DEVELOPMENT REVIEW BOARD
Agenda
ONLINE ZOOM MEETING

August 26, 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

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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 ANNOUCED 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/97853896675
      Meeting ID: 978 5389 6675
      By phone +1 312 626 6799 or find your local number: https://cabq.zoom.us/u/aeK69Lek7U

MAJOR CASES

DRB 8/26/20
1. **Project # PR-2020-004183**
   SD-2020-00139 – EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT

   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)

   **PROPERTY OWNERS:** MDS INVESTMENTS 
   **REQUEST:** EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT

2. **Project # PR-2019-002411**
   SD-2020-00102 – PRELIMINARY PLAT
   SD-2020-00103 – VACATION OF PUBLIC EASEMENT
   VA-2020-00154 – TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
   VA-2020-00155 - SIDEWALK WAIVER(A1)
   VA-2020-00157 - SIDEWALK WAIVER (A2)
   VA-2020-00174 - SIDEWALK WAIVER (A3)
   VA-2020-00179 - SIDEWALK WAIVER (A4)
   VA-2020-00160 - RDWAY WIDTH WAIVER (B1)
   VA-2020-00182 - RDWAY WIDTH WAIVER(B2)
   VA-2020-00183 - RDWAY WIDTH WAIVER(B3)
   VA-2020-00163 - RDWAY WIDTH WAIVER(B4)
   VA-2020-00164 - RDWAY WIDTH WAIVER(C)
   VA-2020-00165 - BLOCK WAIVER(D1)
   VA-2020-00166 - BLOCK WAIVER (D2)
   VA-2020-00185 – BLOCK WAIVER(D3)
   VA-2020-00168 – BLOCK WAIVER (D4)
   VA-2020-00169 – BLOCK WAIVER (D5)
   VA-2020-00170 – BLOCK WAIVER (D6)
   VA-2020-00171 – BLOCK WAIVER (D7)
   VA-2020-00172 – CUL DE SAC WAIVER (E)

   ISAACSON & ARFMAN, INC, PA agent(s) for SUCCESS LAND HOLDINGS, LLC request(s) the aforementioned action(s) for all or a portion of: TRACTS A-1-A & B-1, ANDERSON HEIGHTS UNIT 4, zoned R-1A, located at 118TH ST SW between AMOLE MESA AVE SW and COLOBEL SW, containing approximately 82.931 acre(s). (N-08) Deferred from 7/8/20, 7/15/20]

   **PROPERTY OWNERS:** SUCCESS LAND HOLDINGS LLC C/O PRICE LAND & DEVELOPMENT GROUP INC 
   **REQUEST:** PRELIMINARY PLAT, VACATION OF PUBLIC EASEMENT, VARIANCE REQUESTS FOR TEMPORARY DEFERRAL OF SIDEWALK, SIDEWALK WAIVER, VARIANCE TO IDO, VARIANCE TO DPM

   **DEFERRAL REQUESTED BY THE APPLICANT TO THE MEETING OF September 16th, 2020**

3. **Project #1011598**
   18DRB-70137 - VACATION OF PUBLIC RIGHT-OF-WAY
   18DRB-70138 - SIDEWALK VARIANCE
   18DRB-70139 - SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS
   18DRB-70140 - PRELIMINARY/FINAL PLAT

   BOB KEERAN, request(s) the aforementioned action(s) for all or a portion of: Lot(s) 17 & 18, Block(s) 4, Tract(s) 3, NORTH ALBQ ACRES Unit 3, zoned PD (RD/5DUA), located on VENTURA ST NE between SIGNAL AVE NE and ALAMEDA BLVD NE, containing approximately 2 acre(s). (C-20)[Deferred from 5/16/18, 6/13/18, 7/18/18, 8/8/18, 9/12/18, 10/24/18, 12/5/18, 12/19/18, 1/9/19, 1/23/19, 2/13/19, 2/27/19, 3/20/19, 4/17/19, 4/24/19, 6/5/19, 7/10/19, 8/7/19, 9/18/19, 10/30/19, 12/11/19, 1/29/20, 4/22/20, 6/24/20].

