DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
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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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

   **DEFERRED 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
   DEFERRED TO JANUARY 13TH, 2021.

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
   DEFERRED TO JANUARY 6TH, 2020.
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


IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST ON DECEMBER 9, 2020 THE DRB HAS APPROVED THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO PARKS AND RECREATION FOR THE ADDITION OF THE LANDSCAPE PLAN NORTH OF OAKRIDGE WITH REGARD TO STREET TREES AND RE-SEEDING WITH TYPICAL NATIVE MIX AS DISCUSSED, AND TO PLANNING FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) AND FOR A NOTE ADDED TO THE INFRASTRUCTURE LIST STATING THAT POND “A” SLOPE AND STABILIZATION MEASURES BE TAKEN. A FINDING ON THE NOTICE OF DECISION WILL INDICATE THAT A NOTE SHALL BE PLACED ON THE APPROVED GRADING AND DRAINAGE PLAN REGARDING STABILIZATION OF THE TEMPORARY RETENTION POND.

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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

IN THE MATTER OF THE AFOREMENTIONED APPLICATIONS, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS **APPROVED** THE VACATIONS AS SHOWN ON EXHIBITS IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO.

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

**DEFERRED 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 ARMUJO** 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 ARMUJO**

**REQUEST:** SUBDIVIDE LOTS, ELIMINATE INTERIOR LOT LINES OF 3 EXISTING LOTS CREATING ONE NEW LOT, DEDICATE EASEMENTS

**DEFERRED TO JANUARY 13TH, 2020.**
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


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

DEFERRED TO DECEMBER 16TH, 2020.
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

**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 TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT.**

11. **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, 12/2/20]

**PROPERTY OWNERS:** CHAVEZ RICHARD GERARD

**REQUEST:** REPLAT 4 LOTS INTO 2

**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 SIGNED, RECORDED AND REFERENCED SHARED MAINTENANCE AGREEMENT AND TO PLANNING FOR OWNER SIGNATURE, CITY SURVEYOR SIGNATURE, UTILITY COMPANIES SIGNATURES, AMAFCA SIGNATURE, PROJECT AND APPLICATION NUMBERS INDICATED ON THE PLAT AND FOR THE AGIS DXF FILE.**

**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

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

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

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

14. **PR-2020-004765**  
**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

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

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  
THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

**OTHER MATTERS**

**Clarification of DRB Action:**

17. **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  
THE DRB VOTED TO REMOVE THE INFRASTRUCTURE LIST AND THE FINANCIAL GUARANTEE AND RECOMMENDS APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) FOR THE ACCELERATED EXPIRATION OF THE SITE PLAN.

18. **ACTION SHEET MINUTES:**  
Were Approved for December 2, 2020

ADJOURN