPMENT

**DEFERRED TO MARCH 4<sup>TH</sup>, 2020.**

---

4. **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]*

**PROPERTY OWNERS:** EAGLE VISTA LLC ATTN: BRAD B ALLEN

**REQUEST:** EXTENSION OF INFRASTRUCTURE IMPROVEMENTS  
AGREEMENT

**DEFERRED TO FEBRUARY 26, 2020.**

---

5. **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) *[Deferred from 1/8/20]*

**PROPERTY OWNERS:** BUGLO PROPERTIES LLC  
**REQUEST:** SITE PLAN AND INFRASTRUCTURE LIST

**DEFERRED TO FEBRUARY 26<sup>TH</sup>, 2020.**

---

6. **Project # PR-2019-003076**  
**SI-2019-00367 - SITE PLAN**

**MODULUS ARCHITECTS INC.** agent(s) for **GYP SUM 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]*

**PROPERTY OWNERS:** FINLEY C DARRYL  
**REQUEST:** DRB SITE PLAN

**DEFERRED TO MARCH 4<sup>TH</sup>, 2020.**

---

7. **Project #PR-2019-002677**  
**SI-2019-00252 – SITE PLAN**  
**SD-2020-00033 – VACATION OF PUBLIC EASEMENT**  
**SD-2020-00034 - VACATION OF PUBLIC EASEMENT**  
**SD-2020-00032 - PRELIMINARY/FINAL PLAT**



**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, 12/18/19, 1/15/20, 1/29/20*]

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

**REQUEST:** 120,000+ SF RETAIL DEVELOPMENT, RIGHT-OF-WAY DEDICATION, VACATE PORTIONS OF 2 PUBLIC UTILITY EASEMENTS

**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 AND THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO: THE WATER AUTHORITY FOR EASEMENT ISSUES AND PAPER EASEMENTS, AND TO PLANNING FOR TRASH NOTE, AGIS DXF, AND UTILITY COMPANIES SIGNATURES. 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 FEBRUARY 5<sup>TH</sup>, 2020, THE DRB HAS APPROVED THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO: PLANNING FOR THE INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA).**

- 
8. **Project # PR-2019-003199**  
**SI-2019-00424 – SITE PLAN**



**CLARK CONSULTING ENGINEERS** agent(s) for **ABQ AIRPORT LODGING, LLC** request(s) the aforementioned action(s) for all or a portion of: **LOT 3A-2A, BLOCK 1, SUNPORT PARK,** zoned **NR-BP,** located at **3021 FLIGHTWAY SE** between **UNIVERSITY and TRANSPORT,** containing approximately 1.9 acre(s). (M-15) [*Deferred from 1/22/20*]

**PROPERTY OWNERS:** PHOENIX TWO LIMITED PARTNERSHIP

**REQUEST:** SITE PLAN FOR HOTEL DEVELOPMENT

**DEFERRED TO FEBRUARY 12<sup>TH</sup>, 2020.**

---

9. **Project # PR-2018-001499**  
**VA-2020-00026** – BULK LAND PLAT  
**SD-2020-00002** – VACATION PUBLIC EASEMENT  
**SD-2020-00003** – VACATION RIGHT-OF-WAY **Westside Blvd**  
**SD-2020-00008** - VACATION RIGHT-OF-WAY **Navajo Dr**  
**SD-2020-00009** - VACATION RIGHT-OF-WAY **Gordon Ave**  
**SD-2020-00010** - VACATION RIGHT-OF-WAY **Mason Dr**  
**SD-2020-00011** - VACATION PUBLIC EASEMENT  
**SD-2020-00012** - VACATION PUBLIC EASEMENT  
**SD-2020-00013** - VACATION PUBLIC EASEMENT  
**SD-2020-00014** - VACATION PUBLIC EASEMENT  
**SD-2020-00015** - VACATION PUBLIC EASEMENT



**CSI – CARTESIAN SURVEYS** agent(s) for **WESTWAY HOMES, LLC** request(s) the aforementioned action(s) for all or a portion of: TRACTS L, M and N PLAT FOR ANASAZI RIDGE UNIT 1, LOTS 4-9 BLOCK 7, LOTS 10-11 BLOCK 8, LOT 12 BLOCK 12, LOTS 2-10 BLOCK 14, UNIT 5 PARADISE HEIGHTS, zoned MX-L & R-1B, located at on **McMAHON BLVD** between **KAYENTA ST NW** and **UNIVERSE BLVD NW**, containing approximately 7.1015 acre(s). (A-10)

**PROPERTY OWNERS:** WESTWAY HOMES LLC & CITY OF ALBUQUERQUE  
**REQUEST:** SUBDIVIDE 21 LOTS INTO 1 LOT, VACATE AND GRANT EASEMENTS, VACATE AND DEDICATE 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 BULK PLAT WITH DELEGATION TO THE WATER AUTHORITY FOR PLAT NOTE FOR UTILITY DEVELOPMENT AND TO PLANNING FOR AGIS DXF, UTILITY COMPANIES SIGNATURES, AND FINAL SIGNATURE FINAL CITY COUCIL APPROVAL OF THE VACATION ACTIONS AS LISTED.

