



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

December 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

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MAJOR CASES

1. PR-2019-002479
SD-2020-00196- VACATION OF RIGHT-OF-WAY
SD-2020-00195 - PRELIMINARY/FINAL PLAT
ARCH + PLAN LAND USE CONSULTANTS agent(s) for SMI ASSETS LLC request(s) the aforementioned action(s) for all or a portion of: TR A PLAT, TR B PLAT, TR C PLAT, AND TR D PLAT OF TRACTS A, B, C AND D FAIRVIEW PARK CEMETERY (BEING A REPLAT OF FAIRVIEW PARK CEMETERY) AND THE REMAINING NE'LY PORT OF TR IN THE NW 1/4, NW 1/4 SEC 27T10N R3E, zoned NR-SU located at 700 YALE BLVD SE & 621 COLUMBIA DR SE, containing approximately 43.0608 acre(s). (L-15 & L-16)

PROPERTY OWNERS: SMI ASSETS LLC
REQUEST: LOT CONSOLIDATION

DEFERRED TO DECEMBER 16TH, 2020

2. PR-2020-004457
SD-2020-00197 - VACATION OF RIGHT-OF-WAY
(Sketch Plat 9/30/20)
RIO GRANDE ENGINEERING agent(s) for BARBARA MUELLER request(s) the aforementioned action(s) for all or a portion of: LOT 22, VOLCANO CLIFFS UNIT 6, zoned R-A, located on QUIVIRA DR between VISTA VIEJA AVE and RETABLO RD, containing approximately 6.0 acre(s). (D-9)

PROPERTY OWNERS: BARBARA MUELLER
REQUEST: VACATION OF RIGHT OF WAY

DEFERRED TO DECEMBER 9TH, 2020.

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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, 7/29/20, 8/26/20, 10/14/20, 10/28/20, 11/18/20; Preliminary/Final Plat deferred from 7/29/20, 8/26/20, 10/14/20, 10/28/20, 11/18/20]*
- PROPERTY OWNERS:** SONATA TRAILS LLC  
**REQUEST:** APARTMENT COMPLEX DEVELOPMENT
- DEFERRED TO DECEMBER 9<sup>TH</sup>, 2020.**
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### **MINOR CASES**

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4. **PR-2020-003707**  
**SD-2020-00202 – VACATION OF PRIVATE SANITARY SEWER EASEMENT**  
**SD-2020-00203 – VACATION OF TEMPORARY DRAINAGE EASEMENT**  
**SD-2020-00204 – VACATION OF PUBLIC ROADWAY EASEMENT**  
**SD-2020-00205 – VACATION OF PUBLIC ROADWAY/PUBLIC SANITARY SEWER EASEMENT**
- ARCH + PLAN LAND USE CONSULTANTS agent(s)** for **SONATA TRAIL LLC** request(s) the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 3, BULK LAND PLAT OF THE TRAILS**, zoned MX-M located on **UNIVERSE BLVD between PASEO DEL NORTE and AVENIDA JAIMITO** containing approximately 29.8361 acre(s). (C-10)
- PROPERTY OWNERS:** SONATA TRAILS LLC  
**REQUEST:** FOUR VACATION ACTIONS
- DEFERRED TO DECEMBER 9<sup>TH</sup>, 2020.**
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5. **PR-2019-002663**  
**(1009082)**  
**SD-2020-00193 – PRELIMINARY/FINAL PLAT**  
**VA-2020-00377 - WAIVER TO IDO**  
*(Sketch Plat 8/12/20)*
- CONSENSUS PLANNING INC.** agent(s) for **GROUP II U26 VC, LLC(s)** the aforementioned action(s) for all or a portion of: **TRACT 1 BLOCK 2 UNIT 26, VOLCANO CLIFFS SUBDIVISION**, zoned MX-L located on **KIMMICK DR NW between PASEO DEL NORTE and ROSA PARKS RD NW**, containing approximately 15.7217 acre(s). (C-11)
- PROPERTY OWNERS:** GROUP II U26 VC, LLC  
**REQUEST:** MINOR SUBDIVISION PLAT TO SPLIT LOT TO MATCH EPC APPROVED ZONE BOUNDARY. BULK LAND WAIVER TO DEFER INFRASTRUCTURE TO FUTURE PLATTING/SITE PLAN ACTIONS.
- DEFERRED TO JANUARY 13<sup>TH</sup>, 2021.**
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6. [PR-2020-004622](#)  
[SD-2020-00188](#) – EXTENSION OF  
SUBDIVISION IMPROVEMENTS  
AGREEMENT

