



**DEVELOPMENT REVIEW BOARD**

**Agenda**

Plaza del Sol Building Basement Hearing Room

**December 4, 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**

- 1. **Project # PR-2019-003077**  
SI-2019-00370 – SITE PLAN  
VA-2019-00426 - WAIVER

**DEKKER, PERICH, SABATINI** request(s) the aforementioned action(s) for all or a portion of: **TR 6-A-1-C-1-A BLK C PLAT FOR LOTS 5-A-1, 5-A-2, 6-A-1-C-1-A AND 6-A-1-C-1-B BLOCK "C", LOUISIANA SUBDIVISION** zoned MX-H, located at **2424 LOUISIANA BLVD NE**, containing approximately 1.519 acre(s). (H-19)

**PROPERTY OWNERS:** LBP PARTNERS LLC C/O ALLEN SIGMON REAL ESTATE

**REQUEST:** SITE PLAN AMENDMENT

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

**2. Project # PR-2019-003064**  
SD-2019-00204 - EXTENSION OF  
INFRASTRUCTURE IMPROVEMENTS  
AGREEMENT (E-IIA)

FELIX RABADI request(s) the aforementioned action(s) for all or a portion of: **TRACT T-1-A-2A & T-1-A-2B, TOWN OF ALAMEDA GRANT** zoned MX-L, located on the west side of **GOLF COURSE RD NW between IRVING BLVD NW and the CALABACILLAS ARROYO**, containing approximately 8.5 acre(s). (B-12)

**PROPERTY OWNERS:** STAR TRUST INCORPORATED  
**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 TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT.

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**3. Project # PR-2019-003037**  
SD-2019-00197 - EXTENSION OF  
INFRASTRUCTURE IMPROVEMENTS  
AGREEMENT (E-IIA)

CONSENSUS PLANNING INC. agent(s) for **730 COORS LLC** request(s) the aforementioned action(s) for all or a portion of: **TRACT C-2-A-1-A-1 and TRACT C-2-A-1-A-2 PLAT FOR TRACTS C-2-A-1-A-1 & C-2-A-1-A-2, LANDS OF CAMPBELL**, zoned MX-L, located at **730 COORS BLVD NW between GLENRIO RD NW and FORTUNA RD NW**, containing approximately 3.817 acre(s). (J-11)

**PROPERTY OWNERS:** KAPLAN 4TH STREET LLC, 730 COORS, LLC  
**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 TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT.

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4. **Project # PR-2019-003076**  
SI-2019-00367 - SITE PLAN

**MODULUS ARCHITECTS INC.** agent(s) for **GYP SUM FLOORING** request(s) the aforementioned action(s) for all or a portion of: **LOT 27 and LOT 28, BLOCK 29, NORTH ABQ ACRES TR A UNIT B**, zoned NR-BP, located at **6217 & 6221 SIGNAL AV NE between SAN PEDRO DR. NE and LOUISIANA BLVD NE** containing approximately 1.78 acre(s). (C-18)

PROPERTY OWNERS: FINLEY C DARRYL  
REQUEST: DRB SITE PLAN

DEFERRED TO JANUARY 15<sup>TH</sup>, 2020.

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5. **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, 11/6/19]*

PROPERTY OWNERS: CARLISLE ASSOCIATES C/O ROSEN ASSOC MGMT GROUP  
REQUEST: 120,000+ SF RETAIL DEVELOPMENT

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

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6. **Project #PR-2019-002277**  
**(1002962)**  
SI-2019-00246 – SITE PLAN

**RESPEC INC** agent(s) for **RAINBOW PASEO, LLC** request(s) the aforementioned action(s) for all or a portion of **TRACT A 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)**, zoned R-ML, located on **OAKRIDGE ST NW west of UNIVERSE BLVD NW**, containing approximately 3.26 acre(s). (C-9) *[Deferred from 8/15/19, 10/9/19]*

PROPERTY OWNERS: RV LOOP LLC  
REQUEST: 52 UNIT MULTI-FAMILY DEVELOPMENT

DEFERRED TO FEBRUARY 5<sup>TH</sup>, 2020.

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7. **Project #PR-2019-002874  
(1000771)**  
SD-2019-00172 – EXTENSION OF  
INFRASTRUCTURE IMPROVEMENTS  
AGREEMENT (IIA)

**ALLEN SIGMON REAL ESTATE GROUP, LLC** request(s) the  
aforementioned action(s) for all or a portion of **TRACT C  
PLAT OF TRACTS A, B & C COTTONWOOD POINTE**, zoned  
NR-BP, located at **9651 IRVING BLVD NW** between **IRVING  
BLVD NW** and **EAGLE RANCH RD NW**, containing  
approximately 6.7675 acre(s). (B-13)[*Deferred from 10/2/19,  
10/16/19, 10/23/19*]

**PROPERTY OWNERS:** EAGLE VISTA LLC ATTN: BRAD B ALLEN  
**REQUEST:** EXTENSION OF INFRASTRUCTURE IMPROVEMENTS  
AGREEMENT

**DEFERRED TO FEBRUARY 5<sup>TH</sup>, 2020.**

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8. **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 **98<sup>th</sup> ST NW**, containing approximately 9.0 acre(s).  
(L-9)[*Deferred from 7/31/19, 9/18/19, 11/6/19*]

