DEVELOPMENT REVIEW BOARD
Agenda
Plaza del Sol Building Basement Hearing Room

November 20, 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


JAG PLANNING AND ZONING, LLC agent(s) for PORFIE MALDONADO request(s) the aforementioned action(s) for all or a portion of: 1-A-1 BLOCK A, ANDERSON & THAXTON’S REPLAT OF A PORTION OF TORREON ADDITION, zoned NR-C, and a 6,313 square foot portion of WALTER STREET located on WALTER STREET SE between GIBSON BLVD SE and ROSS AVE. SE, containing approximately 0.7364 acre(s). (L-14)

PROPERTY OWNERS: PORFIE O. MALDONADO
REQUEST: VACATION OF RIGHT OF WAY

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 VACATION AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO, WITH THE FOLLOWING CONDITIONS: WATER AUTHORITY CONDITION IS FOR ACCESS EASEMENT AND PUBLIC WATERLINE EASEMENT. TRANSPORTATION CONDITION IS FOR PRIVATE ACCESS EASEMENT AND ADA ACCESS. HYDROLOGY CONDITION IS FOR DRAINAGE EASEMENT.
2. **Project # PR-2018-001916**
SD-2019-00192 – FINAL PLAT

BOHANNAN HUSTON INC. agent(s) for PULTE DEVELOPMENT OF NEW MEXICO request(s) the aforementioned action(s) for all or a portion of: TR N-2-B-1, WATERSHED SUBDIVISION zoned PC, located on MIREHAVEN PKWY between TIERRA PINTADA BLVD and ECHO CANYON, containing approximately 17.6216 acre(s). (H-9)

**PROPERTY OWNERS:** PULTE HOMES  
**REQUEST:** FINAL PLAT APPROVAL

**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 FINAL PLAT. FINAL SIGN-OFF IS DELEGATED TO: PLANNING FOR AGIS DXF WITH A 2 WEEK DELEGATION PERIOD.**

3. **Project # PR-2018-001579**
PS-2019-00105 – SKETCH PLAT  
SI-2019-00355 – SITE PLAN AMENDMENT  
SI-2019-00354 – SITE PLAN


**PROPERTY OWNERS:** WINROCK PARTNERS LLCC/O GOODMAN REALTY  
**REQUEST:** SITE PLAN AND SKETCH PLAT FOR WINROCK TOWN CENTER  
**DEFERRED TO DECEMBER 11TH, 2019.**
4. **Project #PR-2018-001501 (1010023)**  
SD-2019-00163 - **VACATION OF PRIVATE EASEMENT**  
SD-2019-00162 – **VACATION OF PUBLIC EASEMENT**  
VA-2019-00290 – **WAIVER**  
VA-2019-00289 – **WAIVER**  
SI-2019-00299 – **SITE PLAN**  
ISAACSON & ARFMAN, LLC agent(s) for MONTANO FAMILY HOMES LLC request(s) the aforementioned action(s) for all or a portion of **TRACT 6-A-2 PLAT OF LOTS 6-A-1 AND 6-A-2 NORTH FOURTH STREET HOMESITES ADDN**, zoned R-A, located at 712 MONTANO RD NW between 9th ST NW and HARWOOD LATERAL, Albuquerque, NM, containing approximately 1.7110 acre(s). (F-14) [Deferred from 9/25/19]  

PROPERTY OWNERS: PERLA SARITA R TRUSTEE PERLA LVTC/O JEFFREY PARKS  
REQUEST: CLUSTER DEVELOPMENT OF 8 RESIDENTIAL LOTS WITH ASSOCIATED OPEN SPACE  

**DEFERRED TO JANUARY 29, 2020**

5. **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]  

PROPERTY OWNERS: R & B LLC  
REQUEST: VACATION OF A PORTION OF SUNPORT BLVD PUBLIC RIGHT-OF-WAY  

**DEFERRED TO DECEMBER 4TH, 2019**
6. Project #PR-2018-001842 (1001049, 1011324)
SD-2019-00166 – VACATION OF PUBLIC EASEMENT
SD-2019-00165 – PRELIMINARY PLAT
VA-2019-00312 - WAIVER

