



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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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/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/j/91877231541

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

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

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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

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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

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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.

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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 .
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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
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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
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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
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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
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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
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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
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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

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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

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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 PERFEC TO 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

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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

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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

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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 EXITING TRACT INTO 2 NEW TRACTS

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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

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20. Other Matters:

21. ACTION SHEET MINUTES: November 18, 2020

ADJOURN