



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

November 20, 2019

Jolene Wolfley..... DRB Chair
Jeanne Wolfenbarger Transportation
Kris Cadena Water Authority
Shahab BiazarCity Engineer/Hydrology
Jacobo Martinez.....Code Enforcement
Cheryl Somerfeldt.....Parks and Rec

Angela Gomez ~ DRB Hearing Monitor

MAJOR CASES

1. **Project # PR-2019-002519**
SD-2019-00193 – VACATION OF
RIGHT-OF-WAY

JAG PLANNING AND ZONING, LLC agent(s) for **PORFIE MALDONADO** request(s) the aforementioned action(s) for all or a portion of: 1-A-1 BLOCK A, **ANDERSON & THAXTON’S REPLAT OF A PORTION OF TORREON ADDITION**, zoned NR-C, and a 6,313 square foot portion OF **WALTER STREET** located on **WALTER STREET SE** between **GIBSON BLVD SE** and **ROSS AVE. SE**, containing approximately 0.7364 acre(s). (L-14)

PROPERTY OWNERS: PORFIE O. MALDONADO
REQUEST: VACATION OF RIGHT OF WAY

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 EXHIBIT B IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO, WITH THE FOLLOWING CONDITIONS: WATER AUTHORITY CONDITION IS FOR ACCESS EASEMENT AND PUBLIC WATERLINE EASEMENT. TRANSPORTATION CONDITION IS FOR PRIVATE ACCESS EASEMENT AND ADA ACCESS. HYDROLOGY CONDITION IS FOR DRAINAGE EASEMENT.

2. **Project # PR-2018-001916**

SD-2019-00192 – FINAL PLAT



BOHANNAN HUSTON INC. agent(s) for **PULTE DEVELOPMENT OF NEW MEXICO** request(s) the aforementioned action(s) for all or a portion of: **TR N-2-B-1, WATERSHED SUBDIVISION** zoned PC, located on **MIREHAVEN PKWY between TIERRA PINTADA BLVD and ECHO CANYON**, containing approximately 17.6216 acre(s). (H-9)

PROPERTY OWNERS: PULTE HOMES

REQUEST: FINAL PLAT APPROVAL

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 FINAL PLAT. FINAL SIGN-OFF IS DELEGATED TO: PLANNING FOR AGIS DXF WITH A 2 WEEK DELEGATION PERIOD.

3. **Project # PR-2018-001579**

PS-2019-00105 – SKETCH PLAT

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)

PROPERTY OWNERS: WINROCK PARTNERS LLCC/O GOODMAN REALTY

REQUEST: SITE PLAN AND SKETCH PLAT FOR WINROCK TOWN CENTER


DEFERRED TO DECEMBER 11TH, 2019.

4. **Project #PR-2018-001501
(1010023)**
SD-2019-00163 - **VACATION OF PRIVATE
EASEMENT**
SD-2019-00162 – **VACATION OF PUBLIC
EASEMENT**
VA-2019-00290 – **WAIVER**
VA-2019-00289 – **WAIVER**
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 9th ST NW and HARWOOD LATERAL, Albuquerque, NM, containing approximately 1.7110 acre(s). (F-14) [*Deferred from 9/25/19*]

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

DEFERRED TO JANUARY 29, 2020

5. **Project #PR-2019-002651
(1000530)**
SD-2019-00133 – **VACATION OF RIGHT OF
WAY**


TIERRA WEST LLC agent(s) for **AIRPORT PARKING** request(s) the aforementioned action(s) for all or a portion of **SUNPORT BLVD SE west of UNIVERSITY BLVD SE** containing approximately 0.1609 acre(s). (M-15)) [*Deferred from 8/21/19, 9/11/19, 10/2/19, 10/19/19, 10/30/19*]

