



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

July 29, 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.

NOTE: MINOR CASES WILL NOT BE HEARD BEFORE 11:00 AM.

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/91668752959>

Meeting ID: 916 6875 2959

By phone +1 669 900 6833 US or Find your local number: <https://cabq.zoom.us/u/ae2jZQc8O>

MAJOR CASES

**1. [Project # PR-2020-004062](#)
[SI-2020-00552](#) – SITE PLAN**

DEKKER/PERICH/SABATINI agent(s) for **LUMINARIA APARTMENTS LIMITED PARTNERSHIP LLLP** request(s) the aforementioned action(s) for all or a portion of: **TRACT C, PLAT FOR TRS B1, C & D, VIDEO ADDITION** zoned MX-H, located at **10600 CENTRAL AVE SE between CENTRAL and EUBANK**, containing approximately 1.88 acre(s). (L-21)

PROPERTY OWNERS: STATE OF NEW MEXICO STATE LAND OFFICE
REQUEST: MULTIFAMILY RESIDENTIAL, 4 STORY WOOD-FRAMED CONSTRUCTION OF 92 DWELLING UNITS

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]*

PROPERTY OWNERS: MICHAEL DRESKIN

REQUEST: SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS

3. [Project # PR-2020-003707](#)
SD-2020-00137- PRELIMINARY/FINAL
PLAT
SI-2020-00247 – SITE PLAN
(Sketch Plat 7/8/20)

ARCH + PLAN LAND USE CONSULTANTS & RESPEC agent(s) for SONATA TRAILS, LLC request(s) the aforementioned action(s) for all or a portion of: **TRACTS 1, 2 & 3, UNIT 4**, zoned MX-M, located at **UNIVERSE BLVD NW between PASEO DEL NORTE BLVD and TREELINE AVE NW**, containing approximately 29.9 acre(s). (C-10) *[Site Plan deferred from 6/3/20, 6/24/20, 7/15/20]*

PROPERTY OWNERS: SONATA TRAILS LLC

REQUEST: APARTMENT COMPLEX DEVELOPMENT

MINOR CASES - MINOR CASES WILL NOT BE HEARD BEFORE 11:00 AM

4. [Project # PR-2019-001985](#)
SD-2020-00117 – PRELIMINARY/FINAL
PLAT
(Sketch Plat 1/23/19)

ARCH + PLAN LAND USE CONSULTANTS agent(s) for DIEGO AND ARMANDO SEDILLO request(s) the aforementioned action(s) for all or a portion of: **TRACTS 7, 8 & 9 BLOCK 6, LEWIS & SIMONDS ADDITION**, zoned R-1A, located at **806, 808, 812 ARNO SE between SANTA FE AVE and PACIFIC AVE**, containing approximately 0.40 acre(s). (K-14) *[Deferred from 7/8/20]*

PROPERTY OWNERS: DIEGO AND ARMANDO SEDILLO

REQUEST: LOT CONSOLIDATION FOR 3 LOTS INTO 2 LOTS

5. [Project # PR-2020-003239](#)
SD-2020-00114 – PRELIMINARY/FINAL
PLAT
(Sketch Plat 1/15/20)

ARCH + PLAN LAND USE CONSULTANTS agent(s) for SUNSET VILLA LLC request(s) the aforementioned action(s) for all or a portion of: 16-A, 23-A, 45-A, 49-A, 59-A, **SUNSET VILLA**, zoned PD, located at **600 GARDEN PATCH LN SW, 1620 and 1701 GARDEN WAY, 508 TWILIGHT VISTA LN SW, 506 TYRACK LN SW between SUNSET GARDENS RD and HOOPER RD**, containing approximately 4.6535 acre(s). (K-12) *[Deferred from 7/8/20]*

