



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

September 2, 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/96374208972>

Meeting ID: 963 7420 8972

By phone +1 312 626 6799 or find your local number: <https://cabq.zoom.us/u/aeB9BORDUR>

MAJOR CASES

1. [Project # PR-2020-003861](#)
SI-2020-00722 – SITE PLAN
(sketch 4/29/20)

DEKKER/PERICH/SABATINI agent(s) for **PRESBYTERIAN – JIM JEPSON** request(s) the aforementioned action(s) for all or a portion of: **TRACT 1 REPLAT OF TRACTS E F & A, EAST END ADDN**, zoned **MX-T**, located at **8300 CONSTITUTION, between WYOMING BLVD and CONSTITUTION AVE NE** containing approximately 18.895 acre(s). (J-19)

PROPERTY OWNERS: PRESBYTERIAN HOSPITAL CENTER REAL ESTATE DEPARTMENT

REQUEST: DEVELOPMENT OF A NEW ENTRY VESTIBULE AND PATIENT DROP-OFF AREA IN THE REAR OF THE EXISTING HOSPITAL FACILITY

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, 8/19/20]*

PROPERTY OWNERS: MICHAEL DRESKIN

REQUEST: SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS

****AGENT HAS REQUESTED A DEFERRAL TO THE MEETING OF SEPTEMBER 16, 2020.**

3. [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)*[Deferred from 8/19/20]*

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

REQUEST: WAIVER TO THE IDO PER PARKING AND LOADING STANDARD

WITHDRAWN AT THE APPLICANT'S REQUEST.

4. [PR-2019-003169](#)
SD-2020-00115 – PRELIMINARY PLAT
VA-2020-00192 – TEMPORARY DEFERRAL
OF SIDEWALK
(Sketch Plat 12/18/19)
- RON HENSLEY/THE GROUP agent(s) for CLEARBOOK INVESTMENTS INC. request(s) the aforementioned action(s) for all or a portion of: **01 UNIT 3 ATRISCO GRANT EXC NW'LY POR TO R/W**, zoned MX-M, located at **SAGE RD between COORS and 75TH ST**, containing approximately 9.56 acre(s). (L-10)*[Deferred from 7/22/20, 8/5/20]*
- PROPERTY OWNERS:** CLEARBOOK INVESTMENTS INC, HENRY SCOTT TRUSTEE HENRY RVT
REQUEST: SUBDIVISION OF TRACT INTO 62 LOTS AND 2 TRACTS AND SIDEWALK DEFERRAL
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5. [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)
[Deferred from 7/29/20, 8/26/20]
- PROPERTY OWNERS:** STATE OF NEW MEXICO STATE LAND OFFICE
REQUEST: MULTIFAMILY RESIDENTIAL, 4 STORY WOOD-FRAMED CONSTRUCTION OF 92 DWELLING UNITS
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6. [Project # PR-2020-004183](#)
SD-2020-00139 – EXTENSION OF
INFRASTRUCTURE IMPROVEMENTS
AGREEMENT
SD-2020-00150 – MINOR AMENDMENT
TO INFRASTRUCTURE LIST
- RAVENS WING CONSULTING, LLC agent(s) for MDS INVESTMENTS request(s) the aforementioned action(s) for all or a portion of: **TRACT 12B, MESA DEL SOL INNOVATION PARK**, zoned PC, located at **5620 TURING DR SE between EASTMAN CROSSING and FRITTS CROSSING**, containing approximately 2.93 acre(s). (R-16)*[Deferred from 8/26/20]*
- PROPERTY OWNERS:** MDS INVESTMENTS
REQUEST: EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT
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MINOR CASES

7. [PR-2019-002294](#)
SD-2020-00148 - AMENDMENT TO
INFRASTRUCTURE LIST
- TIERRA WEST, LLC/RON BOHANNAN agent(s) for MAVERICK INC. request(s) the aforementioned action(s) for all or a portion of: **TRACTS A-1 and B-1 PLAT OF TRACTS A-1 & B-1**, zoned NR-LM, located at **1901 MENAUL BLVD NE between MENAUL and UNIVERSITY NE**, containing approximately 2.4493 acre(s). (H-15)
- PROPERTY OWNERS:** TRUCK STOP PLAZA LLC
REQUEST: AMENDMENT TO INFRASTRUCTURE LIST
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8. [PR-2019-002606](#)
**SD-2020-00149 – PRELIMINARY/FINAL
PLAT**
(Sketch Plat 7/17/20)
- ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **MESA VIEW UNITED METHODIST CHURCH** request(s) the aforementioned action(s) for all or a portion of: **27-A-1 & 27-A-2, TAYLOR RANCH SUBDIVISION**, zoned MX-L, located at **4701 MONTANO NW between MONTANO PLAZA DR and TAYLOR RANCH DR**, containing approximately 8.0 acre(s). (E-11)
- PROPERTY OWNERS:** MESA VIEW UNITED METHODIST CHURCH
REQUEST: REPLAT OF 2 EXISTING LOTS INTO 2 LOTS AND DEDICATION OF ADDITIONAL RIGHT-OF-WAY
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9. [PR-2020-003461](#)
**SI-2020-00704 - EPC SITE PLAN FINAL
SIGN-OFF**
- TIERRA WEST, LLC** agent(s) for **MESA VIEW UNITED METHODIST CHURCH** request(s) the aforementioned action(s) for all or a portion of: **TRACT 27A-1 TAYLOR RANCH REDIV OF TRACTS 27-A INTO TRACTS 27A-1, 27A-2 OF THE PLAT OF TRACTS 27-A, S-1,S-2 & S-3 TAYLOR RANCH SITUATE WITHIN SECTIONS 23, 25, & 26 T11N R2E**, zoned MX-L, located at **4701 MONTANO RD NW between MONTANO RD NW and TAYLOR RANCH RD NW**, containing approximately 6.8 acre(s). (E-11 & E-12)*[Deferred from 8/12/20]*
- PROPERTY OWNERS:** MESA VIEW UNITED METHODIST CHU INC A NM NON-PROFIT CORP
REQUEST: FINAL SIGN OFF OF EPC SITE PLAN
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10. [PR-2020-003455](#)
**SI-2020-00824 – FINAL SITE PLAN
SIGN-OFF**
- CONSENSUS PLANNING** agent(s) for **DYNAMIC INVESTORS** request(s) the aforementioned action(s) for all or a portion of: **B-3-A, KOA, UNIT 2**, zoned PD, located at **540 PAISANO STREET NE between JUAN TABO BLVD and I-40**, containing approximately 5.04 acre(s). (K-22)
- PROPERTY OWNERS:** DYNAMIC INVESTORS INC
REQUEST: FINAL SIGN-OFF OF EPC APPROVED SITE PLAN
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11. [PR-2020-003626](#)
**SD-2020-00130 – 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, 7/29/20, 8/12/20]*
- PROPERTY OWNERS:** JULIAN & SUSANA CULL
REQUEST: LOT LINE ADJUSTMENT BETWEEN 2 EXISTING LOTS
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12. [Project # PR-2019-001985](#)
SD-2020-00117 – PRELIMINARY/FINAL
PLAT
VA-2020-00267 – DPM WAIVER
(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, 7/29/20, 8/26/20]

PROPERTY OWNERS: DIEGO AND ARMANDO SEDILLO
REQUEST: LOT CONSOLIDATION FOR 3 LOTS INTO 2 LOT

13. Other Matters:

14. ACTION SHEET MINUTES: August 26, 2020

ADJOURN