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

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MAJOR CASES

   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 18TH, 2019.

   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 L
   AND & 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 18TH, 2019.

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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 97th ST SW and 94th, 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 7TH 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 8TH, 2020.

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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 15TH, 2019.

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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 8TH STREET and 9TH 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  


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**SKETCH PLAT**

12/11/19

   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