



**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 Biazar ..... City Engineer/Hydrology**  
**Jacobo Martinez..... Code Enforcement**  
**Cheryl Somerfeldt..... Parks and Rec**

*Angela Gomez ~ DRB Hearing Monitor*

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**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

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].
- DEFERRAL TO DECEMBER 11<sup>TH</sup> AT THE APPLICANT'S REQUEST.**
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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
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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
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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 98<sup>th</sup> 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 MULITFAMILY DEVELOPMENT
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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

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### **MINOR CASES**

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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)

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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 8<sup>th</sup> STREET and 9<sup>th</sup> STREET, containing approximately 0.1654 acre(s). (K-13)

**PROPERTY OWNERS:** MARYANNE PILS

**REQUEST:** LOT LINE RE-ALIGNMENT

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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 86<sup>TH</sup> 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

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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 15<sup>th</sup> 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

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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 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]*

**PROPERTY OWNERS:** NOVUS PROPERTIES

**REQUEST:** REMOVAL OF INTERNAL SIDEWALKS FROM  
INFRASTRUCTURE LIST

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**SKETCH PLAT**

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**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 3<sup>RD</sup> 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

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**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 SUBDIVISION, zoned MX-L, located at 1111 & 1115 GRIEGOS RD NW, between 11<sup>TH</sup> STREET NW and 12<sup>TH</sup> STREET NW containing approximately 0.542 acre(s). (F-14)

**PROPERTY OWNERS:** BALDONI JOHN

**REQUEST:** LOT CONSOLIDATION FROM 2 LOTS INTO 1 LOT

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**14. Other Matters:**

**DRB Rules of Procedure**

**15. ACTION SHEET MINUTES: October 23<sup>rd</sup> 2019**

ADJOURN