**BOHANNAN HUSTON INC./AMIT PATHAK** agent(s) for **UNIVERSITY OF NEW MEXICO REAL ESTATE OFFICE** request(s) the aforementioned action(s) for all or a portion of: **TRACTS 1-10, UNM GIBSON COMMERCIAL DISTRICT**, zoned **SU-1**, located on **GIBSON BLVD between UNIVERSITY and I-25**, containing approximately 46.44 acre(s). (L-15)

**PROPERTY OWNERS:** UNIVERSITY OF NEW MEXICO REAL ESTATE OFFICE

**REQUEST:** EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT .

**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.**

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7. [PR-2018-001566](#)  
[SD-2020-00208](#) – PRELIMINARY/FINAL  
PLAT  
(Sketch Plat 4/22/20)

**ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **RUDOLPH RAMIREZ** request(s) the aforementioned action(s) for all or a portion of: **LOTS 1 & 2, WINGER AND MARTINEZ**, zoned **R-A**, located at **2123 & 2127 CANDELARIA between DON ISIDRO LN and MANCHESTER DR**, containing approximately 0.6209 acre(s). (G-13)

**PROPERTY OWNERS:** RUDOLPH RAMIREZ

**REQUEST:** LOT LINE ADJUSTMENT BETWEEN 2 EXISTING LOTS

**DEFERRED TO DECEMBER 9<sup>TH</sup>, 2020.**

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8. [PR-2019-002791](#)  
[SD-2020-00207](#) – PRELIMINARY/FINAL  
PLAT.  
[VA-2020-00444](#) - WAIVER  
(Sketch Plat 1/8/20)

**ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **HO SZU-HAN** request(s) the aforementioned action(s) for all or a portion of: **LOTS 13 THRU 15, ALBRIGHT-MONROE**, zoned **R-A**, located at **1402 LOS TOMASES NW between KINLEY AVE and BELLAMAH AVE**, containing approximately 0.2327 acre(s). (J-14)

**PROPERTY OWNERS:** HO SZU HAN

**REQUEST:** LOT CONSOLIDATION FOR 3 LOTS INTO 1 LOT

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, DRB HAS APPROVED THE WAIVER AND THE PRELIMINARY/FINAL PLAT WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR A NOTE ON THE PLAT NOTING THE APPROVAL OF A WAIVER FOR A 16 FT WIDE ALLEYWAY WIDTH AND TO PLANNING FOR THE AGIS DXF FILE.**

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9. [PR-2019-001983](#)  
(1004228, 1002571, 1003853, 1008564)  
SD-2020-00206 – PRELIMINARY/FINAL  
PLAT  
(Sketch Plat 1/15/20)

ARCH + PLAN LAND USE CONSULTANTS agent(s) for HEADSTART ENTERPRISES request(s) the aforementioned action(s) for all or a portion of: **LOT A-1 & A-2, GUTHRIE COMMERCE PARK** zoned NR-LM, located at **600 MONTANO RE NE between EDITH BLVD and MONTBEL LP** containing approximately 7.4387 acre(s). (F-15)

PROPERTY OWNERS: HEADSTART ENTERPRISES  
REQUEST: LOT CONSOLIDATION FOR 2 LOTS INTO 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 THE WATER AUTHORITY FOR THE ADDITION OF A LABEL TO THE WATERLINE EASEMENT ALONG THE NORTH/SOUTH ALIGNMENT OF THE SITE, AND TO PLANNING FOR THE AGIS DXF FILE.

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10. [PR-2018-001842](#)  
SD-2020-00200 – EXTENSION OF  
PRELIMINARY PLAT (EPP)

RON HENSLEY/THE GROUP agent(s) for CLEARBROOK INVESTMENTS, INC. request(s) the aforementioned action(s) for all or a portion of: **TRACT 4A, HIS ACQUISITION NO 120 INCORPORATED**, zoned R-ML, located on **HORIZON BLVD NE between ALAMEDA BLVD and BALLOON MUSEUM DR**, containing approximately 2.92 acre(s). (C-17)

PROPERTY OWNERS: CLEARBROOK INVESTMENTS  
REQUEST: EXTENSION OF PRELIMINARY PLAT

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT.

