



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes

Online Meeting via Zoom

April 15, 2020

Jolene Wolfley..... DRB Chair
Jeanne Wolfenbarger Transportation
Kris Cadena Water Authority
Ernest ArmijoCity Engineer/Hydrology
Jacobó Martínez.....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: TO OPEN HYPERLINKS EMBEDDED WITHIN THE DOCUMENT, HOVER OVER THE HYPERLINK, RIGHT CLICK AND CHOOSE "OPEN HYPERLINK."

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. Suspension of the Rules to Accommodate a Virtual or Remote Meeting of the Development Review Board.
 - 2. Remote Meeting Information:

Join Zoom Meeting: (Place mouse over hyperlink, right-click, choose "open hyperlink")

<https://cabq.zoom.us/j/537025727?pwd=bkxV3MvdFIRQzJnbVISRGJIRVoxdz09>

Meeting ID: 537 025 727

Password: 027408

Dial by your location

+1 301 715 8592 US

+1 253 215 8782 US

Meeting ID: 537 025 727

Find your local number: <https://cabq.zoom.us/u/adNS25J2CM>

MAJOR CASES

1. [Project # PR-2020-003470](#)
SI-2020-00055 – SITE PLAN

BECCA SNYDER, BARBARA FELIX ARCH + DESIGN agent(s) for RED SHAMROCK 4 LLC, TRISH KVERN request(s) the aforementioned action(s) for all or a portion of: **LT 1 PLAT OF LOTS 1 THRU 9 COORS PAVILION (BEING A REPLAT OF TRACT X-1-A2, UNIVERSITY OF ALBUQUERQUE URBAN CENTER)**, zoned NR-C, located at **4121 COORS BLVD NW between ST. JOSEPHS DR and MILNE RD**, containing approximately 1.0172 acre(s). (F-11)

PROPERTY OWNERS: RED SHAMROCK 4 LLC
REQUEST: SITE PLAN DRB

DEFERRED TO MAY 6TH, 2020.

2. [Project # PR-2018-001792](#)
SD-2020-00067 – FINAL PLAT

THE GROUP/RON HENSLEY agent(s) for NAZISH LLC request(s) the aforementioned action(s) for all or a portion of: **LOTS 31 & 32 BLOCK 5, NORTH ALBUQUERQUE ACRES**, zoned MX-T, located at **7001 & 7011 WILSHIRE AVE NE**, containing approximately 1.56 acre(s). (C-19)

PROPERTY OWNERS: SHAH SUBHAS & CHANDRIKA S
REQUEST: TO CREATE 10 LOTS FROM EXISTING SITE

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 FINAL PLAT. FINAL SIGN-OFF IS DELEGATED TO: PLANNING FOR AGIS DXF, UTILITY COMPANIES SIGNATURES AND THE INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA).

3. [Project # PR-2020-003491](#)
SD-2020-00064 - EXTENSION OF
INFRASTRUCTURE IMPROVEMENTS
AGREEMENT

LAM CONSTRUCTION SERVICES, LLC agent(s) for JASON FILE request(s) the aforementioned action(s) for all or a portion of: **1-A & 1-B, ALVARADO GARDENS**, zoned R-T/R-A, located at **2315 & 2311 MATTHEW AVE NW**, containing approximately 1 acre(s). (G-13)

PROPERTY OWNERS: JARDIN DEL VALLE ESTATES LLC
REQUEST: 2ND EXTENSION AGREEMENT PROCEDURE B FOR PROJECT ALVARADO GARDENS

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.

4. [Project #PR-2019-002277](#)
(1002962)
SI-2019-00246 – SITE PLAN

RESPEC agent(s) for RAINBOW PASEO, LLC request(s) the aforementioned action(s) for all or a portion of **TRACT A PLAT OF TRACTS A, B AND C CANTATA AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACT OS-4 THE TRAILS UNIT 2 & TRACT A TAOS AT THE TRAILS UNIT 2)**, zoned R-ML, located on **OAKRIDGE ST NW between OAKRIDGE ST NW and TREE LINE AVE NW**, containing approximately 3.26 acre(s). (C-9)
[Deferred from 8/15/19, 10/9/19, 12/4/19, 2/5/20, 3/4/20]

PROPERTY OWNERS: RV LOOP LLC
REQUEST: 52 UNIT TOWNHOME DEVELOPMENT

DEFERRED TO JUNE 3RD, 2020.

5. [Project # PR-2018-001307](#)
SI-2020-00046 – SITE PLAN

CONSENSUS PLANNING INC. agent(s) for HAGGAR GROUP LLC request(s) the aforementioned action(s) for all or a portion of: **TR 1-B PLAT OF TRACTS 1-A & 1-B P & J SUBDIVISION LOT 1B, BLOCK 0000, SUBDIVISION P & J**, zoned NR-LM, located on **SAN ANTONIO DRIVE between SAN PEDRO RD and LOUISIANA BLVD**, containing approximately 3.0897 acre(s). (E-18)
[Deferred from 3/11/20]

PROPERTY OWNERS: HAGGAR GROUP LLC
REQUEST: SITE PLAN APPROVAL FOR RV PARKING LOT WITHIN SAN ANTONIO LANDFILL AND PROPOSED MEDIAN CUT ON SAN ANTONIO DR.

DEFERRED TO APRIL 29TH, 2020.

