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: 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.

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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, **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.

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.

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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.

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11. **Project # PR-2019-001368**
SD-209-00219 **– PRELIMINARY/FINAL PLAT**

TO BE DEFERRED TO FEBRUARY 12, 2020 AT THE APPLICANT'S REQUEST.

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]*

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 LOT

Upon new development, street trees required on Menaul.

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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.

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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.

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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.

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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.

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19. Other Matters:

20. **ACTION SHEET MINUTES: December 18, 2019**

ADJOURN

DRAFT