DEVELOPMENT REVIEW BOARD
Agenda
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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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-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

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

4. Project # PR_2018-001579
   SI-2019-00355 – SITE PLAN AMENDMENT
   PROPERTY OWNERS: WINROCK PARTNERS LLCC/O GOODMAN REALTY
   REQUEST: SITE PLAN AND SKETCH PLAT FOR WINROCK TOWN CENTER
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). *(Deferred from 12/11/19, 1/15/20)*

   **PROPERTY OWNERS:** BERNALILLO COUNTY
   **REQUEST:** CONSOLIDATE 21 LOTS INTO 2/ GRANT EASEMENTS

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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). *(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

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**MINOR CASES**

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 3RD ST NW** between **MOUNTAIN RD NW and SUMMER AVE NW**, containing approximately 1.35 acre(s). *(Deferred from 1/15/20)*

   **PROPERTY OWNERS:** HOPEWORKS
   **REQUEST:** CONSOLIDATE 5 LOTS INTO 2 LOTS, GRANT ACCESS AND DRAINAGE EASEMENTS
   **DEFERRED TO JANUARY 22, 2020.**

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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. 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). *(Deferred from 1/15/20)*

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

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1/22/20
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

10. Project # PR-2020-003270
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

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
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

13. **Other Matters:**

14. **ACTION SHEET MINUTES: January 15, 2020**

   ADJOURN