



DEVELOPMENT REVIEW BOARD

Action Sheet Minutes

Plaza del Sol Building Basement Hearing Room

January 22, 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


MAJOR CASES

1. **Project # PR-2019-003208**
SD-2019-00228 – **INFRASTRUCTURE**
IMPROVEMENTS AGREEMENT
EXTENSION
(E-IIA)

PULTE HOMES OF NM/PAUL WYMER request(s) the
aforementioned action(s) for all or a portion of: DEL WEBB
@ MIREHAVEN PHASE 2A, zoned PC, located on TIERRA
PINTADA BLVD between WEST CREEK PL and WILLOW
CANYON TRAIL, containing approximately 72.8879 acre(s).
(H-8, H-9)

PROPERTY OWNERS: PULTE HOMES OF NEW MEXICO
REQUEST: INFRASTRUCTURE IMPROVEMENTS AGREEMENT EXTENSION

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 TWO YEAR EXTENSION OF
THE SUBDIVISION IMPROVEMENT AGREEMENT.

2. **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)

PROPERTY OWNERS: PHOENIX TWO LIMITED PARTNERSHIP
REQUEST: SITE PLAN FOR HOTEL DEVELOPMENT

DEFERRED TO FEBRUARY 5TH, 2020.

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

PROPERTY OWNERS: US INDIAN SERVICE AND BUREAU OF INDIAN AFFAIRS

REQUEST: THREE RETAIL STRUCTURES, PARKING LOT AND SITE AMENITIES

DEFERRED TO JANUARY 29TH, 2020.

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4. **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, 1/8/20*]

PROPERTY OWNERS: WINROCK PARTNERS LLCC/O GOODMAN REALTY
REQUEST: SITE PLAN AND SKETCH PLAT FOR WINROCK TOWN CENTER

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 AND THE SITE PLAN AMENDMENT. FINAL SIGN-OFF IS DELEGATED TO: TRANSPORTATION FOR CURB RAMP KEYED NOTE, AND TO PLANNING WHO IS LAST TO SIGN.

5. **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]

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

DEFERRED TO JANUARY 29TH, 2020.

6. **Project # PR-2019-003077**
SI-2019-00370 – SITE PLAN
VA-2019-00426 – WAIVER SIDEWALK
WIDTH




DEKKER, PERICH, SABATINI agent's for ALLEN SIGMOND GROUP 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, 1/8/20, 1/15/20]

PROPERTY OWNERS: LBP PARTNERS LLC C/O ALLEN SIGMON REAL ESTATE
REQUEST: SITE PLAN AMENDMENT

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 AND THE VARIANCE TO SIDEWALK WIDTH. FINAL SIGN-OFF IS DELEGATED TO: WATER AUTHORITY FOR EXISTING WATERLINE INFORMATION, ADEQUATE EASEMENT AND SHARED MAINTENANCE AGREEMENT, AND TO PLANNING TO CHECK FOR TRANSPORTATION ITEMS FOR SHARED ACCESS AGREEMENT, SIDEWALK INFORMATION, ADA COMPLIANCE, LABELING OF CURB AND RAMPS, AND CLARIFICATION OF NEW VS. OLD INFRASTRUCTURE.

MINOR CASES


7. **Project # PR-2019-003003**
SD-2020-00004 – PRELIMINARY/FINAL
PLAT


BOHANNAN HUSTON INC. agent(s) for **HOPEWORKS** request(s) the aforementioned action(s) for all or a portion of: **LOTS 3A, 4A, 5A, 6A, 7A, BLOCK 6 PARIS ADDITION** zoned MX-M, located at **1215 3RD ST NW** between **MOUNTAIN RD NW and SUMMER AVE NW**, containing approximately 1.35 acre(s). (J-14)*[Deferred from 1/15/20]*

PROPERTY OWNERS: HOPEWORKS

REQUEST: CONSOLIDATE 5 LOTS INTO 2 LOTS, GRANT ACCESS AND DRAINAGE 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 PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO: PLANNING FOR UTILITY COMPANIES SIGNATURES AND FOR THE AGIS DXF.


