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

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: DEFERRAL 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-2019-002947
   SD-2019-00184 – EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT

   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).  

   [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].

   **DEFERRAL TO DECEMBER 11TH AT THE APPLICANT’S REQUEST.**

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).  

   [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

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).  

   [Deferred from 8/21/19, 8/28/19, 9/18/19, 10/23/19]  

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

5. **Project #PR-2019-002770**  
   **PR-2019-001345**  
   **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).  

   [Deferred from 9/11/19, 9/25/19, 10/23/19]  

   **PROPERTY OWNERS:** DBG PROPERTIES LLC  
   **REQUEST:** 156 UNIT MULTIFAMILY DEVELOPMENT

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DRB 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

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**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)

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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
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

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

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 SUBDIVISON 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

SKETCH PLAT
12. **Project # PR-2019-003003**  
**PS-2019-00102 – SKETCH PLAT**  
**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

13. **Project # PR-2019-003006**  
**PS-2019-00104 - SKETCH PLAT**  
**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

14. **Other Matters:**

   DRB Rules of Procedure

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

   ADJOURN