



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

August 19, 2020

Jolene Wolfley..... DRB Chair
Jeanne Wolfenbarger Transportation
Kris Cadena Water Authority
Ernest Armijo.Hydrology
Carl Garcia.....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

1. Motion to amend the rules to allow a virtual meeting because of the public health emergency.

2. Remote Meeting Information:

Join Zoom Meeting

<https://cabq.zoom.us/j/91007520990>

Meeting ID: 910 0752 0990

By Phone +1 312 626 6799 or find your local number: <https://cabq.zoom.us/j/91007520990>

MAJOR CASES

**1. [Project # PR-2019-001996](#)
[SD-2020-00138](#) – FINAL PLAT**

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **PV DURANGO LLC** request(s) the aforementioned action(s) for all or a portion of: **TRACT H UNIT 1, DURANGO** zoned R-1B and R-1D, located on **WOODMONT AV** between **RAINBOW BLVD** and **PASEO DEL NORTE**, containing approximately 11.41 acre(s). (C-9)

PROPERTY OWNERS: PV DURANGO LLC

REQUEST: TO CREATE A 39 LOT & 2 TRACT SUBDIVISION

2. [Project # PR-2020-003887](#)
(1010532)
SI-2020-00367 – SITE PLAN

SCOTT ANDERSON agent(s) for **MICHAEL DRESKIN** request(s) the aforementioned action(s) for all or a portion of: **LOT 5, BLOCK 23, BROAD ACRES ADDN**, zoned MX-M, located at **2818 4TH ST NW**, containing approximately 1.27 acre(s). (H-14) [*Deferred from 7/8/20, 7/22/20, 7/29/20*]

PROPERTY OWNERS: MICHAEL DRESKIN

REQUEST: SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS

**** THE AGENT HAS REQUESTED A DEFERRAL TO SEPTEMBER 2ND.**

MINOR CASES

3. [PR-2019-002671](#)
(1007140)
SD-2020-00144 – AMENDMENT TO
INFRASTRUCTURE LIST

MARK GOODWIN & ASSOCIATES, PA agent(s) for **JTH, LLC** request(s) the aforementioned action(s) for all or a portion of: **TRACT 2-A, JUAN TABO HILLS, UNIT 1** zoned R-T, located at **MONACHOS RD between JUAN TABO BLVD AND TIJERAS ARROYO**, containing approximately 9.54 acre(s). (M-22)

PROPERTY OWNERS: PULTE HOMES, EASTSIDE DEVELOPMENT

REQUEST: AMENDMENT TO INFRASTRUCTURE LIST – REMOVAL OF LOMR LINE ITEM

4. [PR-2020-004242](#)
VA-2020-00268 – WAIVER TO IDO

MODULUS ARCHITECTS INC. /ANGELA WILLIAMSON agent(s) for **CENTRAL AVE & ATRISCO PROS REAL ESTATE, LLC** request(s) the aforementioned action(s) for all or a portion of: **TRACT AA, RANCHO VILLAGE PARTNERS** zoned MX-M, located at **4201 CENTRAL AVE NW between CENTRAL AVE SW and ATRISCO DR SW**, containing approximately 13.1683 acre(s). (J-12)

PROPERTY OWNERS: CENTRAL AVE & ATRISCO PROS REAL ESTTE, LLC
C/O MICHAEL PROVENZANO

REQUEST: WAIVER TO THE IDO PER PARKING AND LOADING STANDARD

5. [PR-2020-004077](#)
SD-2020-00146 – PRELIMINARY/FINAL
PLAT
VA-2020-00269- VARIANCE TO DPM
(Sketch Plat 7/15/20)

WAYJOHN SURVEYING, INC. agent(s) for **MILTON BACA/ROBERT RANDAZZO** request(s) the aforementioned action(s) for all or a portion of: **Tracts 1-3 block 4, COLLEGE VIEW BUSINESS ADDITION**, zoned MX-M, located at **3901 CENTRAL AVE NE between MORNINGSIDE AVE NE and ALISO DR NE**, containing approximately 0.2357 acre(s). (K-15)

PROPERTY OWNERS: MILTON S. BACA/ROBERT RANDAZZO
REQUEST: ADJUST INTERIOR LOT LINES BETWEEN 3 LOTS TO FOLLOW BUILDING FIREWALLS AND WAIVER TO DPM FOR ALLEY WIDTH.

