



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

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

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

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

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

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
-

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
-

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
-

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
-

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

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

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

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)

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

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

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

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

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 , RICHBOBDEN LLC
REQUEST: LOT LINE ADJUSTMENT

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 **MCPAHAN 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

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

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

21. ACTION SHEET MINUTES: November 13, 2019

ADJOURN