



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

November 6, 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: DEFERRAL OF CASES WILL BE ANNOUNCED 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-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]

PROPERTY OWNERS: CLEARBROOK INVESTMENTS INC
REQUEST: SUBDIVIDE EXISTING TRACT INTO 30 RESIDENTIAL LOTS

2. **Project #PR-2019-002677**
SI-2019-00252 – SITE PLAN

MODULUS ARCHITECTS, INC. agent(s) for **CARLISLE ASSOCIATES LP** request(s) the aforementioned action(s) for all or a portion of TRACTS A & B CARLISLE & INDIAN SCHOOL SUBDIVISION BEING A PART OF BLOCKS 16 & 17 AND A PART OF BLOCKS 14 & 15 NETHERWOOD PARK SECOND FILING EXCLUDING PORTIONS OUT TO R/W, zoned MX-M, located at the NEC of INDIAN SCHOOL RD NE and CARLISLE BLVD NE, containing approximately 10.2 acre(s). (H-16) *[Deferred from 8/21/19, 8/28/19, 9/18/19, 10/23/19, 10/30/19]*

PROPERTY OWNERS: CARLISLE ASSOCIATES C/O ROSEN ASSOC MGMT GROUP

REQUEST: 120,000+ SF RETAIL DEVELOPMENT

3. **Project #PR-2019-002380**
SI-2019-00219 - SITE PLAN

MARTIN GRUMMER agent(s) for **PETERSON PROPERTIES** request(s) the aforementioned action(s) for all or a portion of LOTS 1-A AND 2 BLOCK 1 LANDS OF ATRISCO LAND GRANT, zoned NR-C, located at the SWC of CENTRAL AVE NW and 98th ST NW, containing approximately 9.0 acre(s). (L-9) *[Deferred from 7/31/19, 9/18/19]*

PROPERTY OWNERS: PPI II LLC

REQUEST: RETAIL DEVELOPMENT

4. **Project #PR-2019-001948**
(1003612/1003523/1000599)
SD-2019-00006 – PRELIMINARY/FINAL PLAT
SD-2019-00007 – VACATION OF PUBLIC EASEMENT

THE GROUP agent(s) for **NAZISH LLC** request(s) the aforementioned action(s) for all or a portion of TRACT A PLAT OF PRIMA ENTRADA, zoned PC, located on SONTERRO AV NW, east of 98TH ST NW and north of I-40, containing approximately 0.71 acre(s). (H-9) *[Deferred from 1/16/19, 4/17/19, 7/17/19]*

PROPERTY OWNERS: NAZISH LLC

REQUEST: VACATE A TEMP DRAINAGE EASEMENT AND REPLAT EXISTING TRACT INTO 7 LOTS

5. **Project #PR-2018-001198 (1002942)**
VA-2019-00111 - WAIVER
SD-2019-00067 - VACATION OF PUBLIC EASEMENT
VA-2019-00113 – TEMPORARY DEFERRAL OF SIDEWALK
VA-2019-00143- SIDEWALK WAIVER
SD-2019-00068 – PRELIMINARY PLAT
- PRICE LAND & DEVELOPMENT GROUP** agent(s) for **PV TRAILS ALBUQUERQUE, LLC** request(s) the aforementioned action(s) for all or a portion of TRACT 2 BULK LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 & OS-2 THE TRAILS UNIT 3 & TRACT 12 THE TRAILS UNIT 2) (TO BE KNOWN AS CATALONIA), zoned R-1B & R-1D, located at west of WOODMONT AVE NW and south of PASEO DEL NORTE, containing approximately 20.2878 acre(s). (C-9)[Deferred from 4/24/19, 6/19/19, 7/24/19, 8/14/19, 8/21/19, 9/18/19, 10/23/19, 10/30/19]