**PROPERTY OWNERS:** PPI II LLC  
**REQUEST:** RETAIL DEVELOPMENT

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION,  
BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS  
OF THE DPM AND THE IDO, WITH THE SIGNING OF THE  
INFRASTRUCTURE LIST DATED DECEMBER 4, 2019, THE DRB HAS  
APPROVED THE SITE PLAN WITH FINAL SIGN-OFF DELEGATED  
TO: PLANNING FOR THE INFRASTRUCTURE IMPROVEMENTS  
AGREEMENT (IIA).**

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9. **Project #PR-2019-002770**  
**(PR-2019-001345)**  
**SI-2019-00279 – SITE PLAN**

**DEKKER, PERICH, SABATINI** agent(s) for **DBG PROPERTIES LLC** requests 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, 10/30/19, 11/13/19*]

**PROPERTY OWNERS:** DBG PROPERTIES LLC

**REQUEST:** 156 UNIT MULTIFAMILY DEVELOPMENT

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED DECEMBER 4, 2019, THE DRB HAS APPROVED THE SITE PLAN WITH FINAL SIGN-OFF DELEGATED TO: PLANNING FOR THE INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA).

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10. **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, 10/30/19, 11/20/19*]

**PROPERTY OWNERS:** R & B LLC

**REQUEST:** VACATION OF A PORTION OF SUNPORT BLVD PUBLIC RIGHT-OF-WAY

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

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**11. 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, 11/6/19, 11/20/19]*

**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)

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 SITE PLAN WITH FINAL SIGN-OFF DELEGATED TO: WATER AUTHORITY FOR THE AVAILABILITY STATEMENT AND TO PLANNING WHO IS LAST TO SIGN.

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**MINOR CASES**

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**12. 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, 10/30/19]*

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

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: TRANSPORTATION FOR COMMENTS AND TO PLANNING FOR UTILITY COMPANIES SIGNATURES AND AGIS DXF.

**13. Project # PR-2018-001411**  
SD-2019-00199 – AMENDMENT TO  
INFRASTRUCTURE LIST

TIERRA WEST, LLC agent(s) for MAVERIK, INC. requests the aforementioned action(s) for all or a portion of **Lot A 8 REDIVISION, block 8, LA CUESTA SUBDIVISION**, zoned MX-M, located at **650 JUAN TABO BLVD NE**, between **COPPER NE** and **JUAN TABO BLVD NE** containing approximately 0.7448 acre(s). (K-22) *[Deferred from 11/13/19]*

PROPERTY OWNERS: MAVERIK INC

REQUEST: MINOR AMENDMENT TO INFRASTRUCTURE LIST

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED DECEMBER 4, 2019, THE DRB HAS APPROVED THE AMENDED INFRASTRUCTURE LIST.

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**14. Project # PR-2019-002758**  
SD-2019-00198 – PRELIMINARY/FINAL  
PLAT

COMMUNITY SCIENCES CORPORATION agent(s) for **MIRIAM M RAND & ONA PORTER** requests the aforementioned action(s) for all or a portion of LT 5 PLAT OF LOTS 1 -5 of the **CORIANDA COURT SUBDIVISION**, zoned R-A, located at **2619 CORIANDA CT NW**, containing approximately 0.6937 acre(s). (G-13) *[Deferred from 11/13/19]*

PROPERTY OWNERS: RAND MIRIAM M & PORTER ONA

REQUEST: SUBDIVIDE ONE LOT INTO TWO NEW LOTS

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: WATER AUTHORITY FOR PRIVATE EASEMENT AND TO PLANNING FOR DRAINAGE EASEMENT AND FOR AGIS DXF.

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SKETCH PLAT

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15. **Project # PR-2019-003030**  
PS-2019-00118 – **SKETCH PLAT**

**SUPREME INVESTMENTS, LLC** request(s) the aforementioned action(s) for all or a portion of: **PORTION OF TR B-1 PLAT OF LAND DIVISION OF TRACT B LAND OF MEL SANCHEZ & LATH & PLASTER SUPPLY CO INC., SANCHEZ--MEL & LATH & PLASTER SUPPLY COMPANY SUBDIVISION**, zoned NR-LM, located at **5300 2ND ST NW**, Albuquerque, NM between **MONTANO** and **GRIEGOS**, containing approximately 5.45 acre(s). (F-15)

**PROPERTY OWNERS:** CITY CHURCH OF ALBUQUERQUE INC  
**REQUEST:** SUBDIVIDE EXISTING PARCEL INTO 2 TRACTS

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

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16. **Project # PR-2019-002412**  
**(1002134)**  
PS-2019-00117 – **SKETCH PLAT**

**SANDIA LAND SURVEYING LLC** agent(s) for **JOHN E AND CYNTHIA A. MECHENBIER** request(s) the aforementioned action(s) for all or a portion of: **TRACTS 18 & 19, LAS LOMITAS BUSINESS PARK**, zoned NP-BP, located at **1300 & 1310 CUESTA ARRIBA CT NE** between **EL PUEBLO NE** and **EL SEGUNDO AVE NE**, containing approximately 2.0209 acre(s). (D-16)

**PROPERTY OWNERS:** LFT LAS LOMITAS LLC  
**REQUEST:** COMBINE TRACTS 18 AND 19 OF THE LAS LOMITAS BUSINESS PARK

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

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17. Other Matters:

18. **ACTION SHEET MINUTES for:**  
**November 20<sup>th</sup>, 2019**

ADJOURN