DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

October 30, 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


PULTE HOMES OF NEW MEXICO request(s) the aforementioned action(s) for all or a portion of: DEL WEBB @ MIREHAVEN, UNIT 2B, zoned PC, located SOUTHEAST of the PETROGLYPH NATIONAL MONUMENT and NORTH of the MIREHAVEN ARROYO, containing approximately 35.8770 acre(s). (H-8)

PROPERTY OWNERS: PULTE HOMES OF NEW MEXICO
REQUEST: EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT

2. **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].

**DEFERRED TO DECEMBER 11TH, 2019.**

3. **Project #PR-2019-002651**

**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]

**PROPERTY OWNERS**: R & B LLC

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

**DEFERRED TO NOVEMBER 20TH, 2019.**

4. **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, 9/8/19, 10/23/19]

**PROPERTY OWNERS**: CARLISLE ASSOCIATES C/O ROSEN ASSOC MGMT GROUP

**REQUEST**: 120,000+ SF RETAIL DEVELOPMENT

**DEFERRED TO NOVEMBER 6TH, 2019**
   SI-2019-00279 – SITE PLAN
   DEKKER, PERICH, SABATINI agent(s) for DBG PROPERTIES LLC request(s) 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 98th ST SW, containing approximately 5.423 acre(s). (P-09) [Deferred from 9/11/19, 9/25/19, 10/23/19]
   PROPERTY OWNERS: DBG PROPERTIES LLC
   REQUEST: 156 UNIT MULITFAMILY DEVELOPMENT
   DEFERRED TO NOVEMBER 13TH, 2019.

6. 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). (C-9) [Deferred from 4/24/19, 6/19/19, 7/24/19, 8/14/19, 8/21/19, 9/18/19, 10/23/19]
   PROPERTY OWNERS: WOODMONT PASEO LLC
   REQUEST: DEVELOPMENT OF A 78 RESIDENTIAL LOT SUBDIVISION
   DEFERRED TO NOVEMBER 6TH, 2019.

MINOR CASES

7. 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). (C-8) [Deferred from 10/23/19]
   PROPERTY OWNERS: PV TRAILS ALBUQUERQUE LLC
   REQUEST: EPC SITE PLAN SIGN-OFF (SI-2018-00283)
   DEFERRED TO NOVEMBER 6TH, 2019.
8. 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)

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

Deferred to November 20th, 2019.

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 86th 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]

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

Deferred to December 4th, 2019.

SD-2019-00158 - PRELIMINARY/FINAL PLAT
VA-2019-00288 - WAIVER

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]

PROPERTY OWNERS: CHAVEZ RICHARD GERARD
REQUEST: REPLAT 4 LOTS INTO 2 AND S/W WAIVER

The Preliminary/Final Plat has been deferred to November 20th, 2019.

The waiver has been denied.
11. **Project # PR-2018-001695 (1003445)**

   **SD-2019-00167** – AMENDMENT TO INFRASTRUCTURE LIST (IL)

   HUITT-ZOLLARS agent(s) for NOVUS PROPERTIES LLC – MICHAEL MONTOYA request(s) 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]

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

   **DEFERRED TO NOVEMBER 13TH, 2019.**

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   BOHANNAN HUSTON INC. agent(s) for HOPEWORKS, A NM NON PROFIT CORPORATION request(s) the aforementioned action(s) for all or a portion of: LOTS 3A-8A, BLOCK(S) 6, PARIS ADDITION and LOT(S) 33 & 34 W H SPRINGER ADDITION, zoned MX-M, located on 3RD STREET between MOUNTAIN RD NW and SUMMER AVENUE NW, containing approximately 1.35 acre(s). (J-14)

   **PROPERTY OWNERS:** HOPEWORKS
   **REQUEST:** LOT CONSOLIDATION FROM 5 LOTS INTO 2 LOTS

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

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   CORY GREENFIELD, ARCHITECT agent(s) for JOSH LANGE request(s) the aforementioned action(s) for all or a portion of: TRACT 6A PLAT OF TRS 6A & 7A BLK 2 SANDIA PLAZA ADDN CONT 13,029 SQ FT M/L LOT 6A, BLOCK 2, SANDIA PLAZA SUBDIVISON, zoned MX-L, located at 1111 & 1115 GRIEGOS RD NW, between 11TH STREET NW and 12TH STREET NW containing approximately 0.542 acre(s). (F-14)

   **PROPERTY OWNERS:** BALDONI JOHN
   **REQUEST:** LOT CONSOLIDATION FROM 2 LOTS INTO 1 LOT

   **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**
14. **Other Matters:**

   **DRB Rules of Procedure**
   Deferred to November 13th for further discussion.

15. **ACTION SHEET MINUTES: October 23rd 2019**

   ADJOURNED AT - 10:52.