



DEVELOPMENT REVIEW BOARD
Agenda

ONLINE ZOOM MEETING

July 15, 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

MAJOR CASES

- 1. PR-001991
SD-2020-00107 - FINAL PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for PV VALLE PRADO LLC/PV TRAILS ALBUQUERQUE LLC request(s) the aforementioned action(s) for all or a portion of: TRACT 6 BULK LAND PLAT OF THE TRAILS UNIT 3A & TRACT C, CORRECTION PLAT OF VALLE PRADO UNIT 3, zoned R-1B, located at WOODMONT AVE between RAINBOW BLVD and PASEO DEL NORTE, containing approximately 15.52 acre(s). (C-9)

PROPERTY OWNERS: PV VALLE PRADO LLC, PV TRAILS ALBUQUERQUE LLC

REQUEST: CREATE A 45 LOT & 7 TRACT SUBDIVISION

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 FINAL PLAT. FINAL SIGN-OFF IS DELEGATED TO THE WATER AUTHORITY FOR A PLAT NOTE INDICATING UNAVAILABLE SERVICES TO MOST PROPOSED LOTS PENDING MET DEVELOPMENT AGREEMENT TERMS, AND TO PLANNING FOR UTILITLY COMPANIES SIGNATURES AND THE AGIS DXF WITH THE FOLLOWING CONDITION: "THE PLAT WILL BE CONDITIONED TO FOLLOW IDO 5-2(H)(2)(A)11 TO PREVENT AND MITIGATE CONSTRUCTION IMPACT PER THE DPM TO PRESERVE THE LARGE ROCK OUTCROP ON THE NORTHERN BORDER OF THE SITE."

2. [Project # 1345](#)
SD-2020-00104 – EXTENSION OF
INFRASTRUCTURE IMPROVEMENTS
AGREEMENT (EIIA)

MARK GOODWIN & ASSOCIATES, PA agent(s) for CEJA VISTA, LLC request(s) the aforementioned action(s) for all or a portion of: **TRACT RR-3-A thru RR-3-E, zoned R-1A, located on DENNIS CHAVEZ BLVD between MEAD AVE and 98th ST**, containing approximately 98.9070 acre(s). (P-9)

PROPERTY OWNERS: CEJA VISTA LLC
REQUEST: 2 YEAR EXTENSION REQUEST

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 TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT.

3. [Project # PR-2019-002411](#)
SD-2020-00102 – PRELIMINARY PLAT
SD-2020-00103 – VACATION OF PUBLIC
EASEMENT
VA-2020-00154 – TEMPORARY DEFERRAL OF
SIDEWALK CONSTRUCTION
VA-2020-00155 -SIDEWALK WAIVER(A1)
VA-2020-00157- SIDEWALK WAIVER (A2)
VA-2020-00174 -SIDEWALK WAIVER (A3)
VA-2020-00179 -SIDEWALK WAIVER (A4)
VA-2020-00160 -RDWAY WIDTH WAIVER (B1)
VA-2020-00182 -RDWAY WIDTH WAIVER(B2)
VA-2020-00183 -RDWAY WIDTH WAIVER(B3)
VA-2020-00163 -RDWAY WIDTH WAIVER(B4)
VA-2020-00164 -RDWAY WITDTH WAIVER(C)
VA-2020-00165 -BLOCK WAIVER (D1)
VA-2020-00166 -BLOCK WAIVER (D2)
VA-2020-00185 – BLOCK WAIVER(D3)
VA-2020-00168 – BLOCK WAIVER (D4)
VA-2020-00169 – BLOCK WAIVER (D5)
VA-2020-00170 – BLOCK WAIVER (D6)
VA-2020-00171 – BLOCK WAIVER (D7)
VA-2020-00172 – CUL DE SAC WAIVER (E)

ISAACSON & ARFMAN, INC, PA agent(s) for SUCCESS LAND HOLDINGS, LLC request(s) the aforementioned action(s) for all or a portion of: zoned R-1A, **located at 118TH ST SW between AMOLE MESA AVE SW and COLOBEL SW**, containing approximately 82.931 acre(s). (N-08) *Deferred from 7/8/20]*

PROPERTY OWNERS: SUCCESS LAND HOLDNGS LLC C/O PRICE LAND & DEVELOPMENT GROUP INC
REQUEST: PRELIMINARY PLAT, VACATION OF PUBLIC EASEMENT, VARIANCE REQUESTS FOR TEMPORARY DEFERRAL OF SIDEWALK, SIDEWALK WAIVER, VARIANCE TO IDO, VARIANCE TO DPM

DEFERRED TO AUGUST 26TH, 2020.

