



DEVELOPMENT REVIEW BOARD

Action Sheet Minutes

Plaza del Sol Building Basement Hearing Room

February 26, 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-2018-0001284**
SI-2020-00028 – SITE PLAN AMENDMENT

CONSENSUS PLANNING INC. agent(s) for **KASSAM LAND ACQUISITION 10, LLC/LEGACY HOSPITAL** request(s) the aforementioned action(s) for all or a portion of: Lot A2A1A and A2A2A, PARK SQUARE ADDITION, zoned MX-H, located at **6500 AMERICAS PARKWAY between INDIAN SCHOOL and I-40/LOUISIANA BLVD**, containing approximately 4.0 acre(s). (J-18)

PROPERTY OWNERS: NEW OMNI HOSPITALITY LLC C/O LEGACY HOSPITALITY LLC, KASSAM LAND ACQUISITION 10 LLC
REQUEST: MAJOR AMENDMENT TO SITE PLAN


*** TO BE HEARD ON MARCH 4TH, 2020**

2. **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: 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, 1/29/20]*

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 MARCH 11TH, 2020.

3. **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)*[Deferred from 1/29/20]*

PROPERTY OWNERS: AOC NEW MEXICO LLC
REQUEST: MAJOR AMENDMENT TO SITE PLAN, 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. FINAL SIGN OFF IS DELEGATED TO: THE WATER AUTHORITY FOR PRIVATE EASEMENTS, AMAFCA COORDINATION, AND FOR CONFIRMATION OF EXISTING ACCOUNTS, AND TO PLANNING FOR CROSS LOT DRAINAGE NOTE, UTILITY COMPANY SIGNATURES AND THE AGIS DXF.

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: PLANNING FOR 4 WEEKS FOR COMPLETION OF PLAT APPROVAL REQUIREMENTS AS STATED ABOVE.

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**, containing approximately 2.5187 acre(s). (B-11) [Deferred from 1/8/20, 2/5/20, 2/12/20]

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

DEFERRED TO MARCH 25TH, 2020.

MINOR CASES

5. **Project # PR-2019-002333**

SD-2020-00046 – PRELIMINARY/FINAL
PLAT

ALDRICH LAND SURVEYING agent(s) for **BUGLO PROPERTIES LLC** request(s) the aforementioned action(s) for all or a portion of: **Lots 10A, 11A, and 12A, UNIT 1 PARADISE HILLS**, zoned MX-L, located at **5512, 5516, & 5520 BUGLO DR NW**, containing approximately 1.9667 acre(s). (B-11)

PROPERTY OWNERS: BUGLO PROPERTIES LLC
REQUEST: CREATE 1 TRACT FROM 3 TRACTS

DEFERRED TO MARCH 25TH, 2020.

6. **Project # PR-2019-002764**

SD-2020-00037 - PRELIMINARY/FINAL
PLAT

VA-2020-00046 – SIDEWALK VARIANCE




JAG PLANNING AND ZONING, LLC agent(s) for **COSME JAQUEZ** request(s) the aforementioned action(s) for all or a portion of: **LOT 5, BLOCK 8, ORIGINAL TOWNSITE OF WESTLAND**, zoned MX-M, located on **CENTRAL AVE NW** between **90TH ST NW** and **94TH ST NW**, containing approximately 1.1479 acre(s). (K-9) [Deferred from 2/12/20]

PROPERTY OWNERS: LOYA COSME JAQUEZ & JAQUEZ LETICIA A
REQUEST: CONSOLIDATE 5 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 DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO: PLANNING FOR AGIS DXF.

THE SIDEWALK VARIANCE WAS WITHDRAWN BY THE APPLICANT.

7. **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) *[Deferred from 1/29/20]*

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


DEFERRED TO MARCH 18TH, 2020.

8. **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) *[Deferred from 1/29/20]*

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

DEFERRED TO MARCH 4TH, 2020.