PROPERTY OWNERS: WOODMONT PASEO LLC

REQUEST: DEVELOPMENT OF A 78 RESIDENTIAL LOT SUBDIVISION

MINOR CASES

6. **Project #PR-2018-001198**
SI-2019-00348 – EPC SITE PLAN FINAL SIGN-OFF
- CONSENSUS PLANNING** agent(s) for **PV TRAILS ALBUQUERQUE LLC** request(s) the aforementioned action(s) for all or a portion of TRACTS 1 AND TRACT 2, BULK LAND PLAT OF THE TRAILS, UNIT 3A, zoned R-1B and R1-D, located on WOODMONT AVE NW, between the PETROGLYPH NATIONAL MONUMENT and PASEO DEL NORTE, containing approximately 20.5 acre(s). (C-8)[Deferred from 10/23/19, 10/30/19]

PROPERTY OWNERS: PV TRAILS ALBUQUERQUE LLC

REQUEST: EPC SITE PLAN SIGN-OFF (SI-2018-00283)

7. **Project # PR-2019-002964**
VA-2019-00388 - WAIVER
SD-2019-00196 – PRELIMINARY/FINAL PLAT
- BOHANNAN HUSON INC.** agent(s) for **CORAZON DEL MESA R, LLC** request(s) the aforementioned action(s) for all or a portion of: TRACT A-6-C, A-1-A, MESA DEL SOL INNOVATION PARK, zoned PC, located east of I-25, south of LOS PICAROS RD, north and west of the BERNALILLO COUNTY LINE containing approximately 1779.75 acre(s). (R-15, R-16, S-15, S-16, S-17, T-16, & T-17)

PROPERTY OWNERS: MDS INVESTMENTS LLC

REQUEST: BULK PLAT APPROVAL

8. **Project # PR-2019-002734**
SD-2019-00195 - PRELIMINARY/FINAL
PLAT

CSI – CARTESIAN SURVEYS INC. agent(s) for **GUILLAME DEPONT** request(s) the aforementioned action(s) for all or a portion of: LOTS 1 THRU 9 BLK 14, PARIS ADDITION, zoned NR-LM, located on 2ND STREET NW between SUMMER AVE. NW and ROSEMONT AVE. NW, containing approximately 0.7288 acre(s). (J-14)

PROPERTY OWNERS: DUPONT & DUPONT LLC

REQUEST: SUBDIVIDE 9 LOTS INTO 2 LOTS, GRANT EASEMENTS, RIGHT-OF-WAY DEDICATION

9. **Project # PR-2019-002308**
SD-2019-00194 - PRELIMINARY/FINAL
PLAT

CSI – CARTESIAN SURVEYS INC. agent(s) for **THOMAS AND PATRICIA FRITTS** request(s) the aforementioned action(s) for all or a portion of: LOTS 14 & 15 EXCLUDING SOUTHWESTERLY PORTION OF LOT 15, BLOCK E-1 NETHERWOOD PARK, zoned R-1, located on HAROLD PL NE between CUTLER AVE NE and SCHELL CT NE, containing approximately 0.3510 acre(s). (H-16)

PROPERTY OWNERS: FRITTS THOMAS H & PATRICIA R

REQUEST: LOT LINE ELIMINATION

10. **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]*

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)

11. **Project #PR-2019-002161**
SD-2019-00186 – PRELIMINARY/FINAL
PLAT

CSI – CARTESIAN SURVEYS INC. agent(s) for
ALBUQUERQUE INDIAN CENTER request(s) the
aforementioned action(s) for all or a portion of LOTS 5-14,
BLOCK 3 OF UNITY ADDITION SUBDIVISION, zoned MX-L,
located on ZUNI RD SE between TENNESSEE ST SE AND
TEXAS ST SE, containing approximately 1.5450 acre(s). (K-
19)*[Deferred from 10/23/19]*

PROPERTY OWNERS: ALBUQUERQUE INDIAN CENTER
REQUEST: SUBDIVIDE 10 EXISTING LOTS INTO 2 NEW LOTS/GRANT
EASEMENT

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12. Other Matters:

13. **ACTION SHEET MINUTES: October 30, 2019**

ADJOURN