DEVELOPMENT REVIEW BOARD
Agenda
ONLINE ZOOM MEETING

December 9, 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:** 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:** CLICK ON THE BLUE HIGHLIGHTED LINK TO ACCESS THE CASE. (Place mouse over hyperlink, right-click, choose “open hyperlink”)

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:
      https://cabq.zoom.us/j/97622742485 (Place mouse over hyperlink, right-click, choose “open hyperlink”)
      Meeting ID: 976 2274 2485
      By phone +1 312 626 6799 US or Find your local number: https://cabq.zoom.us/u/agWVHObMt

MAJOR CASES

1. **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, 9/2/20, 9/30/20, 11/18/20]

   PROPERTY OWNERS: CLEARBOOK INVESTMENTS INC, HENRY SCOTT TRUSTEE HENRY RVT
   REQUEST: SUBDIVISION OF TRACT INTO 62 LOTS AND 2 TRACTS AND SIDEWALK DEFERRAL
   **AGENT REQUESTS DEFERRAL TO FEBRUARY 3rd, 2021**
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, 9/2/20, 9/16/20, 10/28/20, 11/4/20, 11/18/20]  
   PROPERTY OWNERS: MICHAEL DRESKIN  
   REQUEST: SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS

3. **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) [Deferred from 12/2/20]  
   PROPERTY OWNERS: BARBARA MUELLER  
   REQUEST: VACATION OF RIGHT OF WAY

4. **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, 12/2/20]  
   PROPERTY OWNERS: SONATA TRAILS LLC  
   REQUEST: APARTMENT COMPLEX DEVELOPMENT

**MINOR CASES**
5. **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) [Deferred from 12/2/20]  
PROPERTY OWNERS: SONATA TRAILS LLC  
REQUEST: FOUR VACATION ACTIONS

6. **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) [Deferred from 12/2/20]  
PROPERTY OWNERS: RUDOLPH RAMIREZ  
REQUEST: LOT LINE ADJUSTMENT BETWEEN 2 EXISTING LOTS  
**AGENT REQUESTS DEFERRAL TO DECEMBER 16TH, 2020**

7. **PR-2019-002976**  
**SD-2020-00210** – PRELIMINARY/FINAL PLAT  
**VA-2020-00447** – SIDEWALK WAIVER  
(Sketch plat 10/23/19)  
CSI – CARTESIAN SURVEYS, INC. agent(s) for BEELING ARMIJO request(s) the aforementioned action(s) for all or a portion of: LOT 9, EASTERLY PORTION OF 20 FT LOT 8 AND PORTION OF LOT 10, BLOCK 2, SANDIA MANOR zoned R-1D, located at 17400 HILDALE RD NE between HILDALE RD NE and CAMINO DE LA SIERRA NE, containing approximately 0.5108 acre(s). (K-23)  
PROPERTY OWNERS: BEELING ARMIJO  
REQUEST: SUBDIVIDE LOTS, ELIMINATE INTERIOR LOT LINES OF 3 EXISTING LOTS CREATING ONE NEW LOT, DEDICATE EASEMENTS
8. **Project # PR-2018-001501**  
SD-2020-00077 – PRELIMINARY/FINAL PLAT  
VA-2019-00290 – SIDEWALK VARIANCE  
VA-2019-00289 – STREET VARIANCE  
(variances deferred from 4/29/20)  
ISAACSON & ARFMAN, INC agent(s) for MONTANO FAMILY HOMES LLC request(s) the aforementioned action(s) for all or a portion of: **TRACT 6-A-2, NORTH FOURTH ST HOMESTITES ADDN**, zoned R-1C, located at 712 MONTANO RD NW between 9TH ST NW AND HARWOOD LATERAL, containing approximately 1.7 acre(s).  
(F-14)](Deferred from 5/6/20, 6/3/20, 6/24/20, 10/21/20, 10/28/20, 11/18/20]  
**PROPERTY OWNERS**: MONTANO FAMILY HOMES LLC, TIM NISLY  
**REQUEST**: MINOR SUBDIVISION PRELIMINARY PLAT APPROVAL

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, 8/26/20, 9/16/20, 9/30/20, 10/14/20, 11/18/20]  
**PROPERTY OWNERS**: JOHN D PEARSON  
**REQUEST**: CREATE 2 LOTS FROM 1 EXISTING LOT