PROPERTY OWNERS: R & B LLC
REQUEST: VACATION OF A PORTION OF SUNPORT BLVD PUBLIC RIGHT-OF-WAY

DEFERRED TO DECEMBER 4TH, 2019

6. **Project #PR-2018-001842**
(1001049, 1011324)
SD-2019-00166 – VACATION OF PUBLIC
EASEMENT
SD-2019-00165 – PRELIMINARY PLAT
VA-2019-00312 - WAIVER



THE GROUP/RON HENSLEY agent(s) for CLEARBROOK INVESTMENTS INC. request(s) the aforementioned action(s) for all or a portion of **TRACT 4-A of PLAT OF TRACTS 4-A AND 4-B HORIZON VILLAGE**, zoned R-ML, located on **HORIZON BLVD NE north of ALAMEDA BLVD NE**, containing approximately 2.9201 acre(s). (C-17)[*Deferred from 10/2/19, 11/6/19*]

PROPERTY OWNERS: CLEARBROOK INVESTMENTS INC
REQUEST: SUBDIVIDE EXISTING TRACT INTO 30 RESIDENTIAL 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 VACATION AS SHOWN ON THE VACATION EXHIBIT IN THE PLANNING FILE.

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED NOVEMBER 20TH, 2019 THE DRB HAS APPROVED PRELIMINARY PLAT AND THE WAIVER.

MINOR CASES

7. **Project # PR-2019-002370**
SD-2019-00164 – PRELIMINARY/FINAL
PLAT



KENNETH COOPER request(s) the aforementioned action(s) for all or a portion of: **LOTS 1-3, BLOCK 4, ANDERSON ADDITION NO. 2**, zoned R-1A located at **1402 8th STREET NW, between KINLEY AVE and BELLAMAH AVE** containing approximately .2479 acre(s). (J-19)

PROPERTY OWNERS: KENNETH COOPER
REQUEST: LOT CONSOLIDATION - 3 EXISTING 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 FOR 4 WEEKS TO: TRANSPORTATION FOR BUILDING PERMIT AND PROPERTY CORNER REQUIREMENTS AND TO PLANNING FOR UTILITY COMPANIES SIGNATURES AND AGIS DXF.

8. **Project # PR-2019-003085**
SD-2019-00209 - PRELIMINARY/FINAL
PLAT



ALDRICH LAND SURVEYING agent(s) for **AMY & BEN STURGE** request(s) the aforementioned action(s) for all or a portion of: **LOT 11 & 12-A BLOCK 42, HUNING'S HIGHLAND ADDITION**, zoned R-1, located at **218 & 222 HIGH ST SE, Albuquerque, NM**, containing approximately 0.2554 acre(s). (K-14)

PROPERTY OWNERS: STURGE AMY & BEN
REQUEST: LOT LINE RELOCATION

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.

9. **Project # PR-2019-002380**
SD-2019-00206 - PRELIMINARY/FINAL
PLAT



WAYJOHN SURVEYING INC. agent(s) for **PPI II, LLC** request(s) the aforementioned action(s) for all or a portion of: **LOT 2 and LOT 1A, BLOCK 1, LANDS OF THE ATRISCO GRANT** zoned NR-C, located at **10000 CENTRAL AV SW, Albuquerque, NM**, containing approximately 8.6669 acre(s). (L-9)

PROPERTY OWNERS: PPI II LLC
REQUEST: LOT CONSOLIDATION – 2 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 UTILITY COMPANIES SIGNATURES.

10. **Project # PR-2019-002029**
SD-2019-00191 - PRELIMINARY/FINAL
PLAT



ARCH + PLAN LAND USE CONSULTANTS agent(s) for **MARY ANNE PILS** request(s) the aforementioned action(s) for all or a portion of: **LOT(S) 3-A & 4-A, BLOCK 4, SANTA FE ADDITION**, zoned R-1A, located at **805 SANTA FE** between 8th STREET and 9th STREET, containing approximately 0.1654 acre(s). (K-13) *[Deferred from 10/30/19]*

PROPERTY OWNERS: MARYANNE PILS
REQUEST: LOT LINE RE-ALIGNMENT

DEFERRED TO DECEMBER 11TH, 2019.

