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

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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: DEFFERRAL 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/u/adG2WcdcIV

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 WIDTHWAIVER(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 HOLDINGS 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
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 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
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

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 EXITING LOT, GRANT ADDITIONAL RECIPROCAL CROSS ACCESS, DRAINAGE EASEMENT.

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 0.92 acre(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

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 CREATE 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

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

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, 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

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

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**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 MORNSIDE 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