DEVELOPMENT REVIEW BOARD
Agenda
Plaza del Sol Building Basement Hearing Room

November 6, 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: DEFFERRAL 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-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]

   PROPERTY OWNERS: CLEARBROOK INVESTMENTS INC
   REQUEST: SUBDIVIDE EXISTING TRACT INTO 30 RESIDENTIAL LOTS
2. 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]
   PROPERTY OWNERS: CARLISLE ASSOCIATES C/O ROSEN ASSOC MGMT GROUP
   REQUEST: 120,000+ SF RETAIL DEVELOPMENT

3. 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 98th ST NW, containing approximately 9.0 acre(s). (L-9) [Deferred from 7/31/19, 9/18/19]
   PROPERTY OWNERS: PPI II LLC
   REQUEST: RETAIL DEVELOPMENT

4. Project #PR-2019-001948
   (1003612/1003523/1000599) SD-2019-00006 – PRELIMINARY/FINAL PLAT
   SD-2019-00007 – VACATION OF PUBLIC EASEMENT
   THE GROUP agent(s) for NAZISH LLC request(s) the aforementioned action(s) for all or a portion of TRACT A PLAT OF PRIMA ENTRADA, zoned PC, located on SONTERRO AV NW, east of 98th ST NW and north of I-40, containing approximately 0.71 acre(s). (H-9) [Deferred from 1/16/19, 4/17/19, 7/17/19]
   PROPERTY OWNERS: NAZISH LLC
   REQUEST: VACATE A TEMP DRAINAGE EASEMENT AND REPLAT EXISTING TRACT INTO 7 LOTS
5. **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).  

   PROPERTY OWNERS: WOODMONT PASEO LLC  
   REQUEST: DEVELOPMENT OF A 78 RESIDENTIAL LOT SUBDIVISION

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6. **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).  

   PROPERTY OWNERS: PV TRAILS ALBUQUERQUE LLC  
   REQUEST: EPC SITE PLAN SIGN-OFF (SI-2018-00283)

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7. **Project # PR-2019-002964**  
   VA-2019-00388 - WAIVER  
   SD-2019-00196 – PRELIMINARY/FINAL PLAT  

   BOHANNAN HUSON INC. agent(s) for CORAZON DEL MESA R, LLC request(s) the aforementioned action(s) for all or a portion of: TRACT A-6-C, A-1-A, MESA DEL SOL INNOVATION PARK, zoned PC, located east of I-25, south of LOS PICAROS RD, north and west of the BERNALILLO COUNTY LINE containing approximately 1779.75 acre(s).  

   PROPERTY OWNERS: MDS INVESTMENTS LLC  
   REQUEST: BULK PLAT APPROVAL
8. **Project # PR-2019-002734**  
**SD-2019-00195 - PRELIMINARY/FINAL PLAT**  
CSI – CARTESIAN SURVEYS INC. agent(s) for GUILLAME DEPONT request(s) the aforementioned action(s) for all or a portion of: LOTS 1 THRU 9 BLK 14, PARIS ADDITION, zoned NR-LM, located on 2ND STREET NW between SUMMER AVE. NW and ROSEMONT AVE. NW, containing approximately 0.7288 acre(s). (J-14)  

**PROPERTY OWNERS:** DUPONT & DUPONT LLC  
**REQUEST:** SUBDIVIDE 9 LOTS INTO 2 LOTS, GRANT EASEMENTS, RIGHT-OF-WAY DEDICATION

9. **Project # PR-2019-002308**  
**SD-2019-00194 - PRELIMINARY/FINAL PLAT**  
CSI – CARTESIAN SURVEYS INC. agent(s) for THOMAS AND PATRICIA FRITTS request(s) the aforementioned action(s) for all or a portion of: LOTS 14 & 15 EXCLUDING SOUTHWESTERLY PORTION OF LOT 15, BLOCK E-1 NETHERWOOD PARK, zoned R-1, located on HAROLD PL NE between CUTLER AVE NE and SCHELL CT NE, containing approximately 0.3510 acre(s). (H-16)  

**PROPERTY OWNERS:** FRITTS THOMAS H & PATRICIA R  
**REQUEST:** LOT LINE ELIMINATION

10. **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]  

**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)
11. **Project #PR-2019-002161**  
SD-2019-00186 – PRELIMINARY/FINAL PLAT  

CSI – CARTESIAN SURVEYS INC. agent(s) for ALBUQUERQUE INDIAN CENTER request(s) the aforementioned action(s) for all or a portion of LOTS 5-14, BLOCK 3 OF UNITY ADDITION SUBDIVISION, zoned MX-L, located on ZUNI RD SE between TENNESSEE ST SE AND TEXAS ST SE, containing approximately 1.5450 acre(s). (K-19)[Deferred from 10/23/19]

**PROPERTY OWNERS:** ALBUQUERQUE INDIAN CENTER  
**REQUEST:** SUBDIVIDE 10 EXISTING LOTS INTO 2 NEW LOTS/GRANT EASEMENT

12. Other Matters:

13. **ACTION SHEET MINUTES:** October 30, 2019

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