



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

January 8th, 2020

Jolene Wolfley DRB Chair
Jeanne WolfenbargerTransportation
Kris Cadena Water Authority
Ernest Armijo. City Engineer/Hydrology
Jacobo MartinezCode 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: 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.

- A. Call to Order: 9:00 A.M.**
- B. Changes and/or Additions to the Agenda**

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 NORTH ALBUQUERQUE ACRES, zoned MX-L, located at the SEC OF BARSTOW ST NE AND ALAMEDA BLVD NE, containing approximately 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 DEVELOPMENT

No Comment.

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 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 AMENITIES

Site 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) the aforementioned 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 APPROVAL

No 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 LIST

No 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, located at **2424 LOUISIANA BLVD NE**, containing approximately 1.519 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.

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, located 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.

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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 of LOT 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.

9. **Project # PR-2019-002379**
SD-2019-00214 – PRELIMINARY/FINAL
PLAT

CSI – CARTESIAN SURVEY'S INC. agent(s) for SEAN GILLIGAN request(s) the aforementioned action(s) for all or 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

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 LOT

Upon 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 LOT

No 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 EASEMENTS

No 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 ELIMINATION

Hawkins requires street trees.

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 PLAT COTTONWOOD 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 TRACTS

No Comment.

17. **Project # PR-2019-003223**
PS-2019-00133 - SKETCH PLAT

CSI - CARTESIAN SURVEYS, INC. agent(s) for **SYLVIA MARTIN** 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 ELIMINATION

No 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 FT M/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 EASEMENTS

MTP2040 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

DRAFT