



**DEVELOPMENT REVIEW BOARD**

**Agenda**

Plaza del Sol Building Basement Hearing Room

**December 11, 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*

\*\*\*\*\*

**MAJOR CASES**

- 1. **Project # PR-2019-003092**  
SD-2019-00210 - **VACATION OF PUBLIC RIGHT-OF-WAY**  
  
TIERRA WEST agent(s) for SWCW LLC request(s) the aforementioned action(s) for all or a portion of: **LOT 9A, BLOCK 32, RIDGECREST ADDN and 3,600 SQUARE FEET OF ADJACENT PLATTED ALLEY**, zoned MX-M, located at **1425 SAN MATEO BLVD** between **SAN MATEO BLVD** and **GIBSON BLVD**, containing approximately 0.3657 acre(s). (L-17)  
  
**PROPERTY OWNERS:** SSCW LLC  
**REQUEST:** VACATION OF PUBLIC RIGHT-OF-WAY  
  
**DEFERRED TO DECEMBER 18<sup>TH</sup>, 2019.**


---

- 2. **Project # PR-2019-002411**  
SD-2019-00211 – **EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT (E-IIA)**  
  
**CONSENSUS PLANNING INC. agent(s) for SUCCESS LAND HOLDINGS, LLC** request(s) the aforementioned action(s) for all or a portion of: **TRACTS A-1-A AND B-1, ANDERSON HEIGHTS UNIT 4**, zoned PD and R-1A, located at **118TH ST SW**, between **AMOLE MESA AVE SW** and **COLOBEL AVE SW** containing approximately 82.9311 acre(s). (N-08)  
  
**PROPERTY OWNERS:** SUCCESS LAND HOLDINGS LLC C/O PRICE LAND & DEVELOPMENT GROUP INC  
**REQUEST:** EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT (E-IIA)  
  
**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO,THE DRB HAS APPROVED A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT.**

3. **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, 10/30/19,].*

**DEFERRED TO JANUARY 29, 2020.**

- 
4. **Project # PR-2019-002544**  
SD-2019-00187 – **PRELIMINARY PLAT**  


**HIGH MESA CONSULTING GROUP** agent(s) for **CITY OF ALBUQUERQUE, DMD, CULTURAL SERVICES** request(s) the aforementioned action(s) for all or a portion of **REPLAT OF BLK 2, LOMA VERDE SUBDIVISION, REPLAT OF BLK 3 LOMA VERDE SUBDIVISION** and **GROVE ST** between **CHICO RD** and **CENTRAL AVE**, zoned MX-M, located at **7667 CENTRAL AVE NE**, between **SAN PABLO NE** and **CHARLESTON ST NE**, containing approximately 4.7928 acre(s). (D-19) *[Deferred from 11/13/19]*

**PROPERTY OWNERS:** CITY OF ALBUQUERQUE  
**REQUEST:** PRELIMINARY PLAT APPROVAL

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE DRB HAS APPROVED PRELIMINARY PLAT WITH THE FOLLOWING CONDITIONS: WATER AUTHORITY REQUIRES A PAPER EASEMENT AT FINAL PLAT, HYDROLOGY REQUIRES AN EASEMENT AT FINAL PLAT AND TRANSPORTATION REQUIRES RIGHT-OF-WAY DEDICATION.**

5. **Project # PR\_2018-001579**  
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)[*Deferred from 11/20/19*]

**PROPERTY OWNERS:** WINROCK PARTNERS LLCC/O GOODMAN REALTY  
**REQUEST:** SITE PLAN AND SKETCH PLAT FOR WINROCK TOWN CENTER