11. Project #PR-2019-002811
SD-2019-00158 - PRELIMINARY/FINAL
PLAT

RICHARD CHAVEZ request(s) the aforementioned action(s) for all or a portion of LOTS 7-10 **BLOCK 44 PEREA ADDITION, zoned R-1A**, located at **NEC of 15th ST NW and GRANITE AVE NW**, containing approximately 0.32 acre(s). (J-13) *[Deferred from 9/11/19, 9/25/19, 10/2/19, 10/23/19, 10/30/19]*

PROPERTY OWNERS: CHAVEZ RICHARD GERARD
REQUEST: REPLAT 4 LOTS INTO 2

DEFERRED TO JANUARY 8TH, 2019.

12. Project #PR-2019-002661
SI-2019-00345 – EPC SITE PLAN FINAL
SIGN-OFF



DEKKER/PERICH/SABATINI agent(s) for **PRESBYTERIAN HEALTHCARE SERVICES** request(s) the aforementioned action(s) for all or a portion of Tracts 1-A, 2-A, 3-A, 4-A and 9-A, Plat of Tract 1-A, 2-A, 3-A, 4-A and 9-A Presbyterian Hospital-Main Campus; Tracts 5, 6, and 7 Plat of Tracts 1 thru 9 Presbyterian Hospital- Main Campus Phase One; Tract 8-A Correction Plat of Tract 8-A Presbyterian Hospital-Main Campus Phase One, zoned MX-H, located south of Central AVE. SE, north of Lead AVE. SE, east of Oak ST. SE, and west of Sycamore ST. SE (**1100 Central Ave. SE**), containing approximately 28 acres. (K-15).*[Deferred from 10/9/19, 11/6/19]*

PROPERTY OWNERS: PRESBYTERIAN HEALTHCARE SERVICES
REQUEST: SITE PLAN FOR 454,000 SF FOR HOSPITAL SUPPORT AND PATIENT ROOMS, 8,000 SF MECHANICAL AREA AND 405,276 SF FOR PARKING GARAGE. SITE PLAN APPROVED BY EPC 9-12-2019 (SI-2019-00250)

DEFERRED TO DECEMBER 4TH, 2019.

13. **Project # PR-2018-001695**
(1003445)
SD-2019-00167 – **AMENDMENT TO
INFRASTRUCTURE LIST**



HUITT-ZOLLARS agent(s) for **NOVUS PROPERTIES LLC –
MICHAEL MONTOYA** requests the aforementioned
action(s) for all or a portion of tracts A2B of PLAT OF
TRACTS A2A & A2B **FOUNTAIN HILLS PLAZA SUBDIVISION**
AND TRACTS B, C, E & F PLAT OF FOUNTAIN HILLS PLAZA
SUBDIVISION, zoned NR-C, located on **NUNZIO AV NW**,
north of **PASEO DEL NORTE NW** and **west of EAGLE RANCH
RD NW**, containing approximately 4.6606 acre(s). (C-12)
*[Deferred from 9/18/19, 9/25/19, 10/2/19, 10/9/19, 10/16/19, 10/23/19,
10/30/19, 11/13/19]*

PROPERTY OWNERS: NOVUS PROPERTIES

REQUEST: REMOVAL OF INTERNAL SIDEWALKS FROM
INFRASTRUCTURE LIST

**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
AMENDED INFRASTRUCTURE LIST. THIS AMENDMENT DOES
NOT EXTEND THE EXPIRATION DATE OF THE ALREADY
APPROVED PRELIMINARY PLAT.**

SKETCH PLAT

14. **Project # PR-2019-003087**
PS-2019-00115 - **SKETCH PLAT**



ARCH + PLAN LAND USE CONSULTANTS agent(s) for
PATRICK & CHERIE McCLEARNON request(s) the
aforementioned action(s) for all or a portion of: **LOT(S) 9-A
& 11-A, BLOCK 20, ALBRIGHT ADDITION**, zoned R-1,
located on **1405 5TH ST NW**, Albuquerque, NM, containing
approximately 0.3220 acre(s). (J-14)