   **DEFERRAL REQUESTED BY THE APPLICANT TO THE MEETING OF OCTOBER 28th, 2020**
4. **Project # PR-2020-004062**  
**SI-2020-00552 – SITE PLAN**  
DEKKER/PERIC/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]  
**PROPERTY OWNERS:** STATE OF NEW MEXICO STATE LAND OFFICE  
**REQUEST:** MULTIFAMILY RESIDENTIAL, 4 STORY WOOD-FRAMED CONSTRUCTION OF 92 DWELLING UNITS  
****DEFERRAL REQUESTED BY THE APPLICANT TO THE MEETING OF SEPTEMBER 2ND, 2020**

5. **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, 7/29/20]  
**PROPERTY OWNERS:** SONATA TRAILS LLC  
**REQUEST:** APARTMENT COMPLEX DEVELOPMENT

6. **Project # PR-2020-004030**  
(1002566, 1004501, 1004503)  
**SI-2020-00540 – SITE PLAN**  
TIERRA WEST, LLC agent(s) for **CALABACILLAS GROUP C/O DONALD HARVILLE** request(s) the aforementioned action(s) for all or a portion of: **A-12 & A-13**, zoned MX-M, located at **GOLF COURSE RD NW between GOLF COURSE RD NW, BLACK ARROYO and WESTSIDE BLVD** containing approximately 8.77 acre(s). (A-12,13) [Deferred from 7/22/20, 8/5/20]  
**PROPERTY OWNERS:** CALABACILLAS GROUP C/O DONALD HARVILLE  
**REQUEST:** SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS  

***MINOR CASES***  
MINOR CASES WILL NOT BE HEARD BEFORE 11 AM
7. **Project # PR-2019-002928**  
**VA-2020-00107 – STREET WIDTH VARIANCE**  
**SD-2020-00074 – PRELIMINARY/FINAL PLAT**  
**SD-2020-00072 – VACATION OF PUBLIC EASEMENT**  
**SD-2020-00075 – VACATION OF PUBLIC EASEMENT**  
*(Sketch Plat 10/9/19)*  
**COMMUNITY SCIENCES CORPORATION** agent(s) for **JOHN R. DeBASSIGE FOR RIGHT ANGLE HOMES BY DeBASSIGE** request(s) the aforementioned action(s) for all or a portion of: **LOTS 43 THRU 47, BLOCK 4 UNIT 4, PARADISE HEIGHTS, zoned R-1A, located on BROOKLINE DR. NW between ARDMORE AVE NW and ENDEAVOR RD NW**, containing approximately 1.1320 acre(s). *(A-10)[Deferred from 4/29/20, 5/13/20, 6/24/20]*  
**PROPERTY OWNERS:** **JOHN DeBASSIGE FOR RIGHT ANGLE HOMES BY DeBASSIGE**  
**REQUEST:** **DIVIDE 5 EXISTING LOTS INTO 10 NEW LOTS, VACATE EXISTING EASEMENTS**

8. **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, 7/29/20]*  
**PROPERTY OWNERS:** **DIEGO AND ARMANDO SEDILLO**  
**REQUEST:** **LOT CONSOLIDATION FOR 3 LOTS INTO 2 LOT**

9. **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, 7/29/20]*  
**PROPERTY OWNERS:** **JOHN D PEARSON**  
**REQUEST:** **CREATE 2 LOTS FROM 1 EXISTING LOT**
10. **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, 8/19/20]

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

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**SKETCH PLAT**

11. **PR-2020-004284**  
**PS-2020-00076 -SKETCH PLAT**

TIERRA WEST, LLC agent(s) for GARCIA REAL ESTATE INVESTMENTS LLC request(s) the aforementioned action(s) for all or a portion of: TRACTS 230A, 230B, 230C, 231A1, 231A2, 231B1, 231B2, 231B3 & 234A (EXCL PORTS OUT TO R/W) MRGCD MAP, zoned MX-M, located at 1100 RIO GRANDE BLVD NW between RIO GRANDE NW and I-40, containing approximately 2.5827 acre(s). (H-13)

**PROPERTY OWNERS:** GARCIA REAL ESTATE INVESTMENTS LLC C/O GARCIA SHELIAH P  
**REQUEST:** SKETCH PLAT REVIEW AND COMMENT

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12. Other Matters:

13. **ACTION SHEET MINUTES:** August 19, 2020

ADJOURN