THE GROUP/RON HENSLEY agent(s) for CLEARBROOK INVESTMENTS INC. request(s) the aforementioned action(s) for all or a portion of TRACT 4-A of PLAT OF TRACTS 4-A AND 4-B HORIZON VILLAGE, zoned R-ML, located on HORIZON BLVD NE north of ALAMEDA BLVD NE, containing approximately 2.9201 acre(s). (C-17)[Deferred from 10/2/19, 11/6/19]

PROPERTY OWNERS: CLEARBROOK INVESTMENTS INC
REQUEST: SUBDIVIDE EXISTING TRACT INTO 30 RESIDENTIAL LOTS


MINOR CASES

7. Project # PR-2019-002370
SD-2019-00164 – PRELIMINARY/FINAL PLAT

KENNETH COOPER request(s) the aforementioned action(s) for all or a portion of: LOTS 1-3, BLOCK 4, ANDERSON ADDITION NO. 2, zoned R-1A located at 1402 8th STREET NW, between KINLEY AVE and BELLAMAH AVE containing approximately .2479 acre(s). (J-19)

PROPERTY OWNERS: KENNETH COOPER
REQUEST: LOT CONSOLIDATION - 3 EXISTING LOTS INTO 1 LOT

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 FOR 4 WEEKS TO: TRANSPORTATION FOR BUILDING PERMIT AND PROPERTY CORNER REQUIREMENTS AND TO PLANNING FOR UTILITY COMPANIES SIGNATURES AND AGIS DXF.
8. Project # PR-2019-003085
SD-2019-00209 - PRELIMINARY/FINAL PLAT

ALDRICH LAND SURVEYING agent(s) for AMY & BEN STURGE request(s) the aforementioned action(s) for all or a portion of: LOT 11 & 12-A BLOCK 42, HUNING’S HIGHLAND ADDITION, zoned R-1, located at 218 & 222 HIGH ST SE, Albuquerque, NM, containing approximately 0.2554 acre(s). (K-14)

PROPERTY OWNERS: STURGE AMY & BEN
REQUEST: LOT LINE RELOCATION


SD-2019-00206 - PRELIMINARY/FINAL PLAT

WAYJOHN SURVEYING INC. agent(s) for PPI II, LLC request(s) the aforementioned action(s) for all or a portion of: LOT 2 and LOT 1A, BLOCK 1, LANDS OF THE ATRISCO GRANT zoned NR-C, located at 10000 CENTRAL AV SW, Albuquerque, NM, containing approximately 8.6669 acre(s). (L-9)

PROPERTY OWNERS: PPI II LLC
REQUEST: LOT CONSOLIDATION – 2 LOTS INTO 1 LOT

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 UTILITY COMPANIES SIGNATURES.

10. 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) [Deferred from 10/30/19]

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

DEFERRED TO DECEMBER 11TH, 2019.
11. **Project #PR-2019-002811**  
SD-2019-00158 - **PRELIMINARY/FINAL PLAT**  

**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, 10/30/19]  

**PROPERTY OWNERS:** CHAVEZ RICHARD GERARD  
**REQUEST:** REPLAT 4 LOTS INTO 2  

**DEFERRED TO JANUARY 8TH, 2019.**

12. **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]  

**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)  

**DEFERRED TO DECEMBER 4TH, 2019.**
13. **Project # PR-2018-001695**  
(1003445)  
SD-2019-00167 – **AMENDMENT TO INFRASTRUCTURE LIST**  

HUITT-ZOLLARS agent(s) for NOVUS PROPERTIES LLC – MICHAEL MONTOYA requests 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, 10/30/19, 11/13/19]

**PROPERTY OWNERS:** NOVUS PROPERTIES  
**REQUEST:** REMOVAL OF INTERNAL SIDEWALKS FROM INFRASTRUCTURE LIST


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**SKETCH PLAT**

14. **Project # PR-2019-003087**  
PS-2019-00115 - **SKETCH PLAT**  

ARCH + PLAN LAND USE CONSULTANTS agent(s) for PATRICK & CHERIE McCLEARNON request(s) the aforementioned action(s) for all or a portion of: LOT(S) 9-A & 11-A, BLOCK 2O, ALBRIGHT ADDITION, zoned R-1, located on 1405 5TH ST NW, Albuquerque, NM, containing approximately 0.3220 acre(s). (J-14)