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


SANDIA LAND SURVEYING LLC agent(s) for **JOHN E. AND CYTHINA A. MECHEMBIER** 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]*

PROPERTY OWNERS: LFT LAS LOMITAS LLC

REQUEST: COMBINE TRACTS 18 & 19

DEFERRED TO FEBRUARY 5TH, 2020.

9. **Project # PR-2020-003250**
SD-2020-00005 – PRELIMINARY/FINAL
PLAT


TIERRA WEST LLC agent(s) for **CHARTER SCHOOLS SOLUTIONS** request(s) the aforementioned action(s) for all or a portion of: **PARCEL E-1-A LAND DIV PLAT PARCELS D-1-A & E-1-A FORMERLY PARCEL D-1 & E-1 PANORAMA HEIGHTS ADDN CONT 4.9998 AC M/L OR 217,791 SF M/L LOT E1A, PANORAMA HEIGHTS ADDN**, zoned MX-M, located at **13201 LOMAS BLVD NE**, containing approximately 4.996 acre(s). (K-22)

PROPERTY OWNERS: CHARTER SCHOOLS SOLUTIONS

REQUEST: PRELIMINARY/FINAL PLAT

DEFERRED TO FEBRUARY 12TH, 2020.

10. Project # PR-2019-002766
(AKA PR-2020-003720)
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)

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

REQUEST: PROPERTY LINE ADJUSTMENT

DEFERRED TO FEBRUARY 5TH, 2020.

11. Project # PR-2018-001331
SD-2020-00017 – PRELIMINARY/FINAL
PLAT
SD-2020-00018 – VACATION OF PRIVATE
EASEMENT
SD-2020-00019 – VACATION OF PRIVATE
EASEMENT



BOHANNAN HUSTON (Michael Balaskovits) agent(s) for **CORAZON DEL MESA 3B, LLC** request(s) the aforementioned action(s) for all or a portion of: LOT 5 and 16, BLOCK 20 MESA DEL SOL MONTAGE UNIT 3B, zoned PC, located on UNIVERSITY BLVD SE, containing approximately 0.1847 acre(s). (S-16)

PROPERTY OWNERS: CORAZON DEL MESA 3B LLC

REQUEST: VACATE EASEMENTS, GRANT 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 PRELIMINARY/FINAL PLAT AND THE VACATION OF PRIVATE EASEMENTS. FINAL SIGN OFF IS DELEGATED TO: PLANNING FOR AGIS DXF AND UTILITY COMPANY SIGNATURES.

SKETCH PLAT

12. Project # PR-2019-002479
PS-2020-00007 – SKETCH PLAT



CHRISTOPHER MEDINA/TERRA LAND SURVEY'S agent(s) for **TERRA LAND SURVEY'S** request(s) the aforementioned action(s) for all or a portion of: TR A PLAT, TR B PLAT, TR C PLAT, AND TR D PLAT OF TRACTS A, B, C AND D FAIRVIEW PARK CEMETERY (BEING A REPLAT OF FAIRVIEW PARK CEMETERY) AND THE REMAINING NE'LY PORT OF TR IN THE NW 1/4, NW 1/4 SEC 27T10N R3E, zoned NR-SU located at 700 YALE BLVD SE & 621 COLUMBIA DR SE, containing approximately 43.0608 acre(s). (L-15 & L-16)

PROPERTY OWNERS: SMI ABQ ASSETS LLC DBA DANIELS FUNERAL SERVICES

REQUEST: COMBINE 7 EXISTING LOTS INTO 1 LOT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

13. Other Matters: None.

14. ACTION SHEET MINUTES are approved for:
January 15, 2020

ADJOURNED at - 10:28