10. **Project # PR-2020-004778**  
VA-2020-00457 – EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT  
SILVER OAK DEVELOPERS request(s) the aforementioned action(s) for all or a portion of: **LOTS 1-20 BLOCK 28 UNIT B**, zoned MX-L, located on SILVER OAK ESTATES between ALAMEDA and OAKLAND containing approximately 3.5 acre(s).  
(C-18)  
**PROPERTY OWNERS**: SILVER OAK DEVELOPERS  
**REQUEST**: EXTENSION OF IIA
11. **PR-2019-002811**  
**SD-2019-00158 - RELIMINARY/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 15th 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, 12/2/20]  
**PROPERTY OWNERS:** CHAVEZ RICHARD GERARD  
**REQUEST:** REPLAT 4 LOTS INTO 2  

**SKETCH PLAT**  

12. **PR-2020-004757**  
**PS-2020-00125 -SKETCH PLAT**  
KIMLEY-HORN agent(s) for MACRITCHIE request(s) the aforementioned action(s) for all or a portion of: **TRACT C48 & C49 UNIT 4, TOWN OF ATRISCO GRANT**, zoned NR-BP, located on **VOLCANO RD between CENTRAL AVE and BRISTOL ST**, containing approximately 9.59 acre(s). (K-9)  
**PROPERTY OWNERS:** GONZALES JUANITA G ETAL  
**REQUEST:** REVIEW OF PROPOSED RV STORAGE FACILITY LOCATED AT NORTHWEST CORNER OF CENTRAL AND VOLCANO  

13. **PR-2020-004761**  
**PS-2020-00127 -SKETCH PLAT**  
ASHLEY HARTSHORN C/O ARCHIS DESIGN LLC agent(s) for LAURA & ROD WILLIAMS C/O HORIZON AUTO GLASS & TINT request(s) the aforementioned action(s) for all or a portion of: **LOT 1 BLOCK 33 UNIT B, NORTH ALBUQUERQUE ACRES** zoned NR-BP, located at **8310 SAN PEDRO DR NE between ANAHEIM AVE NE and CARMEL AVE NE**, containing approximately 0.7233 acre(s). (C-18)  
**PROPERTY OWNERS:** COHEN RAYMOND P  
**REQUEST:** INITIAL SITE REVIEW FOR POTENTIAL REQUIREMENTS RELATING TO THE PLANNED WIDENING OF SAN PEDRO DR NE  

14. **PR-2020-004765**  
(1005246)  
**PS-2020-00128 -SKETCH PLAT**  
S & S DEVELPMNT request(s) the aforementioned action(s) for all or a portion of: **24A LOTS 20-27, BLOCK 8, KNOB HEIGHTS** zoned MX-L, located at **3501, 3511 GIBSON between AMHERST and CARLISLE**, containing approximately 0.5475 acre(s). (L-16)  
**PROPERTY OWNERS:** GARY SANCHEZ & JOSEPH SANCHEZ  
**REQUEST:** TO COMBINE LOTS 20-27
15. **PR-2019-002821**

(1004801)

PS-2020-00129-SKETCH PLAT

AYER DESIGN GROUP request(s) the aforementioned action(s) for all or a portion of LOTS 2-A & 2-B, FRATERNAL ORDER OF POLICE ADDITION zoned NR-BP, located at JEFFERSON NE BETWEEN THE LANE @ 25 NE AND JEFFERSON PLAZA NE containing approximately 5.0089 acre(s). (E-17)

**PROPERTY OWNERS:** GROUP 1 REALTY

**REQUEST:** CONSTRUCTION OF NEW BUILDING

16. **PR-2020-003887**

PS-2020-00131-SKETCH PLAT

SBS CONSTRUCTION AND ENGINEERING LLC agents for MICHAEL DRESKIN request(s) the aforementioned action(s) for all or a portion of LOT 1-A BLOCK 2, CITY REALTY CO’S ADDITION NO. 1, zoned MX-M, located at 2818 4TH STREET between PHOENIX AVE and 4TH STREET containing approximately 1.27 acre(s). (H-14)

**PROPERTY OWNERS:** MICHAEL DRESKIN

**REQUEST:** VACATION OF 10’ WIDE PUBLIC SANITARY SEWER EASEMENT

17. **Other Matters: Clarification of DRB Action**

**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

18. **ACTION SHEET MINUTES:** December 2, 2020

ADJOURN