MINOR CASES

4. [PR-004049](#)
SD-2020-00121-PRELIMINARY/FINAL PLAT

ALDRICH LAND SURVEYING agent(s) for **WESTERN TRAIL TENANCY IN COMMON, GRAYLAND CORPORATION** request(s) the aforementioned action(s) for all or a portion of: **TRACTS A-2, LAVA TRAILS, zoned MX-L, located at WESTERN TRAIL between SOUTHEAST CORNER OF UNSER and WESTERN TRAIL**, containing approximately 5.0236 acre(s). (F-10)

PROPERTY OWNERS: GRAYLAND CORP & J2C LLC & LEE RVT & MESSALL THOMAS J & SPRING FRANK L & ETAL

REQUEST: CREATE 2 NEW TRACTS FROM 1 EXISTING TRACTS AND RELOCATE TEMPORARY DRAINAGE EASEMENT

DEFERRED TO JULY 29TH, 2020.

5. [PR-001996](#)
SD-2020-00129 – AMENDMENT TO PRELIMINARY PLAT

PRICE LAND DEVELOPMENT GROUP (SCOTT STEFFEN) agent(s) for **PV DURANGO, LLC (KEVIN WECHTER)** request(s) the aforementioned action(s) for all or a portion of: **TRACT H, DURANGO UNIT 1, zoned R-1B, located at WOODMONT AVE NW between RAINBOW BLVD NW and PASEO DEL NORTE**, containing approximately 18.83 acre(s). (C-9)

PROPERTY OWNERS: PV DURANGO, LLC

REQUEST: AMENDMENT TO EXISTING PRELIMINARY PLAT AND INFRASTRUCTURE LIST

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 AMENDED INFRASTRUCTURE LIST AND THE AMENDED PRELIMINARY PLAT. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.

6. [PR-001996](#)
**SD-2020-00124 - AMENDMENT TO
PRELIMINARY PLAT**

PRICE LAND DEVELOPMENT GROUP (SCOTT STEFFEN) agent(s) for **PV DURANGO, LLC** (KEVIN WECHTER requests)the aforementioned action(s) for all or a portion of: **LOT 22 BLOCK 13, NORTH ALBUQUERQUE ACRES TRACT A UNIT B, DURANGO UNIT 1** zoned R-1, located on WOODMONT AVE, containing approximately 11.42 acre(s). (C-9)

PROPERTY OWNERS: PV DURANGO, LLC

REQUEST: AMENDMENT TO EXISTING PRELIMINARY PLAT and INFRASTRUCTURE LIST

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 AMENDED INFRASTRUCTURE LIST AND THE AMENDED PRELIMINARY PLAT WITH THE FOLLOWINGCONDITION: THE PLAT WILL BE CONDITIONED TO FOLLOW IDO 5-2(H)(2)(A)11 TO PREVENT AND MITIGATE CONSTRUCTION IMPACT PER THE DPM TO PRESERVE THE NORTH GEOLOGIC WINDOW OF PETROGLYPH NATIONAL MONUMENT.” THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.

7. [PR-003626](#)
**SD-2020-00132 – PRELIMINARY/FINAL
PLAT**
(Sketch Plat 4/22/20)

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **JULIAN & SUSANA CULL** request(s) the aforementioned action(s) for all or a portion of: **7A & 7B, VAN CLEAVE ACRES** zoned R-A, located at **1540 VAN CLEAVE NW** between **SAN ISIDRO ST** and **GRIEGOS LATERAL**, containing approximately 0.8233 acre(s). (G-13)

PROPERTY OWNERS: JULIAN & SUSANA CULL

REQUEST: LOT LINE ADJUSTMENT BETWEEN 2 EXITING LOTS

DEFERRED TO JULY 29TH, 2020

8. [PR-002905](#)
**SD-2020-00132 – PRELIMINARY/FINAL
PLAT**
(Sketch Plat 1/15/20)

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **SUNPORT PARK HOSPITALITY LLC** request(s) the aforementioned action(s) for all or a portion of: **2-A-2, SUNPORT PARK**, zoned NR-BP, located at **WOODWARD RD** between **UNIVERSITY BLVD** and **TRANSPORT ST**, containing approximately 2.0473 acre(s). (M-15)

PROPERTY OWNERS: UNPORT PARK HOSPITALITY LLC

REQUEST: CREATE 2 LOTS FROM 1 EXISTING LOT, GRANT ADDITIONAL RECIPROCAL CROSS ACCESS, DRAINAGE EASEMENT.

DEFERRED TO JULY 29TH, 2020.

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9. [Project # PR-2019-002332](#)
[SD-2020-00085](#) – PRELIMINARY/FINAL
PLAT
[VA-2020-00224](#) – DPM WAIVER

ARCH + PLAN LAND USE CONSULTANTS & RIO GRANDE ENGINEERING agent(s) for JODY MASTERS request(s) the aforementioned action(s) for all or a portion of: **MAP 38 300-A1, LANDS OF MASTER, BORIN AND MEMMER** zoned R-A, located at **2737 CARSON RD NW between MONTROYA ST NW and RIO GRAND BLVD NW**, containing approximately 0.92acre(s). (H-12){*Deferred from 6/10/20, 6/24/20.7/8/20*}

PROPERTY OWNERS: JODY MASTERS
REQUEST: CREATE 2 LOTS FROM ONE EXISTING LOTS

DEFERRED TO JULY 22ND, 2020.

