DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

July 29, 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.

NOTE: MINOR CASES WILL NOT BE HEARD BEFORE 11:00 AM.

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/91668752959
      Meeting ID: 916 6875 2959
      By phone +1 669 900 6833 US or Find your local number: https://cabq.zoom.us/u/ae2jZQc8O

MAJOR CASES

1. **Project # PR-2020-004062 SI-2020-00552 – SITE PLAN**

   DEKKER/PERICH/SABATINI agent(s) for LUMINARIA APARTMENTS LIMITED PARTNERSHIP LLLP request(s) the aforementioned action(s) for all or a portion of: TRACT C, PLAT FOR TRS B1, C & D, VIDEO ADDITION zoned MX-H, located at 10600 CENTRAL AVE SE between CENTRAL and EUBANK, containing approximately 1.88 acre(s). (L-21)

   PROPERTY OWNERS: STATE OF NEW MEXICO STATE LAND OFFICE
   REQUEST: MULTIFAMILY RESIDENTIAL, 4 STORY WOOD-FRAMED CONSTRUCTION OF 92 DWELLING UNITS
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]  
   **PROPERTY OWNERS:** MICHAEL DRESKIN  
   **REQUEST:** SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS

3. **Project # PR-2020-003707**  
   **SD-2020-00137- PRELIMINARY/FINAL PLAT**  
   SI-2020-00247 – SITE PLAN  
   **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]  
   **PROPERTY OWNERS:** SONATA TRAILS LLC  
   **REQUEST:** APARTMENT COMPLEX DEVELOPMENT

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**MINOR CASES - MINOR CASES WILL NOT BE HEARD BEFORE 11:00 AM**

4. **Project # PR-2019-001985**  
   **SD-2020-00117 – PRELIMINARY/FINAL PLAT**  
   (Sketch Plat 1/23/19)  
   **ARCH + PLAN LAND USE CONSULTANTS** agent(s) for DIEGO AND ARMANDO SEDILLO request(s) the aforementioned action(s) for all or a portion of: TRACTS 7, 8 & 9 BLOCK 6, LEWIS & SIMONDS ADDITION, zoned R-1A, located at 806, 808, 812 ARNO SE between SANTA FE AVE and PACIFIC AVE, containing approximately 0.40 acre(s). (K-14) [Deferred from 7/8/20]  
   **PROPERTY OWNERS:** DIEGO AND ARMANDO SEDILLO  
   **REQUEST:** LOT CONSOLIDATION FOR 3 LOTS INTO 2 LOTS

5. **Project # PR-2020-003239**  
   **SD-2020-00114 – PRELIMINARY/FINAL PLAT**  
   (Sketch Plat 1/15/20)  
   **ARCH + PLAN LAND USE CONSULTANTS** agent(s) for SUNSET VILLA LLC request(s) the aforementioned action(s) for all or a portion of: 16-A, 23-A, 45-A, 49-A, 59-A, SUNSET VILLA, zoned PD, located at 600 GARDEN PATCH LN SW, 1620 and 1701 GARDEN WAY, 508 TWILIGHT VISTA LN SW, 506 TYRACK LN SW between SUNSET GARDENS RD and HOOPER RD, containing approximately 4.6535 acre(s). (K-12) [Deferred from 7/8/20]  
   **PROPERTY OWNERS:** SUNSET VILLA LLC, JOE HAHN  
   **REQUEST:** CREATE 12 LOTS FROM 5 EXISTING LOTS
6. **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]

**PROPERTY OWNERS:** JOHN D PEARSON  
**REQUEST:** CREATE 2 LOTS FROM 1 EXISTING LOT

7. **PR-2020-003626**  
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) [Deferred from 7/15/20]

**PROPERTY OWNERS:** JULIAN & SUSANA CULL  
**REQUEST:** LOT LINE ADJUSTMENT BETWEEN 2 EXITING LOTS

8. **PR-2020-002905**  
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) [Deferred from 7/15/20]

**PROPERTY OWNERS:** SUNPORT PARK HOSPITALITY LLC  
**REQUEST:** CREATE 2 LOTS FROM 1 EXITING LOT, GRANT ADDITIONAL RECIPROCAL CROSS ACCESS, DRAINAGE EASEMENT

