



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

July 8, 2020

- Jolene Wolfley..... DRB Chair
- Jeanne Wolfenbarger Transportation
- Kris Cadena Water Authority
- Ernest ArmijoHydrology
- 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.**
 - 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

2. [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 - WAIVER
 VA-2020-00157- WAIVER
 VA-2020-00174 - WAIVER
 VA-2020-00179 - WAIVER
 VA-2020-00160 - WAIVER
 VA-2020-00182 - WAIVER
 VA-2020-00183 - WAIVER
 VA-2020-00163 - WAIVER
 VA-2020-00164 - WAIVER
 VA-2020-00165 - WAIVER
 VA-2020-00166 - WAIVER
 VA-2020-00185 - WAIVER
 VA-2020-00168 - WAIVER
 VA-2020-00169 - WAIVER
 VA-2020-00170 - WAIVER
 VA-2020-00171 - WAIVER
 VA-2020-00172 - WAIVER

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

3. [Project # PR-2018-001903](#)
 SD-2020-00087 – FINAL PLAT
 SD-2020-00123 – VACATION OF PRIVATE EASEMENT

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

4. [Project # PR-2020-003442](#)
 SD-2020-00091 - PRELIMINARY PLAT

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

5. **Project # PR-2018-001347**
SD-2020-00118 – PRELIMINARY/FINAL
PLAT
- ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **NM RESIDENTIAL FINANCIAL SOLUTIONS** request(s) the aforementioned action(s) for all or a portion of: **214-A-X, 215-B AND LOT 1 BLOCK 21, TORREON SUBDIVISION**, 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)
- PROPERTY OWNERS:** NM RESIDENTIAL FINANCIAL SOLUTIONS
REQUEST: LOT REALIGNMENT
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6. **Project # PR-2019-001985**
SD-2020-00117 – PRELIMINARY/FINAL
PLAT
- 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 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)
- PROPERTY OWNERS:** DIEGO AND ARMANDO SEDILLO
REQUEST: LOT CONSOLIDATION FOR 3 LOTS INTO 2 LOTS
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7. **Project # PR-2020-003239**
SD-2020-00114 – PRELIMINARY/FINAL
PLAT
- 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)
- PROPERTY OWNERS:** SUNSET VILLA LLC, JOE HAHN
REQUEST: CREATE 12 LOTS FROM 5 EXISTING LOTS
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8. **Project # PR-2019-002607**
SD-2020-00026 - PRELIMINARY/FINAL
PLAT (*Deferred from 5/20/20*)
SD-2020-00107 – VACATION OF PRIVATE
EASEMENT
- 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*]
- PROPERTY OWNERS:** JOHN D PEARSON
REQUEST: CREATE 2 LOTS FROM 1 EXISTING LOT
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9. [Project # PR-2019-002332](#)
SD-2020-00085 – PRELIMINARY/FINAL
PLAT
- 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 MONTOKA ST NW and RIO GRAND BLVD NW**, containing approximately 0.92acre(s). (H-12)*{Deferred from 6/10/20, 6/24/20}*
- PROPERTY OWNERS:** FRANK & MARY PADILLA
REQUEST: CREATE 2 LOTS FROM ONE EXISTING LOTS
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10. [Project # PR-2019-002268](#)
SD-2020-0110 – PRELIMINARY/FINAL
PLAT
- 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 TRELIS 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 EXISTING LOT INTO 3 NEW LOTS, GRANT EASEMENTS
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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 EXISTING TRACT INTO 2 NEW TRACTS
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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

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