10. [PR-003945](#)
[SD-2020-00128](#) – PRELIMINARY/FINAL
PLAT
(Sketch plat 6/17/20)

CSI – CARTESIAN SURVEYS, INC. agent(s) for SHERI CRIDER AND BARBARA BELL request(s) the aforementioned action(s) for all or a portion of: **LOTS 35 THRU 38, J.M. MOORE REALTY CO. ADDITION #1**, zoned R-1A, located at **1243 8TH ST NW between MOUNTAIN RD NW and KINLEY AVE NW**, containing approximately 0.2466 acre(s). (J-14)

PROPERTY OWNERS: SHERI CRIDER AND BARBARA BELL
REQUEST: ELIMINATE INTERIOR LOT LINES BETWEEN 4 EXISTING LOTS AND CREAT TWO NEW LOTS

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE PRELIMINARY/FINAL PLAT WAS APPROVED.

11. [Project # PR-2019-003223](#)
[SD-2020-00111](#) – PRELIMINARY/FINAL
PLAT
[VA-2020-00229](#) – SIDEWALK WAIVER

CSI – CARTESIAN SURVEY'S INC. agent(s) for SYLVIA MARTIN request(s) the aforementioned action(s) for all or a portion of: **LOT C AND TRACT 133-B1-A2, LANDS OF REGINA AVILA & MARY LUCERO** zoned R-1D, located at **517 47TH ST NW between BLUEWATER RD NW and RINCON PL NW**, containing approximately 0.4268 acre(s). (J-12){*Deferred from 7/8/20*}

PROPERTY OWNERS: MARTIN CESAR & SYLVIA
REQUEST: LOT LINE ELIMINATION

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE PRELIMINARY/FINAL PLAT WAS APPROVED.

12. [Project #PR-2019-002519](#)
[SD-2019-00122](#) – PRELIMINARY/FINAL
PLAT
[VA-2020-00228](#) – DPM WAIVER

JAG PLANNING AND ZONING, LLC agent(s) for PORFIE O. MALDONADO request(s) the aforementioned action(s) for all or a portion of **LOTS 1-A AND 2-A, BLOCK A, ANDERSON & THAXTON'S REPLAT OF A PORTION OF TORREON ADDITION**, zoned NR-C, located at **801 & 813 GIBSON BLVD SE, east of WALTER BLVD SE and west of I-40**, containing approximately 0.7346 acre(s). (L-14)[Deferred from 7/10/19, 7/31/19, 8/14/19, 10/23/19, 5/6/20, 5/20/20, 6/17/20]

PROPERTY OWNERS: MALDONADO PORFIE O & LESLIE A
REQUEST: LOT LINE ADJUSTMENT

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED WAIVER AND THE THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO: PLANNING FOR AGIS DXF, REAL PROPERTY SIGNATURE AND TO CHECK FOR THE WORD "EASEMENT" REGARDING THE WATER AUTHORITY EASEMENT.

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13. [PR-001903](#)
[SD-2020-00123](#) – VACATION OF PRIVATE
EASEMENT
[SD-2020-00134](#) – VACATION OF PRIVATE
EASEMENT

BOHANNAN HUSTON INC. (MIKE BALASKOVITS) agent(s) for GAMMA DEVELOPMENT, LLC (CK SCOTT) request(s) the aforementioned action(s) for all or a portion of: **TRACT 3B-3, LANDS OF IHS**, zoned R-2, located on **HORIZON BLVD between BALLOON MUSEUM DR and ALAMEDA BLVD**, containing approximately 7.76 acre(s). (B-17)

PROPERTY OWNERS: GAMMA DEVELOPMENT
REQUEST: VACATION OF TWO PRIVATE EASEMENTS

WITHDRAWN – APPLICATIONS WERE HEARD AND APPROVED AT A PREVIOUS DRB MEETING.

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14. [Project # PR-2020-003707](#)
[SI-2020-00247](#) – SITE PLAN

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)[Deferred from 6/3/20, 6/24/20]

PROPERTY OWNERS: SONATA TRAILS LLC
REQUEST: APARTMENT COMPLEX DEVELOPMENT

DEFERRED TO JULY 29TH, 2020.

SKETCH PLAT

15. [PR-004077](#)
PS-2020-00056 – SKETCH PLAT

WAYJOHN SURVEYING agent(s) for MILTON S. BACA/ROBERT RANDAZZO request(s) the aforementioned action(s) for all or a portion of: **LOT/TRACT 1-3 BLOCK 4, COLLEGE VIEW BUSINESS ADDITION** zoned MX-M, located at **3901 & 3903 CENTRAL AVE NE between MORNINGSIDE AVE NE and ALISO DR. NE**, containing approximately 0.2357 acre(s). (K-15)

PROPERTY OWNERS: MILTON S. BACA/ROBERT RANDAZZO

REQUEST: ADJUST INTERIOR LOT LINES BETWEEN 3 LOTS TO FOLLOW BUILDING FIREWALLS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

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16. Other Matters: None

17. **ACTION SHEET MINUTES Approved for:**
July 8th, 2020

ADJOURNED.