**PROPERTY OWNERS:** WATSON STEFAN  
**REQUEST:** LOT CONSOLIDATION - 4 LOTS INTO 1 LOT

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**
15. Project # PR-2019-003082
   PS-2019-00110 - SKETCH PLAT

   CSI – CARTESIAN SURVEY’S INC. agent(s) for CENTURYLINK request(s) the aforementioned action(s) for all or a portion of: TRACT(S) A-1 & A-2, LANDS OF MOUNTAIN STATES, zoned MX-M, located at 417 GRIEGOS RD NW, Albuquerque, NM, containing approximately 1.8748 acre(s). (F-14)

   PROPERTY OWNERS: US WEST COMMUNICATIONS INC
   REQUEST: LOT LINE ADJUSTMENT

   THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

16. Project # PR-2019-003086
   PS-2019-00116 - SKETCH PLAT

   ARCH + PLAN LAND USE CONSULTANTS agent(s) for CRG HOLDINGS LLC request(s) the aforementioned action(s) for all or a portion of: LOT 6-A, BLOCK 5, SKYLINE HEIGHTS, zoned MX-M, located at 9950 CENTRAL SE, containing approximately 0.6152 acre(s). (I-20)

   PROPERTY OWNERS: CRG HOLDINGS LLC
   REQUEST: LOT CONSOLIDATION - 4 LOTS INTO 1 LOT

   THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

17. Project # PR-2019-003084
   PS-2019-00114 - SKETCH PLAT

   MARK FULLER agent(s) for UNITED STATES POSTAL SERVICE request(s) the aforementioned action(s) for all or a portion of: LOT 17-A, TIMOTEO CHAVEZ ADDITION zoned MX-M, located at 2505 GRACELAND NE, containing approximately 4.78 acre(s). (H-17)

   PROPERTY OWNERS: US POSTAL SERVICE, RICHBOBDEN LLC
   REQUEST: LOT LINE ADJUSTMENT

   THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED
18. Project # PR-2018-001499
PS-2019-00112 - SKETCH PLAT

CSI – CARTESIAN SURVEY’S INC. agent(s) for WESTWAY HOMES LLC request(s) the aforementioned action(s) for all or a portion of: LOT 2, BLOCK 14, UNIT 5, PARADISE HEIGHTS, zoned MX-L located on MCMAHON BLVD NW between UNIVERSE BLVD NW and KAYENTA ST NW, containing approximately 5.9209 acre(s). (A-10)

PROPERTY OWNERS: WESTWAY HOMES LLC
REQUEST: COMBINE MULTIPLE LOTS INTO ONE TRACT, RIGHT-OF-WAY DEDICATION, EASEMENT VACATION

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

19. Project # PR-2019-003083
PS-2019-00113 - SKETCH PLAT

CSI – CARTESIAN SURVEY’S INC. agent(s) for ERIC WOODWARDS request(s) the aforementioned action(s) for all or a portion of: LOTS A and B BLOCK K SUNSHINE TERRACE ADDITION, zoned R-1C, located on BUENA VISTA DR SE between SUNSHINE TERRACE AVE SE and UNIVERSITY SE, containing approximately 0.3650 acre(s). (L-15)

PROPERTY OWNERS: ERIC CORNELIUS & MARIA H WOODARDS
REQUEST: CONSOLIDATE 2 LOTS INTO 1 LOT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

20. Other Matters:

The DRB will reconsider the meeting date for PR-2019-002677, SI-2019-0052 Site Plan: Carlisle Associates LP proposed site plan at the NEC of Indian School Rd NE and Carlisle Blvd. NE (10.2 acres). This project is now scheduled for the DRB meeting of December 11, 2019

Approval to move project PR-2019-002677 to December 4th, 2019.
21.  ACTION SHEET MINUTES: November 13, 2019

ADJOURN