



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

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^H, 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, 9/16/2, 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
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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**
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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
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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 HOMESITES 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
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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
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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
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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
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- SKETCH PLAT**
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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
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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
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14. [PR-2020-004765](#)
(1005246)
[PS-2020-00128](#)-SKETCH PLAT
- S & S DEVELOPMENT** 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
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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**

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