6. [Project # PR-2019-002333](#)
SD-2020-00046 – PRELIMINARY/FINAL
PLAT

ALDRICH LAND SURVEYING agent(s) for BUGLO PROPERTIES LLC request(s) the aforementioned action(s) for all or a portion of: **Lots 10A, 11A, and 12A, UNIT 1 PARADISE HILLS**, zoned MX-L, located at **5512, 5516, & 5520 BUGLO DR NW**, containing approximately 1.9667 acre(s). (B-11)*[Deferred from 2/26/20]*

PROPERTY OWNERS: BUGLO PROPERTIES LLC
REQUEST: CREATE 1 TRACT FROM 3 TRACTS

DEFERRED TO APRIL 29TH, 2020.

- [Project # PR-2019-002333](#)
(1003918)
SI-2019-00420 – SITE PLAN

DON BRIGGS PE, CFM agent(s) for JOHN LOWE request(s) the aforementioned action(s) for all or a portion of: **Lots 10A, 11A, 11B, and 12A, UNIT 1 PARADISE HILLS** zoned MX-L, located at **5520, 5516, 5512 BUGLO NW**, containing approximately 2.5187 acre(s). (B-11) *[Deferred from 1/8/20, 2/5/20, 2/12/20, 2/26/20]*

PROPERTY OWNERS: BUGLO PROPERTIES LLC
REQUEST: SITE PLAN AND INFRASTRUCTURE LIST

DEFERRED TO APRIL 29TH, 2020.

MINOR CASES

7. [Project # PR-2019-001368](#)
SD-209-00219 – PRELIMINARY/FINAL
PLAT

ALDRICH LAND SURVEYING agent(s) for B & L REAL ESTATE HOLDINGS LLC request(s) the aforementioned action(s) for all or a portion of: **TRACTS 7-A & 7-B, UNSER CROSSINGS**, zoned MX-M, located at **8020 CENTRAL AVE SW**, containing approximately 4.7196 acre(s). (K-10)*[Deferred from 12/18/19, 1/8/20, 2/12/20]*

PROPERTY OWNERS: B&L LLC
REQUEST: DIVIDE 1 TRACT INTO 2 TRACTS

DEFERRED TO APRIL 29TH, 2020.

8. **Project # [PR-2019-002610](#)**
SD-2020-00062 - PRELIMINARY/FINAL
PLAT

JOSHUA SKARSGARD/ARCH + PLAN LAND USE CONSULTANTS agent(s) for MCHT, LLC request(s) the aforementioned action(s) for all or a portion of: **LT 26-B PLAT OF LTS 26-A & 26-B ALVARADO GARDENS UNIT 1 and N'LY PORT OF THE E'LY 81 FT OF LOT 25 ALVARADO GARDENS UNIT 1**, zoned R-A, located at **2119 MATTHEW PL NW between GRIEGOS DRAIN and RIO GRANDE BLVD NW**, containing approximately 0.833 acre(s). (G-13)*[Deferred from 3/11/20]*

PROPERTY OWNERS: JOSHUA & RUTH SKARSGARD
REQUEST: LOT CONSOLIDATION FROM 2 LOTS TO 1 LOT

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 THE AGIS DXF.

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9. **Project # [PR-2019-002268](#)**
VA-2020-00062 – VARIANCE TO DPM
STANDARDS
SD-2020-00058 – VACATION OF PRIVATE
EASEMENT

COMMUNITY SCIENCES CORP agent(s) for OUR LAND LLC request(s) the aforementioned action(s) for all or a portion of: **A4 REPLAT OF TRACT A OF PLAT OF LANDS OF MICHAEL J SNOW & ELIZABETH T SNOW TR LOT A4**, zoned R-A, located at **2945 TRELIS DR NW between DECKER RD NW and CAMPBELL ROAD NW**, containing approximately 0.8301 acre(s). (G-13) *[Deferred from 3/4/20, 4/8/20]*

PROPERTY OWNERS: OUR LAND LLC
REQUEST: VACATE 20 FOOT WIDE PRIVATE EASEMENT, VARIANCE OF 10 FEET TO DPM REQUIREMENT FOR 30 FOOT WIDE ACCESS EASEMENT

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 VARIANCE.

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 VACATION AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO.

10. **Project # PR-2019-003082**
SD-2020-00065 – **PRELIMINARY/FINAL PLAT**

CSI – **CARTESIAN SURVEY'S INC.** agent(s) for **CENTURYLINK** request(s) the aforementioned action(s) for all or a portion of: TRACTS A-1 & A-2, LAND OF MOUNTAIN STATES, zoned MX-M, located at 417 GRIEGOS RD NW between LA CIENEGA ST NW and 4TH ST NW, containing approximately 1.8748 acre(s). (F-14)[*Deferred from 4/8/20*]

PROPERTY OWNERS: US WEST COMMUNICATIONS INC
REQUEST: LOT LINE ADJUSTMENT AND 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. FINAL SIGN OFF IS DELEGATED TO: TRANSPORTATION FOR REMOVAL OF THE WALL ENCROACHMENT WITHIN THE RIGHT-OF-WAY AND TO PLANNING FOR OWNERS SIGNATURE, AGIS DXF AND UTILITY COMPANIES SIGNATURES.

SKETCH PLAT

11. **Project # PR-2019-002281**
PS-2020-00031 - **SKETCH PLAT**

JAG PLANNING AND ZONING agent(s) for **JOE AZAR – AZAR PROPERTIES LLC** request(s) the aforementioned action(s) for all or a portion of: **LOT 86 LOS ALAMOS ADDITION** zoned MX-T, located on **4TH STREET** between **MONTANO** and **OSUNA**, containing approximately 0.771 acre(s). (F-14)

PROPERTY OWNERS: JOE AZAR
REQUEST: SKETCH PLAT TO DEDICATE 10 FT OF RIGHT-OF-WAY ALONG 4TH STREET

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

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12. Other Matters:

13. **ACTION SHEET MINUTES: April 8th, 2020**

ADJOURN