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11. [PR-2018-001842](#)  
SD-2020-00201 – EXTENSION OF  
INFRASTRUCTURE IMPROVEMENTS  
AGREEMENT (EIIA)

RON HENSLEY/THE GROUP agent(s) for CLEARBROOK INVESTMENTS, INC. request(s) the aforementioned action(s) for all or a portion of: **TRACT 4A, HIS ACQUISITION NO 120 INCORPORATED**, zoned R-ML, located on **HORIZON BLVD NE between ALAMEDA BLVD and BALLOON MUSEUM DR**, containing approximately 2.92 acre(s). (C-17)

PROPERTY OWNERS: CLEARBROOK INVESTMENTS  
REQUEST: EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT

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 ONE YEAR EXTENSION OF THE INFRASTRUCTURE IMPROVEMENTS AGREEMENT.

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12. [PR-2020-004719](#)  
[SI-2020-01279](#)- ACCELERATED  
EXPIRATION OF SITE PLAN

**MARK GOODWIN & ASSOCIATES, PA** agent(s) for **GRADY'S BRANCH, LLC** request(s) the aforementioned action(s) for all or a portion of **TRACT H-12B, RIVERVIEW**, zoned MX-L located on **COORS BLVD between PASEO DEL NORTE and MONTANO**, containing approximately 2.15 acre(s). (D-13)

**PROPERTY OWNERS:** GRADYS BRANCH LLC

**REQUEST:** ACCELERATED EXPIRATION TO SITE PLAN

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS VOTED TO REMOVE THE INFRASTRUTURE LIST AND TO RELEASE THE FINANCIAL GUARANTEE BASED ON THE CONDITION THAT EPC APPROVES THE ACCELERATED EXPIRATION OF THE SITE PLAN, AND DRB RECOMMENDS APPROVAL OF THE ACCELERATED EXPIRATION OF THE SITE PLAN TO THE ENVIRONMENTAL PLANNING COMMISSION (EPC).

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13. [PR-2019-002811](#)  
[SD-2019-00158](#) - PRELIMINARY/FINAL  
PLAT

**RICHARD CHAVEZ** request(s) the aforementioned action(s) for all or a portion of **LOTS 7-10 BLOCK 44 PEREA ADDITION**, zoned R-1A, located at **NORTH EAST CORNER of 15<sup>th</sup> ST NW and GRANITE AVE NW**, containing approximately 0.32 acre(s). (J-13) [*Deferred from 9/11/19, 10/28/20, 11/4/20, 11/18/20*]

**PROPERTY OWNERS:** CHAVEZ RICHARD GERARD

**REQUEST:** REPLAT 4 LOTS INTO 2

DEFERRED TO DECEMBER 9<sup>TH</sup> 2020.

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### **SKETCH PLATS**

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14. [PR-2019-002610](#)  
[PS-2020-00121](#) -SKETCH PLAT

**JAG PLANNING & ZONING** agent(s) for **MCHT LLC,/ MARTIN HAYNES** request(s) the aforementioned action(s) for all or a portion of: **LOT 1, CAMPBELL FARM SOUTH**, zoned R-A, located between **CAMPBELL RD NW and MATTHEW AVE NW**, containing approximately 0.8388 acre(s). (G-13)

**PROPERTY OWNERS:** MCHT LLC

**REQUEST:** VACATE A PORTION OF MEADOW RD NW AND A DITCH RIGHT-OF-WAY AND P.U.E , GRANT EASEMENTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

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15. [PR-2020-004748](#)  
[PS-2020-00124](#) - SKETCH PLAT