9. **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) *[Deferred from 2/5/20]*

PROPERTY OWNERS: GONZALES DAVID XAVIER PEDRO & REBECCA MARIE RVT
REQUEST: SUBDIVIDE 2 EXISTING LOTS INTO 4 LOTS

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 AND TO HYDROLOGY FOR THE DRAINAGE COVENANT FOR RETENTION PONDS.

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**, containing approximately 17.0507 acre(s). (F-17) *[Deferred from 2/12/20]*

PROPERTY OWNERS: 5421 JEFFERSON STREET HOLDINGS LLC C/O CWCAPITAL ASSET MGMT LLC
REQUEST: MINOR SUBDIVISION FINAL PLAT APPROVAL

DEFERRED TO MARCH 4TH, 2020.

11. **Project # PR-2020-003335**
SD-2020-00035 – **VACATION OF PRIVATE DRAINAGE EASEMENT**



RIO GRANDE ENGINEERING agent(s) for **GARY PADILLA** request(s) the aforementioned action(s) for all or a portion of: **LOT 1 SUBDIVISION PLAT OF LOT 1-20, SILVER OAK SUBDIVISION (BEING A RE-PLAT OF LOTS 13, 14, 19, AND 20 NORTH ALBUQUERQUE ACRES TRACT A, UNIT B BLOCK 28)**, zoned MX-L, located at **8835 SILVER OAK LN NE**, containing approximately 0.15 acre(s). (C-18)

PROPERTY OWNERS: SILVER OAK DEVELOPERS LLC
REQUEST: VACATION OF PRIVATE DRAINAGE EASEMENT

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 EXHIBIT IN THE PLANNING FILE, WITH THE CONDITION OF PAD CERTIFICATION BEING REQUIRED PRIOR TO RE-PLAT.

SKETCH PLAT

12. **Project # PR-2020-003385**
PS-2020-00013 – **SKETCH PLAT**



RAVENS WING CONSULTING LLC – MANNY BARRERA, PE agent(s) for **MDS INVESTMENTS LLC C/O MESA APARTMENTS, LLC** request(s) the aforementioned action(s) for all or a portion of: **TR A-4 BULK LAND PLAT OF TRS A-1 THRU A-6 MESA DEL SOL INNOVATION PARK (A REPL OF TR A MESA DEL SOL INNOVATION PARK)**, zoned PC, located on **UNIVERSITY BLVD AND ARBUS DR** between **PENN AVE SE** and **SAGAN LOOP SE**, containing approximately 14.4494 acre(s). (R-15 & 16)

PROPERTY OWNERS: MDS INVESTMENTS, LLC
REQUEST: CREATE 2 LOTS FROM 1 EXISTING LOT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

13. **Project # PR-2020-003400**
PS-2020-00017 - SKETCH PLAT



ARCH + PLAN LAND USE CONSULTANTS agent(s) for **BENJAMIN ARCHULETA** request(s) the aforementioned action(s) for all or a portion of: **LOT 4, DEES ADDITION**, zoned R-A, located at **4515 SAN ISIDRO ST NW**, containing approximately 0.68 acre(s). (F-13)

PROPERTY OWNERS: BENJAMIN ARCHULETA (ESTATE OF)

REQUEST: CREATE 2 LOTS FROM 1 EXISTING LOT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

14. **Project # PR-2020-003382**
PS-2020-00011 - SKETCH PLAT



DOMINIC RODRIGUEZ request(s) the aforementioned action(s) for all or a portion of: **LOT 53, BLOCK 18, PARADISE HEIGHTS UNIT 1**, zoned R-1D, located at **4917 TALLY HO AV NW**, containing approximately 0.19 acre(s). (A-12)

PROPERTY OWNERS: RODRIGUEZ DOMINIC N

REQUEST: LOT LINE RE-LOCATION

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

OTHER MATTERS

15. **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 MARCH 11TH, 2020.

16. **ACTION SHEET MINUTES: February 12, 2020**
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