



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, 9/16/2, 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 13<sup>TH</sup>, 2021.**

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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 6<sup>TH</sup>, 2020.**

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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

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 HYDROLOGY FOR THE ENGINEER STAMP DATE OF OCTOBER 14, 2020 AND THE HYDRO-TRANS. # C10D001A BE INDICATED ON THE PLAT AND TO PLANNING FOR AGIS DXF FILE.

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**

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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.
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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
- DEFERRED TO DECEMBER 16<sup>TH</sup>, 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
- DEFERRED TO JANUARY 13<sup>TH</sup>, 2020.**
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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 9<sup>TH</sup> 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

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 9th, 2020, THE DRB HAS APPROVED THE SIDEWALK VARIANCE, THE STREET VARIANCE AND THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO TRANSPORTATION FOR AN 11 FOOT RADIUS LOCATED ON THE WEST END OF MONTANO ROAD AND TO PLANNING FOR UTILITY COMPANIES SIGNATURES, AMAFCA SIGNATURE, AGIS DXF FILE, APPLICATION NUMBER TO BE REFERENCED ON THE PLAT, AND THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA).

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

DEFERRED TO DECEMBER 16<sup>TH</sup>, 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 REQUIRE-  
MENTS 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 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, 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.

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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

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

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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

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

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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

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

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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

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

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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 4<sup>TH</sup> STREET between PHOENIX AVE and 4<sup>TH</sup> 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

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**OTHER MATTERS**

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***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.

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

ADJOURN