DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
Plaza del Sol Building Basement Hearing Room

January 22, 2020

Jolene Wolfley...................................................... DRB Chair
Jeanne Wolfenbarger .................................. Transportation
Kris Cadena .................................................. Water Authority
Ernest Armijo ............................................... Hydrology
Jacobo Martinez........................................ Code Enforcement
Cheryl Somerfeldt........................................ Parks and Rec

Angela Gomez ~ DRB Hearing Monitor

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MAJOR CASES

1. Project # PR-2019-003208
   SD-2019-00228 – INFRASTRUCTURE IMPROVEMENTS AGREEMENT EXTENSION (E-IIA)

   PULTE HOMES OF NM/PAUL WYMER request(s) the aforementioned action(s) for all or a portion of: DEL WEBB @ MIREHAVEN PHASE 2A, zoned PC, located on TIERRA PINTADA BLVD between WEST CREEK PL and WILLOW CANYON TRAIL, containing approximately 72.8879 acre(s). (H-8, H-9)

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


2. Project # PR-2019-003199
   SI-2019-00424 – SITE PLAN

   CLARK CONSULTING ENGINEERS agent(s) for ABQ AIRPORT LODGING, LLC request(s) the aforementioned action(s) for all or a portion of: LOT 3A-2A, BLOCK 1, SUNPORT PARK, zoned NR-BP, located at 3021 FLIGHTWAY SE between UNIVERSITY and TRANSPORT, containing approximately 1.9 acre(s). (M-15)

   PROPERTY OWNERS: PHOENIX TWO LIMITED PARTNERSHIP
   REQUEST: SITE PLAN FOR HOTEL DEVELOPMENT

   DEFERRED TO FEBRUARY 5TH, 2020.
3. **Project # PR-2018-001470 (1000643)**
   SI-2019-00421 – SITE PLAN

   DANIEL SOLARES JR. agent(s) for IPMI 6 LLC request(s) the aforementioned action(s) for all or a portion of: TRACT 84E MRGCD MAP 35 & ADJ VAC PORT OF 9TH ST, zoned MX-M, located at 2500 12TH STREET between 12TH ST and MENAUL BLVD, containing approximately 47.29 acre(s). (H-13) [Deferred from 1/8/20]

   **PROPERTY OWNERS:** US INDIAN SERVICE AND BUREAU OF INDIAN AFFAIRS
   **REQUEST:** THREE RETAIL STRUCTURES, PARKING LOT AND SITE AMENITIES

   **DEFERRED TO JANUARY 29TH, 2020.**

4. **Project # PR_2018-001579**
   SI-2019-00355 – SITE PLAN AMENDMENT
   SI-2019-00354 – SITE PLAN

   MODULUS ARCHITECTS, INC agent(s) for DEEPSH KHOLWADWALA request(s) the aforementioned action(s) for all or a portion of: PARCEL A-1-A-1-B SUBD PLAT TRS A-1-A-1-A & A-1-A-1-B WINROCK CENTER ADDN, PARCEL A-2 AND A-3 PLAT OF PARCELS A-1 THRU A-3 & PARCEL C-2A WINROCK CENTER ADDN + PARCEL C-2A1 SUBD PLAT PARCEL C-2A1 & C-2A2 WINROCK CENTER ADDN, PARCEL E1A WINROCK CENTER ADDITION, PARCEL D1A WINROCK CENTER ADDN REPLAT OF PARCEL D1 WINROCK CENTER ADDN AND PARCEL A-1-A-1-A-1-A WINROCK CENTER ADDITION, zoned MX-H, located at 2100 LOUISIANA BLVD NE, containing approximately 83.00 acre(s). (J-19) [Deferred from 11/20/19, 12/11/19, 12/18/19, 1/8/20]

   **PROPERTY OWNERS:** WINROCK PARTNERS LLCC/O GOODMAN REALTY
   **REQUEST:** SITE PLAN AND SKETCH PLAT FOR WINROCK TOWN CENTER

   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 AND THE SITE PLAN AMENDMENT. FINAL SIGN-OFF IS DELEGATED TO: TRANSPORTATION FOR CURB RAMP KEYED NOTE, AND TO PLANNING WHO IS LAST TO SIGN.
5. Project # PR-2019-002454  
(aka: PR-2019-003125)  
SD-2019-00215 - Preliminary/Final Plat

TIMOTHY SOLINSKY request(s) the aforementioned action(s) for all or a portion of: TRACTS A-1 A-2, zoned MX-FB-UD, located at 415 Tijeras Ave, containing approximately 2.0314 acre(s). (J-14) [Deferred from 12/11/19, 1/15/20]

Property Owners: Bernalillo County  
Request: Consolidate 21 lots into 2/ Grant Easements  
Deferred to January 29th, 2020.

6. Project # PR-2019-003077  
SI-2019-00370 – Site Plan  
VA-2019-00426 – Waiver Sidewalk Width

DEKKER, PERICH, SABATINI agent’s for ALLEN SIGMOND GROUP 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) [Deferred from 12/4/19, 1/8/20, 1/15/20]

Property Owners: LBP Partners LLC C/O Allen Sigmond Real Estate  
Request: Site Plan Amendment

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 and the variance to sidewalk width. Final sign-off is delegated to: Water Authority for existing waterline information, adequate easement and shared maintenance agreement, and to Planning to check for transportation items for shared access agreement, sidewalk information, ADA compliance, labeling of curb and ramps, and clarification of new vs. old infrastructure.