PROPERTY OWNERS: WATSON STEFAN

REQUEST: LOT CONSOLIDATION - 4 LOTS INTO 1 LOT

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

15. **Project # PR-2019-003082**
PS-2019-00110 - **SKETCH PLAT**

CSI – CARTESIAN SURVEY'S INC. agent(s) for **CENTURYLINK** request(s) the aforementioned action(s) for all or a portion of: **TRACT(S) A-1 & A-2, LANDS OF MOUNTAIN STATES**, zoned MX-M, located at **417 GRIEGOS RD NW**, Albuquerque, NM, containing approximately 1.8748 acre(s). (F-14)

PROPERTY OWNERS: US WEST COMMUNICATIONS INC
REQUEST: LOT LINE ADJUSTMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

16. **Project # PR-2019-003086**
PS-2019-00116 - **SKETCH PLAT**



ARCH + PLAN LAND USE CONSULTANTS agent(s) for **CRG HOLDINGS LLC** request(s) the aforementioned action(s) for all or a portion of: **LOT 6-A, BLOCK 5, SKYLINE HEIGHTS**, zoned MX-M, located at 9950 CENTRAL SE, containing approximately 0.6152 acre(s). (I-20)

PROPERTY OWNERS: CRG HOLDINGS LLC
REQUEST: LOT CONSOLIDATION - 4 LOTS INTO 1 LOT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED


17. **Project # PR-2019-003084**
PS-2019-00114 - **SKETCH PLAT**



MARK FULLER agent(s) for **UNITED STATES POSTAL SERVICE** request(s) the aforementioned action(s) for all or a portion of: **LOT 17-A, TIMOTEO CHAVEZ ADDITION** zoned MX-M, located at **2505 GRACELAND NE**, containing approximately 4.78 acre(s). (H-17)

PROPERTY OWNERS: US POSTAL SERVICE , RICHBOB DEN LLC
REQUEST: LOT LINE ADJUSTMENT


THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

18. **Project # PR-2018-001499**
PS-2019-00112 - SKETCH PLAT


CSI – CARTESIAN SURVEY'S INC. agent(s) for WESTWAY HOMES LLC request(s) the aforementioned action(s) for all or a portion of: **LOT 2, BLOCK 14, UNIT 5, PARADISE HEIGHTS**, zoned MX-L located on **MCPMAHON BLVD NW** between **UNIVERSE BLVD NW** and **KAYENTA ST NW**, containing approximately 5.9209 acre(s). (A-10)

PROPERTY OWNERS: WESTWAY HOMES LLC
REQUEST: COMBINE MULTIPLE LOTS INTO ONE TRACT, RIGH-OF-WAY DEDICATION, EASEMENT VACATION

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

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19. **Project # PR-2019-003083**
PS-2019-00113 - SKETCH PLAT


CSI – CARTESIAN SURVEY'S INC. agent(s) for ERIC WOODWARDS request(s) the aforementioned action(s) for all or a portion of: **LOTS A and B BLOCK K SUNSHINE TERRACE ADDITION**, zoned R-1C, located on **BUENA VISTA DR SE** between **SUNSHINE TERRACE AVE SE** and **UNIVERSTIY SE**, containing approximately 0.3650 acre(s). (L-15)

PROPERTY OWNERS: ERIC CORNELIUS & MARIA H WOODARDS
REQUEST: CONSOLIDATE 2 LOTS INTO 1 LOT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

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20. **Other Matters:**  

The DRB will reconsider the meeting date for **PR-2019-002677, SI-2019-0052** Site Plan: Carlisle Associates LP proposed site plan at the NEC of Indian School Rd NE and Carlisle Blvd. NE (10.2 acres). This project is now scheduled for the DRB meeting of December 11, 2019

Approval to move project PR-2019-002677 to December 4th, 2019.

21. ACTION SHEET MINUTES: November 13, 2019



ADJOURN