



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

October 30, 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-2019-002947
SD-2019-00184 – EXTENSION OF
INFRASTRUCTURE IMPROVEMENTS
AGREEMENT**

PULTE HOMES OF NEW MEXICO request(s) the
aforementioned action(s) for all or a portion of: DEL WEBB
@ MIREHAVEN, UNIT 2B, zoned PC, located SOUTHEAST of
the PETROGLYPH NATIONAL MONUMENT and NORTH of
the MIREHAVEN ARROYO, containing approximately
35.8770 acre(s). (H-8)

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

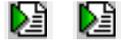
**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN
COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM
AND THE IDO, THE DRB HAS APPROVED THE ONE YEAR EXTENSION OF
THE SUBDIVISION IMPROVEMENT AGREEMENT.**

2. **Project #1011598**
18DRB-70137 - VACATION OF PUBLIC RIGHT-OF-WAY
18DRB-70138 - SIDEWALK VARIANCE
18DRB-70139 - SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS
18DRB-70140 - PRELIMINARY/FINAL PLAT
- BOB KEERAN**, request(s) the aforementioned action(s) for all or a portion of lot(s) 17 & 18, Block(s) 4, Tract(s) 3, NORTH ALBQ ACRES Unit 3, zoned PD (RD/5DUA), located on VENTURA ST NE between SIGNAL AVE NE and ALAMEDA BLVD NE, containing approximately 2 acre(s). (C-20) [Deferred from 5/16/18, 6/13/18, 7/18/18/, 8/8/18, 9/12/18, 10/24/18, 12/5/18, 12/19/18, 1/9/19, 1/23/19, 2/13/19, 2/27/19, 3/20/19, 4/17/19, 4/24/19, 6/5/19, 7/10/19, 8/7/19, 9/18/19].
- DEFERRED TO DECEMBER 11TH 2019.**
-
3. **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]
- PROPERTY OWNERS:** R & B LLC
REQUEST: VACATION OF A PORTION OF SUNPORT BLVD PUBLIC RIGHT-OF-WAY
- DEFERRED TO NOVEMBER 20TH, 2019.**
-
4. **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]
- PROPERTY OWNERS:** CARLISLE ASSOCIATES C/O ROSEN ASSOC MGMT GROUP
REQUEST: 120,000+ SF RETAIL DEVELOPMENT
- DEFERRED TO NOVEMBER 6TH, 2019**
-

5. **Project #PR-2019-002770**
(PR-2019-001345)

SI-2019-00279 – SITE PLAN



DEKKER, PERICH, SABATINI agent(s) for **DBG PROPERTIES LLC** request(s) the aforementioned action(s) for all or a portion of TRACT RR-3-A-1 WESTLAND SOUTH TRACTS RR-3-A-1 AND RR-3-A-2, zoned R-ML, located south of DENNIS CHAVEZ BLVD SW and west of 98th ST SW, containing approximately 5.423 acre(s). (P-09) *[Deferred from 9/11/19, 9/25/19, 10/23/19]*

PROPERTY OWNERS: DBG PROPERTIES LLC

REQUEST: 156 UNIT MULTIFAMILY DEVELOPMENT

DEFERRED TO NOVEMBER 13TH, 2019.

6. **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]*

PROPERTY OWNERS: WOODMONT PASEO LLC

REQUEST: DEVELOPMENT OF A 78 RESIDENTIAL LOT SUBDIVISION

DEFERRED TO NOVEMBER 6TH, 2019.

MINOR CASES

7. **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]*

PROPERTY OWNERS: PV TRAILS ALBUQUERQUE LLC

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

DEFERRED TO NOVEMBER 6TH, 2019.

8. **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)

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

DEFERRED TO NOVEMBER 20TH, 2019.

9. **Project #PR-2018-001225**
SD-2019-00155 – PRELIMINARY/FINAL
PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **KIRK AND JOYCE WESSELINK** request(s) the aforementioned action(s) for all or a portion of TRACT 493, TOWN OF ATRISCO GRANT UNIT 7, zoned R-1C, located on 1119 86TH ST SW between SAGE RD SW and SAPPHIRE ST SW containing approximately 4.89 acre(s). (M-9) *[Deferred from 8/28/19, 9/11/19]*

PROPERTY OWNERS: WESSELINK KIRK A & JOYCE D
REQUEST: SUBDIVIDE 1 LOT INTO 5 LOTS

DEFERRED TO DECEMBER 4TH, 2019.

10. **Project #PR-2019-002811**
SD-2019-00158 - PRELIMINARY/FINAL
PLAT
VA-2019-00288 - WAIVER


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]*

PROPERTY OWNERS: CHAVEZ RICHARD GERARD
REQUEST: REPLAT 4 LOTS INTO 2 AND S/W WAIVER

THE PRELIMINARY/FINAL PLAT HAS BEEN DEFERRED TO NOVEMBER 20TH, 2019.

THE WAIVER HAS BEEN DENIED.

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

HUITT-ZOLLARS agent(s) for **NOVUS PROPERTIES LLC –
MICHAEL MONTOYA** request(s) the aforementioned
action(s) for all or a portion of TRACTS A2B of PLAT OF
TRACTS A2A & A2B FOUNTAIN HILLS PLAZA SUBDIVISON
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]

PROPERTY OWNERS: NOVUS PROPERTIES

REQUEST: REMOVAL OF INTERNAL SIDEWALKS FROM
INFRASTRUCTURE LIST

DEFERRED TO NOVEMBER 13TH, 2019.

SKETCH PLAT

12. **Project # PR-2019-003003
PS-2019-00102 – SKETCH PLAT**



BOHANNAN HUSTON INC. agent(s) for **HOPEWORKS, A NM
NON PROFIT CORPORATION** request(s) the
aforementioned action(s) for all or a portion of: LOTS 3A-
8A, BLOCK(S) 6, PARIS ADDITION and LOT(S) 33 & 34 W H
SPRINGER ADDITION, zoned MX-M, located on 3RD STREET
between MOUNTAIN RD NW and SUMMER AVENUE NW,
containing approximately 1.35 acre(s). (J-14)

PROPERTY OWNERS: HOPEWORKS

REQUEST: LOT CONSOLIDATION FROM 5 LOTS INTO 2 LOTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

13. **Project # PR-2019-003006
PS-2019-00104 - SKETCH PLAT**



CORY GREENFIELD, ARCHITECT agent(s) for **JOSH LANGE**
request(s) the aforementioned action(s) for all or a portion
of: TRACT 6A PLAT OF TRS 6A & 7A BLK 2 SANDIA PLAZA
ADDN CONT 13,029 SQ FT M/L LOT 6A, BLOCK 2, SANDIA
PLAZA SUBDIVISON, zoned MX-L, located at 1111 & 1115
GRIEGOS RD NW, between 11TH STREET NW and 12TH
STREET NW containing approximately 0.542 acre(s). (F-14)

PROPERTY OWNERS: BALDONI JOHN

REQUEST: LOT CONSOLIDATION FROM 2 LOTS INTO 1 LOT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

14. Other Matters:

DRB Rules of Procedure 

Deferred to November 13th for further discussion.

15. **ACTION SHEET MINUTES: October 23rd 2019**

ADJOURNED AT - 10:52.