



**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  
Jacob 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

**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 TWO YEAR EXTENSION OF  
THE SUBDIVISION IMPROVEMENT AGREEMENT.**

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 5<sup>TH</sup>, 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 12<sup>TH</sup> STREET between 12<sup>TH</sup> 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.**

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4. **Project # PR\_2018-001579**  
**SI-2019-00355 – SITE PLAN AMENDMENT**  
**SI-2019-00354 – SITE PLAN**



**MODULUS ARCHITECTS, INC** agent(s) for **DEEPESH 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.

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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 SIGMON 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 WAIVER TO SIDEWALK WIDTH. FINAL SIGN-OFF IS DELEGATED TO: WATER AUTHORITY FOR EXISTING WATERLINE INFORMATION, ADEQUATE EASEMENT AND SHARED MAINTENANCE AGREEMENT, AND TO TRANSPORTATION FOR SHARED ACCESS AGREEMENT, SIDEWALK INFORMATION, ADA COMPLIANCE, LABELING OF CURB AND RAMPS, AND CLARIFICATION OF NEW VS. OLD INFRASTRUCTURE.

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**MINOR CASES**

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7. **Project # PR-2019-003003**  
SD-2020-00004 – PRELIMINARY/FINAL  
PLAT  


**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 3<sup>RD</sup> 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.

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8. **Project # PR-2019-002412**  
SD-2020-00001- PRELIMINARY/FINAL  
PLAT  


**SANDIA LAND SURVEYING LLC** agent(s) for **JOHN E. AND CYTHINA A. MECHEMBIER** 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 5<sup>TH</sup>, 2020.**

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9. **Project # PR-2020-003250**  
SD-2020-00005 – PRELIMINARY/FINAL  
PLAT  


**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 12<sup>TH</sup>, 2020.**

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**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: TR 1A-2-A-3 PLAT OF TRS 1A-2-A-1, 1A-2-A-2 & 1A-2-A-3 RENAISSANCE CENTER CONT 3.0001 AC LOT 1A2A3& TR 1A-2A-@ PLAT OF TRS 1A-2-A-1, 1A-2-A-2 & 1A-2-A-3 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 5<sup>TH</sup>, 2020.**

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**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

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 AND THE VACATION OF PRIVATE EASEMENTS. FINAL SIGN OFF IS DELEGATED TO: PLANNING FOR AGIS DXF AND UTILITY COMPANY SIGNATURES.

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**SKETCH PLAT**

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**12. Project # PR-2019-002479**  
**PS-2020-00007 – 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.**

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**13. Other Matters: None.**

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

ADJOURNED at - 10:28