MINOR CASES
BOHANNAN HUSTON INC. agent(s) for HOPEWORKS request(s) the aforementioned action(s) for all or a portion of: LOTS 3A, 4A, 5A, 6A, 7A, BLOCK 6 PARIS ADDITION zoned MX-M, located at 1215 3RD ST NW between MOUNTAIN RD NW and SUMMER AVE NW, containing approximately 1.35 acre(s). (J-14) [Deferred from 1/15/20]

PROPERTY OWNERS: HOPEWORKS
REQUEST: CONSOLIDATE 5 LOTS INTO 2 LOTS, GRANT ACCESS AND DRAINAGE EASEMENTS

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 AND FOR THE AGIS DXF.

SANDIA LAND SURVEYING LLC agent(s) for JOHN E. AND CYTHINA A. MECHENBIER request(s) the aforementioned action(s) for all or a portion of: TRACTS 18 & 19 of LAS LOMITAS BUSINESS PARK, zoned NR-BP, located at 1300 & 1310 CUESTA ARriba CT NE, containing approximately 2.0209 acre(s). (D-16) [Deferred from 1/15/20]

PROPERTY OWNERS: LFT LAS LOMITAS LLC
REQUEST: COMBINE TRACTS 18 & 19

DEFERRED TO FEBRUARY 5TH, 2020.

TIERRA WEST LLC agent(s) for CHARTER SCHOOLS SOLUTIONS request(s) the aforementioned action(s) for all or a portion of: PARCEL E-1-A LAND DIV PLAT PARCELS D-1-A & E-1-A FORMERLY PARCEL D-1 & E-1 PANORAMA HEIGHTS ADDN CONT 4.9998 AC M/L OR 217,791 SF M/L LOT E1A, PANORAMA HEIGHTS ADDN, zoned MX-M, located at 13201 LOMAS BLVD NE, containing approximately 4.996 acre(s). (K-22)

PROPERTY OWNERS: CHARTER SCHOOLS SOLUTIONS
REQUEST: PRELIMINARY/FINAL PLAT

DEFERRED TO FEBRUARY 12TH, 2020.
10. **Project # PR-2019-002766**  
*(AKA PR-2020-003720)*  
SD-2020-00020 – **AMENDMENT TO PRELIMINARY PLAT**

MATT ARCHULETA W/DEKKER, PERICH, SABATINI agent(s) for FIRST FINANCIAL CREDIT UNION/RON MOOREHEAD  
request(s) the aforementioned action(s) for all or a portion of:  
RENAISSANCE CENTER CONT 5.4234 AC, zoned MX-M  
located on UNION WAY DR NE between MISSION AVE NE  
and MONTANO RD NE containing approximately 5.0  
acre(s). (F-16)

**PROPERTY OWNERS:** FIRST FINANCIAL CREDIT UNION, KEN WILLIAMS ENTERPRISES INC  
**REQUEST:** PROPERTY LINE ADJUSTMENT  
**DEFERRED TO FEBRUARY 5TH, 2020.**

11. **Project # PR-2018-001331**  
SD-2020-00017 – **PRELIMINARY/FINAL PLAT**  
SD-2020-00018 – **VACATION OF PRIVATE EASEMENT**  
SD-2020-00019 – **VACATION OF PRIVATE EASEMENT**

BOHANNAN HUSTON (Michael Balaskovits) agent(s) for  
CORAZON DEL MESA 3B, LLC  
request(s) the aforementioned action(s) for all or a portion of:  
LOT 5 and 16, BLOCK 20 MESA DEL SOL MONTAGE UNIT 3B, zoned PC,  
located on UNIVERSITY BLVD SE, containing approximately 0.1847 acre(s). (S-16)

**PROPERTY OWNERS:** CORAZON DEL MESA 3B LLC  
**REQUEST:** VACATE EASEMENTS, GRANT EASEMENTS  

**SKETCH PLAT**
CHRISTOPHER MEDINA/TERRA LAND SURVEY’S agent(s) for TERRA LAND SURVEY’S request(s) the aforementioned action(s) for all or a portion of: TR A PLAT, TR B PLAT, TR C PLAT, AND TR D PLAT OF TRACTS A, B, C AND D FAIRVIEW PARK CEMETERY (BEING A REPLAT OF FAIRVIEW PARK CEMETERY) AND THE REMAINING NE'LY PORT OF TR IN THE NW 1/4, NW 1/4 SEC 27T10N R3E, zoned NR-SU located at 700 YALE BLVD SE & 621 COLUMBIA DR SE, containing approximately 43.0608 acre(s). (L-15 & L-16)

PROPERTY OWNERS: SMI ABQ ASSETS LLC DBA DANIELS FUNERAL SERVICES
REQUEST: COMBINE 7 EXISTING LOTS INTO 1 LOT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

13. Other Matters: None.

14. ACTION SHEET MINUTES are approved for:
   January 15, 2020

   ADJOURNED at - 10:28