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

*************************************************************************************************

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 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/91877231541 (Place mouse over hyperlink, right-click, choose “open hyperlink”)

   Meeting ID: 918 7723 1541
   By phone +1 312 626 6799 Find your local number: https://cabq.zoom.us/u/aehxAkL6CW

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 CEMETARY) 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
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

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

**MINOR CASES**

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

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.
<table>
<thead>
<tr>
<th><strong>PR-2020-004622</strong></th>
<th><strong>SD-2020-00188 – EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>agent(s)</strong></td>
<td>BOHANNAN HUSTON INC./AMIT PATHAK for UNIVERSITY OF NEW MEXICO REAL ESTATE OFFICE</td>
</tr>
<tr>
<td><strong>request(s)</strong></td>
<td>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)</td>
</tr>
<tr>
<td><strong>PROPERTY OWNERS:</strong></td>
<td>UNIVERSITY OF NEW MEXICO REAL ESTATE OFFICE</td>
</tr>
<tr>
<td><strong>REQUEST:</strong></td>
<td>EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>PR-2018-001566</strong></th>
<th><strong>SD-2020-00208 – PRELIMINARY/FINAL PLAT (Sketch Plat 4/22/20)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>agent(s)</strong></td>
<td>ARCH + PLAN LAND USE CONSULTANTS for RUDOLPH RAMIREZ request(s) the aforementioned action(s) for all or a portion of: LOTS 1 &amp; 2, WINGER AND MARTINEZ, zoned R-A, located at 2123 &amp; 2127 CANDELARIA between DON ISIDRO LN and MANCHESTER DR, containing approximately 0.6209 acre(s). (G-13)</td>
</tr>
<tr>
<td><strong>PROPERTY OWNERS:</strong></td>
<td>RUDOLPH RAMIREZ</td>
</tr>
<tr>
<td><strong>REQUEST:</strong></td>
<td>LOT LINE ADJUSTMENT BETWEEN 2 EXISTING LOTS</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>agent(s)</strong></td>
<td>ARCH + PLAN LAND USE CONSULTANTS 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)</td>
</tr>
<tr>
<td><strong>PROPERTY OWNERS:</strong></td>
<td>HO SZU HAN</td>
</tr>
<tr>
<td><strong>REQUEST:</strong></td>
<td>LOT CONSOLIDATION FOR 3 LOTS INTO 1 LOT</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>PR-2019-001983</strong></th>
<th><strong>SD-2020-00206 – PRELIMINARY/FINAL PLAT (Sketch Plat 1/15/20)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>agent(s)</strong></td>
<td>ARCH + PLAN LAND USE CONSULTANTS for HEADSTART ENTERPRISES request(s) the aforementioned action(s) for all or a portion of: LOT A-1 &amp; 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)</td>
</tr>
<tr>
<td><strong>PROPERTY OWNERS:</strong></td>
<td>HEADSTART ENTERPRISES</td>
</tr>
<tr>
<td><strong>REQUEST:</strong></td>
<td>LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT</td>
</tr>
</tbody>
</table>
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

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

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

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 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]  
**PROPERTY OWNERS**: CHAVEZ RICHARD GERARD  
**REQUEST**: REPLAT 4 LOTS INTO 2

**SKETCH PLATS**
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

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

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 7 NEW TRACTS
17. **PR-2020-004747**  
**PS-2020-00123 - SKETCH PLAT**  
CSI – CARTESIAN SURVEY’S INC. agent(s) for 98TH & 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 98TH ST and 90TH ST**, containing approximately 13.8085 acre(s). (J-9)

**PROPERTY OWNERS:** 98th and I-40 LAND, LLC  
**REQUEST:** SUBDIVIDE ONE EXISTING TRACT INTO TWO NEW TRACTS

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, 2ND 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 EXITING TRACT INTO 2 NEW TRACTS

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

20. Other Matters:

21. **ACTION SHEET MINUTES:** November 18, 2020

ADJOURN