



**DEVELOPMENT REVIEW BOARD**

**Agenda**

**Plaza del Sol Building Basement Hearing Room**

**January 29, 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:** 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-2019-003224**  
**SD-2019-00230 – PRELIMINARY/FINAL PLAT**  
**SD-2019-00430 – SITE PLAN AMENDMENT**

**TIERRA WEST LLC** agent(s) for **AOC NEW MEXICO LLC** request(s) the aforementioned action(s) for all or a portion of: TR 2-B-1-A PLAT OF TRACTS 2-A-1 AND 2-B-1A NEW PORT INDUSTRIAL PARK WEST, UNIT 1 CONT 19.3789 AC zoned NR-BP, located at **2501 BUENA VISTA DR SE**, containing approximately 19.3789 acre(s). (M-15)

**PROPERTY OWNERS:** AOC NEW MEXICO LLC  
**REQUEST:** MAJOR AMENDMENT TO SITE PLAN, PRELIMINARY/FINAL PLAT

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

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2. **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**

**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 9<sup>th</sup> ST NW and HARWOOD LATERAL, Albuquerque, NM, containing approximately 1.7110 acre(s). (F-14) *[Deferred from 9/25/19, 11/20/19]*

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

**DEFERRED TO MARCH 11<sup>TH</sup>, 2020.**

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3. **Project #1011598**  
18DRB-70137 - **VACATION OF PUBLIC RIGHT-OF-WAY**  
18DRB-70138 - **SIDEWALK VARIANCE**  
18DRB-70139 - **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS**  
18DRB-70140 - **PRELIMINARY/FINAL PLAT**

**BOB KEERAN**, request(s) the aforementioned action(s) for all or a portion of **lot(s) 17 & 18**, Block(s) 4, Tract(s) 3, **NORTH ALBQ ACRES Unit 3**, zoned PD (RD/5DUA), located on **VENTURA ST NE** between **SIGNAL AVE NE** and **ALAMEDA BLVD NE**, containing approximately 2 acre(s). (C-20) *[Deferred from 5/16/18, 6/13/18, 7/18/18/, 8/8/18, 9/12/18, 10/24/18, 12/5/18, 12/19/18, 1/9/19, 1/23/19, 2/13/19, 2/27/19, 3/20/19, 4/17/19, 4/24/19, 6/5/19, 7/10/19, 8/7/19, 9/18/19, 10/30/19, 12/11/19].*

**DEFERRED TO APRIL 22ND, 2020.**

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4. **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, 12/18/19]*

**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 FEBRUARY 26<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, 12/18/19, 1/15/20*]

**PROPERTY OWNERS:** CARLISLE ASSOCIATES C/O ROSEN ASSOC MGMT GROUP  
**REQUEST:** 120,000+ SF RETAIL DEVELOPMENT

**DEFERRED TO FEBRUARY 5<sup>TH</sup>, 2020.**

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6. **Project # PR-2018-001470**  
**(1000643)**  
**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). (H-13)[*Deferred from 1/8/20, 1/22/20*]

**PROPERTY OWNERS:** US INDIAN SERVICE AND BUREAU OF INDIAN AFFAIRS  
**REQUEST:** THREE RETAIL STRUCTURES, PARKING LOT AND SITE AMENITIES

**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 SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO: WATER AUTHORITY FOR UPDATED UTILITY PLAN AND TO PLANNING FOR FINAL SIGN OFF.**

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7. **Project # PR-2019-002454**  
*(AKA: PR-2019-003125)*  
**SD-2019-00215 - PRELIMINARY/FINAL PLAT**


**TIMOTHY SOLINSKY** request(s) the aforementioned action(s) for all or a portion of: **TRACTS A-1 A-2,** zoned **MX-FB-UD,** located at **415 TIJERAS AVE,** containing approximately 2.0314 acre(s). (J-14)[*Deferred from 12/11/19, 1/15/20, 1/22/20*]

**PROPERTY OWNERS:** BERNALILLO COUNTY  
**REQUEST:** CONSOLIDATE 21 LOTS INTO 2/ GRANT EASEMENTS

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

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8. **Project # PR-2019-002184  
(1001993)**  
SD-2020-00027 – PRELIMINARY/FINAL  
PLAT  
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)[*Deferred from 12/18/19, 1/15/20*]

**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, PRELIMINARY/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 PRELIMINARY/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 SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO: HYDROLOGY FOR THE UPDATED GRADING AND DRAINAGE PLAN TO PLANNING FOR FINAL SIGN-OFF.