PROPERTY OWNERS: SUNSET VILLA LLC, JOE HAHN

REQUEST: CREATE 12 LOTS FROM 5 EXISTING LOTS

6. [Project # PR-2019-002607](#)
SD-2020-00026 - PRELIMINARY/FINAL
PLAT
SD-2020-00107 – VACATION OF PRIVATE
EASEMENT
(Sketch Plat 7/17/19)
- ARCH+ PLAN LAND USE CONSULTANTS agent(s) for **JOHN O. PEARSON** request(s) the aforementioned action(s) for all or a portion of: **LOT 8-B PLAT OF LOTS 8-A & 8-B UNIT 1 ALVARADO GARDENS CONT 0.8967 AC**, zoned R-A, located on **RIO GRANDE BLVD** between **ARTESANOS CT** and **CAMPBELL RD**, containing approximately 0.8967 acre(s). (G-13) *[Deferred from 1/29/20, 2/26/20, 4/8/20, 5/20/20, 7/8/20]*
- PROPERTY OWNERS:** JOHN D PEARSON
REQUEST: CREATE 2 LOTS FROM 1 EXISTING LOT
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7. [PR-2020-003626](#)
SD-2020-00132 – PRELIMINARY/FINAL
PLAT
(Sketch Plat 4/22/20)
- ARCH + PLAN LAND USE CONSULTANTS agent(s) for **JULIAN & SUSANA CULL** request(s) the aforementioned action(s) for all or a portion of: **7A & 7B, VAN CLEAVE ACRES** zoned R-A, located at **1540 VAN CLEAVE NW** between **SAN ISIDRO ST** and **GRIEGOS LATERAL**, containing approximately 0.8233 acre(s). (G-13) *[Deferred from 7/15/20]*
- PROPERTY OWNERS:** JULIAN & SUSANA CULL
REQUEST: LOT LINE ADJUSTMENT BETWEEN 2 EXISTING LOTS
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8. [PR-2020-002905](#)
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]*
- PROPERTY OWNERS:** SUNPORT PARK HOSPITALITY LLC
REQUEST: CREATE 2 LOTS FROM 1 EXISTING LOT, GRANT ADDITIONAL RECIPROCAL CROSS ACCESS, DRAINAGE EASEMENT
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9. [Project # PR-2019-002332](#)
SD-2020-00085 – PRELIMINARY/FINAL
PLAT
VA-2020-00224 – DPM WAIVER
(Sketch Plat 1/15/20)
- ARCH + PLAN LAND USE CONSULTANTS & RIO GRANDE ENGINEERING agent(s) for **JODY MASTERS** request(s) the aforementioned action(s) for all or a portion of: **MAP 38 300-A1, LANDS OF MASTER, BORIN AND MEMMER** zoned R-A, located at **2737 CARSON RD NW** between **MONTOYA ST NW** and **RIO GRAND BLVD NW**, containing approximately 0.92acre(s). (H-12) *{Deferred from 6/10/20, 6/24/20, 7/8/20, 7/15/20,7/22/20}*
- PROPERTY OWNERS:** JODY MASTERS
REQUEST: CREATE 2 LOTS FROM ONE EXISTING LOT
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10. [Project # PR-2019-002268](#)
[SD-2020-0110](#) – 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]

PROPERTY OWNERS: OUR LAND LLC
REQUEST: DIVIDE ONE EXISTING LOT INTO 3 NEW LOTS, GRANT EASEMENTS

11. [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]

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

12. [PR-2020-004049](#)
[SD-2020-00121](#)-PRELIMINARY/FINAL
PLAT

ALDRICH LAND SURVEYING agent(s) for **WESTERN TRAIL TENANCY IN COMMON, GRAYLAND CORPORATION** request(s) the aforementioned action(s) for all or a portion of: **TRACTS A-2, LAVA TRAILS**, zoned MX-L, located at **WESTERN TRAIL between SOUTHEAST CORNER OF UNSER and WESTERN TRAIL**, containing approximately 5.0236 acre(s). (F-10) [Deferred from 7/15/20]

PROPERTY OWNERS: GRAYLAND CORP & J2C LLC & LEE RVT & MESSALL THOMAS J & SPRING FRANK L & ETAL
REQUEST: CREATE 2 NEW TRACTS FROM 1 EXISTING TRACTS AND RELOCATE TEMPORARY DRAINAGE EASEMENT

SKETCH PLAT

13. [Project # PR-2020-004133](#)
[PS-2020-00062](#) - SKETCH PLAT
- CONSENSUS PLANNING INC.** agent(s) for **ALBUQUERQUE HOUSING AUTHORITY** request(s) the aforementioned action(s) for all or a portion of: **TRACT A, SIXBEE SUBDIVISION**, zoned R-T, located at **1880 BROADWAY PL NE between HANNETT AVE NE and McKNIGHT AVE NE**, containing approximately 3.43 acre(s). (H-14)
- PROPERTY OWNERS:** ALBUQUERQUE HOUSING AUTHORITY
REQUEST: SKETCH PLAT REVIEW FOR RIGHT-OF-WAY DEDICATION AND EASEMENTS
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14. [Project # PR-2020-004138](#)
[PS-2020-00063](#) - SKETCH PLAT
- HUITT-ZOLLARS INC.** agents for **MDS INVESTMENTS** request(s) the aforementioned action(s) for all or a portion of: **TRACT A-4 and A-1-A-5**, zoned PC, located between **UNIVERSITY BLVD and BOBBY FOSTER ROAD** containing approximately 14.45 acre(s). (R-15 &16, S-16)
- PROPERTY OWNERS:** MDS INVESTMENTS and CORAZON DEL MESA 4 LLC
REQUEST: SUBDIVIDE TRACT A-1-A-5 INTO THREE UNIQUE TRACTS AND SUBDIVIDE TRACT A-4 ITO TWO UNIQUE TRACTS
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15. [Project # PR-2020-004142](#)
[PS-2020-00064](#) - SKETCH PLAT
- JACK C. SKINNER** request(s) the aforementioned action(s) for all or a portion of: **LOTS 13, 14, 15 BLOCK B, BACA AND ARMIJO ADDITION** zoned R-ML, located at **3RD ST between CROMWELL and PACIFIC** containing approximately 0.0671 acre(s). (K-14)
- PROPERTY OWNERS:** SKINNER JAKE TRUSTEE SKINNER LIVING TRUST
REQUEST: INSTALLATION OF SINGLE FAMILY MODULAR HOME
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16. Other Matters:
17. **ACTION SHEET MINUTES: July 22nd, 2020**
ADJOURN