6. [Project # PR-2020-003222](#)
SD-2020-00116 – PRELIMINARY/FINAL
PLAT
(Sketch Plat 1/8/20)

CSI – CARTESIAN SURVEY'S INC. agent(s) for **MALL AT COTTONWOOD II LLC C/O WASHINGTON PRIME GROUP LP** request(s) the aforementioned action(s) for all or a portion of: **TRACT B-4-A, 2ND REVISION COTTONWOOD MALL**, zoned MX-M, located at **10000 COORS BYPASS NW between 7 BAR LOOP and COORS BLVD NWP**, containing approximately 11.6624 acre(s). (B-13) *[Deferred from 7/8/20, 7/22/20, 7/29/20, 8/5/20]*

PROPERTY OWNERS: MALL AT COTTONWOOD II LLC C/O WASHINGTON PRIME GROUP LP
REQUEST: SUBDIVIDE ONE EXISTING TRACT INTO 2 NEW TRACTS

7. [PR-2019-002905](#)
SD-2020-00132 – PRELIMINARY/FINAL
PLAT
(Sketch Plat 1/15/20)

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **SUNPORT PARK HOSPITALITY LLC** request(s) the aforementioned action(s) for all or a portion of: **2-A-2, SUNPORT PARK**, zoned NR-BP, located at **WOODWARD RD between UNIVERSITY BLVD and TRANSPORT ST**, containing approximately 2.0473 acre(s). (M-15) *[Deferred from 7/15/20, 7/29/20]*

PROPERTY OWNERS: SUNPORT PARK HOSPITALITY LLC
REQUEST: CREATE 2 LOTS FROM 1 EXISTING LOT, GRANT ADDITIONAL RECIPROCAL CROSS ACCESS, DRAINAGE EASEMENT

8. [Project # PR-2018-001374](#)
[SD-2020-00118](#) – PRELIMINARY/FINAL
PLAT
- ARCH + PLAN LAND USE CONSULTANTS agent(s) for NM RESIDENTIAL FINANCIAL SOLUTIONS request(s) the aforementioned action(s) for all or a portion of: **214-A-X, 215-B AND LOT 1 BLOCK 21, TORREON SUBDIVISION**, zoned R-1A, located at **401, 407, 411 ANDERSON AVE SE between JOHN ST and BROADWAY BLVD**, containing approximately 0.38 acre(s). (L-14) [Deferred from 7/8/20,7/22/20, 8/5/20]
- PROPERTY OWNERS:** NM RESIDENTIAL FINANCIAL SOLUTIONS
REQUEST: LOT REALIGNMENT
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9. [Project # PR-2019-002268](#)
[SD-2020-00110](#) – PRELIMINARY/FINAL
PLAT
(Sketch Plat 12/18/19)
- COMMUNITY SCIENCES CORPORATION agent(s) for OUR LAND LLC request(s) the aforementioned action(s) for all or a portion of: **LOT A-4, LANDS OF MICHAEL J. SNOW AND ELIZABETH T. SNOW**, zoned R-A, located at **2945 TRELIS DR. NW between DECKER RD NW and CAMPBELL RD NW**, containing approximately 0.8301 acre(s). (G-12) [Deferred from 7/8/20, 7/22/20, 7/29/20, 8/5/20, 8/12/20]
- PROPERTY OWNERS:** OUR LAND LLC
REQUEST: DIVIDE ONE EXISTING LOT INTO 3 NEW LOTS, GRANT EASEMENTS
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10. [PR-2020-003420](#)
[SD-2020-00143](#) - PRELIMINARY/FINAL
PLAT
(Sketch Plat 3/4/20)
- CSI – CARTESIAN SURVEY'S INC. agent(s) for RED SHAMROCK 21, LLC request(s) the aforementioned action(s) for all or a portion of: **TRACT A-1, BELLAMAH'S CENTRAL ADDITION** zoned MX-H, located at **10415 CENTRAL AVE NE between EUBANK BLVD NE and ELIZABETH ST NE**, containing approximately 2.2806 acre(s). (L-21)[Deferred from 8/12/20]
- PROPERTY OWNERS:** RED SHAMROCK 21, LLC
REQUEST: SUBDIVIDE EXISTING TRACT INTO 2 NEW TRACTS
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- SKETCH PLAT**
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11. [PR-2020-002253](#)
[PS-2020-00073](#) - SKETCH PLAT
- JAG PLANNING & ZONING JUANITA GARCIA & ANDREW GARCIA request(s) the aforementioned action(s) for all or a portion of: **TRACT B, CASA DE ARMIJO & PLAZA HACIENDA**, zoned MX-T, located at **1919 OLD TOWN RD NW between CENTRAL AVE NW AND MOUNTAIN RD NW**, containing approximately 2.17 acre(s). (J-13)
- PROPERTY OWNERS:** OLD TOWN PLAZA LLC
REQUEST: TO CREATE 2 SEPARATE LOTS FROM 1 LOT
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12. [PR-2020-004256](#)
PS-2020-00074 - SKETCH PLAT

TERRA DESIGNS LLC/ DAVID DAY agents for **GLEN EFFERTZ & MELINDA GARCIA** request(s) the aforementioned action(s) for all or a portion of: TR A PLAT OF TRACT LAND OF GLEN EFFERTZ, zoned R-1B, **located at 2918 MOUNTAIN RD NW between RIO GRANDE NW and GABALDON DR NW**, containing approximately 0.8672 acre(s). (J-12)

PROPERTY OWNERS: MELINDA GARCIA and GLEN EFFERTZ

REQUEST: MINOR SUBDIVISION OF 1 LOT INTO 2 LOTS

13. Other Matters:

14. **ACTION SHEET MINUTES: August 12, 2020.**

ADJOURN