9. **Project # PR-2019-002332**  
SD-2020-00085 – PRELIMINARY/FINAL PLAT  
VA-2020-00224 – DPM WAIVER  
*(Sketch Plat 1/15/20)*

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, 7/15/20, 7/22/20]

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

DRB 7/29/20
10. **Project # PR-2019-002268**  
SD-2020-0110 – PRELIMINARY/FINAL PLAT  
*(Sketch Plat 12/18/19)*

COMMUNITY SCIENCES CORPORATION agent(s) for OUR LAND LLC request(s) the aforementioned action(s) for all or a portion of: LOT A-4, LANDS OF MICHAEL J. SNOW AND ELIZABETH T. SNOW, zoned R-A, located at 2945 TRELLIS DR. NW between DECKER RD NW and CAMPBELL RD NW, containing approximately 0.8301 acre(s). (G-12) [Deferred from 7/8/20, 7/22/20]

**PROPERTY OWNERS:** OUR LAND LLC  
**REQUEST:** DIVIDE ONE EXISTING LOT INTO 3 NEW LOTS, GRANT EASEMENTS

11. **Project # PR-2020-003222**  
SD-2020-00116 – PRELIMINARY/FINAL PLAT  
*(Sketch Plat 1/8/20)*

CSI – CARTESIAN SURVEY’S INC. agent(s) for MALL AT COTTONWOOD II LLC C/O WASHINGTON PRIME GROUP LP request(s) the aforementioned action(s) for all or a portion of: TRACT B-4-A, 2ND REVISION COTTONWOOD MALL, zoned MX-M, located at 10000 COORS BYPASS NW between 7 BAR LOOP and COORS BLVD NWP, containing approximately 11.6624 acre(s). (B-13) [Deferred from 7/8/20, 7/22/20]

**PROPERTY OWNERS:** MALL AT COTTONWOOD II LLC C/O WASHINGTON PRIME GROUP LP  
**REQUEST:** SUBDIVIDE ONE EXISTING TRACT INTO 2 NEW TRACTS

12. **PR-2020-004049**  
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) [Deferred from 7/15/20]

**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

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**SKETCH PLAT**
13. **Project # PR-2020-004133**  
**PS-2020-00062 - SKETCH PLAT**  
CONSENSUS PLANNING INC. agent(s) for ALBUQUERQUE HOUSING AUTHORITY request(s) the aforementioned action(s) for all or a portion of: **TRACT A, SIXBEE SUBDIVISION**, zoned R-T, located at 1880 BROADWAY PL NE between HANNETT AVE NE and McKNIGHT AVE NE, containing approximately 3.43 acre(s). (H-14)  
**PROPERTY OWNERS:** ALBUQUERQUE HOUSING AUTHORITY  
**REQUEST:** SKETCH PLAT REVIEW FOR RIGHT-OF-WAY DEDICATION AND EASEMENTS

14. **Project # PR-2020-004138**  
**PS-2020-00063 - SKETCH PLAT**  
HUITT-ZOLLARS INC. agents for MDS INVESTMENTS request(s) the aforementioned action(s) for all or a portion of: **TRACT A-4 and A-1-A-5**, zoned PC, located between UNIVERSITY BLVD and BOBBY FOSTER ROAD containing approximately 14.45 acre(s). (R-15 & 16, S-16)  
**PROPERTY OWNERS:** MDS INVESTMENTS and CORAZON DEL MESA 4 LLC  
**REQUEST:** SUBDIVIDE TRACT A-1-A-5 INTO THREE UNIQUE TRACTS AND SUBDIVIDE TRACT A-4 INTO TWO UNIQUE TRACTS

15. **Project # PR-2020-004142**  
**PS-2020-00064 - SKETCH PLAT**  
JACK C. SKINNER request(s) the aforementioned action(s) for all or a portion of: **LOTS 13, 14, 15 BLOCK B, BACA AND ARMijo ADDITION** zoned R-ML, located at 3RD ST between CROMWELL and PACIFIC containing approximately 0.0671 acre(s). (K-14)  
**PROPERTY OWNERS:** SKINNER JAKE TRUSTEE SKINNER LIVING TRUST  
**REQUEST:** INSTALLATION OF SINGLE FAMILY MODULAR HOME

16. Other Matters:

17. **ACTION SHEET MINUTES:** July 22\textsuperscript{nd}, 2020  
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