



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

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.

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:**

Join Zoom Meeting

<https://cabq.zoom.us/j/97395962551>

Meeting ID: 973 9596 2551

By phone +1 669 900 6833 US

Find your local number: <https://cabq.zoom.us/j/97395962551>

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

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

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

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 & MESCALL THOMAS J & SPRING FRANK L & ETAL

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

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

6. **PR-001996**
SD-2020-00124 - 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: **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

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
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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.
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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 **MONTOYA 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
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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 EXITING LOTS AND CREAT TWO NEW LOTS

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
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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
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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
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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

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

16. Other Matters:

17. ACTION SHEET MINUTES: July 8th, 2020

ADJOURN