DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

July 8, 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 ANNOUCED 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.
   2. Remote Meeting Information:

Join Zoom Meeting
https://cabq.zoom.us/j/92831381680
Meeting ID: 928 3138 1680
By phone 1 312 626 6799 US

MAJOR CASES

1. 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)

   PROPERTY OWNERS: MICHAEL DRESKIN
   REQUEST: SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS

DRB 2019
2. **Project # PR-2019-002411**  
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)

**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

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3. **Project # PR-2018-001903**  
BOHANNAN HUSTON INC agent(s) for GAMMA DEVELOPMENT LLC request(s) the aforementioned action(s) for all or a portion of: **TRACT 3B-3 PLAT OF TRS 3B-1, 3B-2 & 3B-3 A SUBD OF TR 3B LAND OF IHS ACQUISITION NO. 120 INC**, zoned R-T, located at **8820 HORIZON BLVD NE between BALLOON MUSEUM DR and ALAMEDA BLVD**, containing approximately 7.76 acres(B-17)  
[Deferred from 6/17/20]

**PROPERTY OWNERS:** GAMMA DEVELOPMENT LLC

**REQUEST:** FINAL PLAT FOR 34 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION

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4. **Project # PR-2020-003442**  
BOHANNAN HUSTON agent(s) for CORAZON DEL MESA 4, LLC request(s) the aforementioned action(s) for all or a portion of: **A-6-C-1**, zoned PC, located on UNIVERSITY BLVD between STRYKER RD and STIEGLITZ AVE, containing approximately 34.0 acre(s). (R-15, R-16, & S-16)  
[Deferred from 6/17/20]

**PROPERTY OWNERS:** CORAZON DEL MESA 4, LLC

**REQUEST:** PRELIMINARY PLAT
### MINOR CASES

<table>
<thead>
<tr>
<th>Project #</th>
<th>SD-2020-00118 – PRELIMINARY/FINAL PLAT</th>
<th>Request(s) the aforementioned action(s) for all or a portion of: <strong>214-A-X, 215-B AND LOT 1 BLOCK 21, TORREON SUBDIVISION</strong>, zoned R-1A, located at 401, 407, 411 ANDERSON AVE SE between JOHN ST and BROADWAY BLVD, containing approximately 0.38 acre(s). (L-14)</th>
<th><strong>PROPERTY OWNERS:</strong> NM RESIDENTIAL FINANCIAL SOLUTIONS</th>
<th><strong>REQUEST:</strong> LOT REALIGNMENT</th>
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<td><strong>5. Project # PR-2018-001347</strong></td>
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<td><strong>6. Project # PR-2019-001985</strong></td>
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<td><strong>7. Project # PR-2020-003239</strong></td>
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<td><strong>8. Project # PR-2019-002607</strong></td>
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ARCH + PLAN LAND USE CONSULTANTS agent(s) for FRANK & MARY PADILLA 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 2743 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]

**PROPERTY OWNERS:** FRANK & MARY PADILLA  
**REQUEST:** CREATE 2 LOTS FROM ONE EXISTING LOTS


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)

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

11. **Project # PR-2020-003222** SD-2020-00116 – PRELIMINARY/FINAL PLAT

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)

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

12. **Project # PR-2019-003083** SD-2020-00119 – PRELIMINARY/FINAL PLAT

CSI – CARTESIAN SURVEY’S INC. agent(s) for ERIC WOODARDS request(s) the aforementioned action(s) for all or a portion of: LOTS A & B, SUNSHINE ADDITION, zoned R-1C, located at BUENA VISTA DR SE between SUNSHINE TERRACE AVE SE and UNIVERSITY BLVD, containing approximately 0.3650 acre(s). (L-15)

**PROPERTY OWNERS:** WOODARDS ERIC CORNELIUS & MARIA H  
**REQUEST:** COMBINE 2 EXISTING LOTS INTO ONE NEW LOT
13. **Project # PR-2019-003223**  
SD-2020-00111 – PRELIMINARY/FINAL PLAT  

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)  

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

14. **Project # PR-2019-003221**  
SD-2020-00078 – PRELIMINARY/FINAL PLAT  

CARTESIAN SURVEYS INC. agent(s) for CRAIG KEMPER request(s) the aforementioned action(s) for all or a portion of: LOTS 7 & 8, INTERSTATE INDUSTRIAL TRACT, zoned NR-LM, located at 4015 HAWKINS ST. NE between WASHINGTON ST NE and JEFFERSON ST NE, containing approximately 2.0314 acre(s). (D-17) [Deferred from 5/6/20, 6/3/20]  

**PROPERTY OWNERS:** K7J LTD. CO  
**REQUEST:** LOT LINE ELIMINATION, GRANT EASEMENTS

15. **Project # PR-2019-003084**  
SD-2020-00063 - PRELIMINARY/FINAL PLAT  

PAULA DAL SANTO agent(s) for UNITED STATES POSTAL SERVICE request(s) the aforementioned action(s) for all or a portion of: LOTS 17A, 18A, and 19A BLOCK 11, LOTS 16,17,9A and a PORTION OF LOT 8A in BLOCK 13 and TRACT F, TIMOTEO CHAVEZ ADDITION, zoned MX-M & NR-C, located at 2505 GRACELAND DR between GRACELAND DR and MORNINGSIDE DR, containing approximately 5.195 acre(s). (H-17) [Deferred from 3/11/20, 4/8/20, 5/6/20]  

**PROPERTY OWNERS:** PAULA DAL SANTO, EDWARD ANLIAN and UNITED STATES POSTAL SERVICE  
**REQUEST:** LOT LINE ADJUSTMENT

**APPLICANT HAS REQUEST DEFERRAL TO SEPTEMBER 16TH, 2020.**
16. **Project # PR-2020-003638**  
SD-2020-00101 – PRELIMINARY/FINAL PLAT  
VA-2020-00146 – SIDEWALK VARIANCE  
VA-2020-00147 – ALLEY VARIANCE  

JAG PLANNING & ZONING LLC – JUANITA GARCIA agent(s) for BRIAN TYREE request(s) the aforementioned action(s) for all or a portion of: LOTS 5 thru 9 BLOCK 4, MONTE VISTA ADDITION zoned MX-M, located at 3710 & 3716 CAMPUS BLVD NE between AMHERST DR NE and CARLISLE BLVD NE, containing approximately 0.2005 acre(s). (K-16)[Deferred from 6/10/20, 6/24/20]

**PROPERTY OWNERS:** BRIAN TYREE and SANDRA MCDONALD  
**REQUEST:** CREATE 1 LOT FROM 5, SIDEWALK VARIANCE ALLEY WIDTH VARIANCE

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**SKETCH PLAT**

17. **Project # PR-2020-004018**  
1006854  
PS-2020-00055 – SKETCH PLAT  

ARCH + PLAN LAND USE CONSULTANTS agent(s) for SONATA TRAIL LLC request(s) the aforementioned action(s) for all or a portion of: TRACTS 1-3 UNIT 4, BULK LAND PLAT OF THE TRAILS zoned MX-M, located between UNIVERSE BLVD NW and PASEO DEL NORTE containing approximately 29.8361 acre(s). (C-10)

**PROPERTY OWNERS:** SONATA TRAIL LLC  
**REQUEST:** REPLAT OF INTERIOR 3 LOTS

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18. **Other Matters:**

19. **ACTION SHEET MINUTES: JUNE 24, 2020**

ADJOURN

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DRB 2019