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**MINOR CASES**

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9. **Project # PR-2019-002607**  
SD-2020-00026 - PRELIMINARY/FINAL  
PLAT

**ARCH+ PLAN LAND USE CONSULTANTS** agent(s) for **JOHN O. PEARSON** request(s) the aforementioned action(s) for all or a portion of: **LOT 8-B PLAT OF LOTS 8-A & 8-B UNIT 1 ALVARADO GARDENS CONT 0.8967 AC**, zoned R-A, located on **RIO GRANDE BLVD** between **ARTESANOS CT** and **CAMPBELL RD**, containing approximately 0.8967 acre(s). (G-13)

**PROPERTY OWNERS:** JOHN D PEARSON  
**REQUEST:** CREATE 2 LOTS FROM 1 EXISTING LOT

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

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10. **Project # PR-2019-003086**  
SD-2020-00025 - **PRELIMINARY/FINAL PLAT**  


**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**, containing approximately 0.6152 acre(s). (L-20)

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

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

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11. **Project # PR-2019-002651**  
SD-2020-00024 – **PRELIMINARY/FINAL PLAT**

**TIERRA WEST, LLC** agent(s) for **AIRPORT PARKING KATHLEEN CHAVES** request(s) the aforementioned action(s) for all or a portion of: PARCEL 2A BLK 4 PARK PLAT OF LTS 1A, 1B, 2B IN BLK 3, PARCEL S 1A1, 1A2, 1B1 IN BLK 4, PARCELS 2A, 2B, 2C & 2D OF SUNPORT PARK CONT 48.6651 AC, zoned NR-BP, located at **1501 AIRCRAFT AV SE**, containing approximately 48.6651 acre(s). (M-15)

**PROPERTY OWNERS:** R & B LLC  
**REQUEST:** MINOR PRELIMINARY/FINAL PLAT

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

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12. **Project # PR-2019-002411**  
SD-2020-00022 – **AMENDMENT TO INFRASTRUCTURE LIST**  


**PRICE LAND DEVELOPMENT GROUP (SCOTT STEFFEN)** agent(s) for **SUCCESS LAND HOLDINGS, LLC** request(s) the aforementioned action(s) for all or a portion of: TRACT A-1-A, TRACT B-1, ANDERSON HEIGHTS UNIT 4, zoned PC & R-1A, located on **118<sup>TH</sup> STREET SW** and **AMOLE MESA AVENUE SW** and **COLOBEL AVE SW**, containing approximately 82.93 acre(s). (N-8)

**PROPERTY OWNERS:** SUCCESS LAND HOLDINGS LLCC/O PRICE LAND & DEVELOPMENT GROUP INC  
**REQUEST:** AMENDMENT TO EXISTING INFRASTRUCTURE LIST

**THE AMENDMENT TO THE INFRASTRUCTURE LIST WAS APPROVED.**

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**SKETCH PLAT**

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13. **Project # PR-2019-002598**  
PS-2020-00008 – SKETCH PLAT



**WAYJOHN SURVEYING, INC.** agent(s) for **LA LUZ DEL SOL LAND OWNERS ASSOCIATION, C/O JADE CHASE, BLUE DOOR REALTY** request(s) the aforementioned action(s) for all or a portion of: LOT H-1-A-1, LA LUZ DEL OESTE, UNIT 4, zoned R-T, located on **COSTA ALMERIA DR NW** between **SEVILLA AVE NW** and **MONTANO RD NW**, containing approximately 1.3882 acre(s). (F-11)

**PROPERTY OWNERS:** LA LUZ DEL SOL LANDOWNERS ASSOCIATION C/O SENTRY MANAGEMENT

**REQUEST:** LOT CONSOLIDATION

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

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14. Other Matters:

15. **ACTION SHEET MINUTES** were amended and approved for -January 22, 2020

ADJOURNED: 10:10am