---

**MINOR CASES**

---

10. **Project # PR-2019-002412**  
**SD-2020-00001**- PRELIMINARY/FINAL PLAT



**SANDIA LAND SURVEYING LLC** agent(s) for **JOHN E. AND CYTHINA A. MECHENBIER** request(s) the aforementioned action(s) for all or a portion of: **TRACTS 18 & 19 of LAS LOMITAS BUSINESS PARK**, zoned NR-BP, located at **1300 & 1310 CUESTA ARRIBA CT NE**, containing approximately 2.0209 acre(s). (D-16) [Deferred from 1/15/20, 1/22/20]

**PROPERTY OWNERS:** LFT LAS LOMITAS LLC  
**REQUEST:** COMBINE TRACTS 18 & 19

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.

---

11. **Project # PR-2019-002766**  
(AKA PR-2020-003270)  
**SD-2020-00020** – AMENDMENT TO  
PRELIMINARY PLAT



**MATT ARCHULETA W/DEKKER, PERICH, SABATINI** agent(s) for **FIRST FINANCIAL CREDIT UNION/RON MOOREHEAD** request(s) the aforementioned action(s) for all or a portion of: TR 1A-2-A-3 PLAT OF TRS 1A-2-A-1, 1A-2-A-2 & 1A-2-A-3 RENAISSANCE CENTER CONT 3.0001 AC LOT 1A2A3& TR 1A-2A-@ PLAT OF TRS 1A-2-A-1, 1A-2-A-2 & 1A-2-A-3 RENAISSANCE CENTER CONT 5.4234 AC, zoned MX-M located on **UNION WAY DR NE** between **MISSION AVE NE** and **MONTANO RD NE** containing approximately 5.0 acre(s). (F-16) [Deferred from 1/22/20]

**PROPERTY OWNERS:** FIRST FINANCIAL CREDIT UNION, KEN WILLIAMS ENTERPRISES INC

**REQUEST:** PROPERTY LINE ADJUSTMENT

**DEFERRED TO FEBRUARY 12<sup>TH</sup>, 2020.**

- 
12. **Project # PR-2018-001695**  
**SD-2020-00029** – VACATION OF PRIVATE  
EASEMENT  
**SD-2020-00028** - PRELIMINARY/FINAL  
PLAT



**NOVUS PROPERTIES LC, (MICHAEL MONTOYA, TRULA HOWE)** request(s) the aforementioned action(s) for all or a portion of: **TRACT A-2-B FOUNTAIN HILLS PLAZA**, zoned NR-C, located at **4590 PARADISE BLVD NW**, containing approximately 5.4531 acre(s). (C-12)

**PROPERTY OWNERS:** NOVUS PROPERTIES LLC

**REQUEST:** VACATION OF FLOATING EASEMENT, MINOR SUBDIVISION PLAT

**DEFERRED TO FEBRUARY 12<sup>TH</sup>, 2020.**

- 
13. **Project # PR-2019-002939**  
**SD-2020-00030** - PRELIMINARY/FINAL  
PLAT



**ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **DAVID AND REBECCA GONZALES** request(s) the aforementioned action(s) for all or a portion of: **009 LOS HERMANOS ADD EXC S4 FT LOT 9, LOS HERMANOS ADDITION**, zoned R-1C, located at **4622 CARLTON ST NW**, containing approximately 0.7379 acre(s). (G-15)

**PROPERTY OWNERS:** GONZALES DAVID XAVIER PEDRO & REBECCA MARIE RVT

**REQUEST:** SUBDIVIDE 2 EXISTING LOTS INTO 4 LOTS

**DEFERRED TO FEBRUARY 26<sup>TH</sup>, 2020.**

---

**SKETCH PLAT**

---

14. **Project # PR-2020-003325**  
**PS-2020-00010 – SKETCH PLAT**

**ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **AZTEC VILLAGE LIMITED PARTNERSHIP** request(s) the aforementioned action(s) for all or a portion of: **LOTS 1-A AND 1-B, KASSUBA—WALTER ADDITION**, zoned R-MH, located at **4321 MONTGOMERY BLVD NE**, containing approximately 16.7235 acre(s). (F-17)

**PROPERTY OWNERS:** AZTEC VILLAGE LIMITED PARTNERSHIP  
**REQUEST:** CREATE 2 LOTS FROM 1 EXISTING LOT

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

---

15. **Project # PR-2020-003324**  
**PS-2020-00009 - SKETCH PLAT**



**AHMED ZAKI** request(s) the aforementioned action(s) for all or a portion of: **LOT 16, BLOCK 30, SNOW HEIGHTS ADDITION**, zoned R-1B, located at **2112 GARCIA ST NE**, containing approximately 0.21 acre(s). (H-20)

**PROPERTY OWNERS:** ZAKI AHMED  
**REQUEST:** INCORPORATE VACATED EASEMENT

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

---

16. **Other Matters:**

RECONSIDERATION OF  
**PR-2018-001470, SI 2019-00421**  
SITE PLAN



**DANIEL SOLARES JR.** agent(s) for **IPMI 6 LLC** request(s) the aforementioned 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 12<sup>TH</sup> STREET between 12<sup>TH</sup> ST and MENAUL BLVD**, containing approximately 47.29 acre(s).

**THE APPROVAL HAS BEEN AMENDED FOR THE ADDITION OF AN INFRASTRUCTURE LIST.**

17. **ACTION SHEET MINUTES (with amendments): Approved for January 29, 2020**

ADJOURNED: 11:37