**DEFERRED TO DECEMBER 18<sup>TH</sup>, 2019.**

---

**MINOR CASES**

---

6. **Project # PR-2019-002694**  
SD-2019-00213 – **PRELIMINARY/FINAL PLAT**



**CSI – CARTESIAN SURVEY'S INC.** agent(s) for **CITY OF ALBUQUERQUE** request(s) the aforementioned action(s) for all or a portion of: **TR B-2** PLAT OF TRS A-1, B-1 & B-2 PARCELS 4-3AM, 4-3B, 4-4 & 7-2 TOWN WEST CONT 0.5388 AC M/L OR 23,470 SF M/L LOT B2, **TOWER WEST SUBDIVISION**, zoned MX-L, located on **TOWER RD SW**, Albuquerque, NM **between 97<sup>th</sup> ST SW and 94<sup>th</sup>, ST SW**, containing approximately 0.2652 acre(s). (L-9)

**PROPERTY OWNERS:** CITY OF ALBUQUERQUE  
**REQUEST:** SUBDIVIDE EXISTING LOT AND VACATED R/W INTO 1 NEW LOT/GRANT EASEMENTS

**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 ZONE BOUNDARIES TO BE REFLECTED ON THE PLAT AND AGIS DXF.**

7. **Project # PR-2019-002379**  
SD-2019-00214 – PRELIMINARY/FINAL  
PLAT



CSI – CARTESIAN SURVEY'S INC. agent(s) for SEAN GILLIGAN request(s) the aforementioned action(s) for all or a portion of 001 052N.M.T. ADD & L 2 LOT 1, BLOCK 52, ORIGINAL TOWNSITE OF ABQ SUBDIVISION, zoned MX-FB-ID, located on 7<sup>TH</sup> ST NW, between 700 TIJERAS AV NW, Albuquerque, NM and 701 KENT AV NW, Albuquerque, NM containing approximately 0.1013 acre(s). (J-14)

PROPERTY OWNERS: MICHAEL A GONZALES

REQUEST: SUBDIVIDE 2 EXISTING LOTS INTO 3 NEW LOTS/GRANT EASEMENTS

DEFERRED TO JANUARY 8<sup>TH</sup>, 2020.

8. **Project # PR-2019-003125(2454)**  
SD-2019-00215 - PRELIMINARY/FINAL  
PLAT



TIMOTHY SOLINSKY request(s) the aforementioned action(s) for all or a portion of: TRACTS A-1 A-2, zoned MX-FB-UD, located at 415 TIJERAS AVE, containing approximately 2.0314 acre(s). (J-14)

PROPERTY OWNERS: BERNALILLO COUNTY

REQUEST: CONSOLIDATE 21 LOTS INTO 2/ GRANT EASEMENTS

DEFERRED TO JANUARY 15<sup>TH</sup>, 2019.

9. **Project # PR-2019-002029**  
SD-2019-00191 - PRELIMINARY/FINAL  
PLAT  
VA-2019-00418 – WAIVER



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) *[Deferred from 10/30/19, 11/20/19]*

PROPERTY OWNERS: MARYANNE PILS

REQUEST: LOT LINE RE-ALIGNMENT

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 AND THE WAIVER WITH DELEGATION TO PLANNING FOR AGIS DXF.

---

**SKETCH PLAT**

---

10. **Project # PR-2019-001695**  
**PS-2019-00120 – SKETCH PLAT**



**TERRA LAND SURVEYS, LLC** agent(s) for **MICHAEL MONTOYA** request(s) the aforementioned action(s) for all or a portion of: TR B PLAT OF TRACTS A, B AND C CANTATA AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACT OS-4 THE TRAILS UNIT 2 & TRACT A TAOS AT THE TRAILS UNIT 2) CONT 17.0483 AC LOT B, SUBDIVISION CANTATA AT THE TRAILS UNIT 2, zoned SU-1, located at **4590 PARADISE BLVD NW**, Albuquerque, NM between **PARADISE BLVD NW** and **VISTA FUENTE RD NW**, containing approximately 5.4531 acre(s). (C-12)

**PROPERTY OWNERS:** NOVUS PROPERTIES LLC


**REQUEST:** SUBDIVIDE TRACT A-2, INTO 2 SEPARATE TRACTS

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

---

11. Other Matters:

12. **ACTION SHEET MINUTES FOR:**

**December 4, 2019** are approved. 

ADJOURNED: 10:11