TIM SOLINSKY request(s) the aforementioned action(s) for all or a portion of: **TR 1 CORRECTED REPL OF THE NORTHWEST PORT OF THE TIJERAS URBAN RENEWAL DISPOSITION BLK 9 CONT 59,111 SQ FT M/L, LTS 44 45 & E POR 36 THRU 39 BLK 3 PERFECTO ARMIJO & BROS ADD & POR VAC ALLEY ADJ (AKA TR 9-B-2, TR B, TIJERAS URBAN RENEWAL DISPOSITION BLK 9) CONT 0.2042 AC M/L, LTS 42 & 43 BLK 3 & E POR OF VACATED ALLEY ADJ PERFECTO ARMIJO & BROS , LOTS 31 32 33A 33B 33C 33D 40&41 AND PORTIONS OF VACATED ALLEYS ADJ BLK 3 PERFECTO ARMIJO ND BROS ADDN, LOTS 25 THRU 30 & 34 & 35 BLK 3 & PORTIONS OF VACATED ALLEYS ADJ OF PERFECTO ARMIJO & BROSADDN zoned MX-FB-UD, located at **ONE CIVIC PLAZA/400 MARQUETTE between MARQUETTE and TIJERAS**, containing approximately 2.2273 acre(s). (J-14)**

**PROPERTY OWNERS:** COUNTY OF BERNALILLO

**REQUEST:** TO CONSOLIDATE 22 LOTS/TRACTS, DEDICATE ADDITIONAL RIGHT-OF-WAY, GRANT EASEMENTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

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16. [PR-2020-004640](#)  
[PS-2020-00104](#) - SKETCH PLAT

CSI – CARTESIAN SURVEY’S INC. agents for **MODULUS ARCHITECTS, INC.** request(s) the aforementioned action(s) for all or a portion of **TRACTS A, B, C AND 1-C, MONTGOMERY PLAZA AND ALLWOODS SUBDIVISION**, zoned MX-M, located on **SAN MATEO BLVD NE between LUMBER AVE NE and MONTGOMERY BLVD NE**, containing approximately 14.3156 acre(s). (F-17)

**PROPERTY OWNERS:** MONTGOMERY PLAZA PARTNERS LLC

**REQUEST:** SUBDIVIDE 4 EXISTING TRACTS INTO 7NEW TRACTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

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17. [PR-2020-004747](#)  
[PS-2020-00123](#) - SKETCH PLAT

CSI – CARTESIAN SURVEY’S INC. agent(s) for **98<sup>TH</sup> & I-40 LAND, LLC** request(s) the aforementioned action(s) for all or a portion of: **TRACT 2, AVALON SUBDIVISION**, zoned NR-BP, located on **DAYTONA RD NW between 98<sup>TH</sup> ST and 90<sup>th</sup> ST**, containing approximately 13.8085 acre(s). (J-9)

**PROPERTY OWNERS:** 98<sup>th</sup> and I-40 LAND, LLC

**REQUEST:** SUBDIVIDE ONE EXISTING TRACT INTO TWO NEW TRACTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

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18. [PR-2019-003222](#)  
[PS-2020-00120](#) - SKETCH PLAT

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: **TRACTS B-4-A-1, 2<sup>ND</sup> REVISION COTTONWOOD MALL**, zoned MX-M, located at **10000 COORS BYPASS NW between COORS BLVD NW and SEVEN BAR LP RD NW**, containing approximately 10.7514 acre(s). (B-13)

**PROPERTY OWNERS:** MALL AT COTTONWOOD II LLC c/o WASHINGTON PRIME GROUP LP

**REQUEST:** SUBDIVIDE ONE EXISTING TRACT INTO 2 NEW TRACTS

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

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19. [PR-2020-004717](#)  
[PS-2020-00118](#) - SKETCH PLAT

TIM BORROR request(s) the aforementioned action(s) for all or a portion of: **LOTS 8 THRU 10 BLOCK 3, PANORAMA ADDN**, zoned MX-M, located on **SAN JACINTO AVE between TRAMWAY AND COPPER AVE** containing approximately 1.29 acre(s). (K-22)

**PROPERTY OWNERS:** TRB HOLDINGS, RANDALL BORROR

**REQUEST:** VACATE A RIGHT OF WAY THAT IS NOT IN USE AND CONSOLIDATE A FEW LOTS ADJACENT TO THE RIGHT OF WAY

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

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20. Other Matters: None.

21. ACTION SHEET MINUTES  
were approved for:  
November 18, 2020

ADJOURN