



**DEVELOPMENT REVIEW BOARD**

**Agenda**

**ONLINE MEETING VIA ZOOM**

**JUNE 3, 2020**

Jolene Wolfley..... DRB Chair  
Jeanne Wolfenbarger ..... Transportation  
Kris Cadena ..... Water Authority  
Ernest Armijo. ....City Engineer/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:** 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/97638674971>

By phone:

+1 669 900 6833 US

+1 253 215 8782 US

Meeting ID: 976 3867 4971

Find your local number: <https://cabq.zoom.us/u/aetVukzTsH>

**MAJOR CASES**

**1. 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)

**PROPERTY OWNERS:** SONATA TRAILS LLC

**REQUEST:** APARTMENT COMPLEX DEVELOPMENT

2. [Project #PR-2019-002277](#)  
(1002962)

SI-2019-00246 – SITE PLAN

RESPEC agent(s) for RAINBOW PASEO, LLC request(s) the aforementioned action(s) for all or a portion of **TRACT A PLAT OF TRACTS A, B AND C CANTATA AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACT OS-4 THE TRAILS UNIT 2 & TRACT A TAOS AT THE TRAILS UNIT 2)**, zoned R-ML, located on **OAKRIDGE ST NW between OAKRIDGE ST NW and TREE LINE AVE NW**, containing approximately 3.26 acre(s). (C-9)  
*[Deferred from 8/15/19, 10/9/19, 12/4/19, 2/5/20, 3/4/20, 4/15/20]*

**PROPERTY OWNERS:** RV LOOP LLC

**REQUEST:** 52 UNIT TOWNHOME DEVELOPMENT

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**MINOR CASES**

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3. [Project # PR-2020-003419](#)

SD-2020-00088 – PRELIMINARY/FINAL  
PLAT

CSI – CARTESIAN SURVEYS, INC. agent(s) for DNC LTD. request(s) the aforementioned action(s) for all or a portion of: **TRACTS A-A-1-A-1 & C-1-A-5A-1**, zoned MX-M, located at **7120 WYOMING BLVD NE between WYOMING BLVD NE and BARSTOW ST NE**, containing approximately 17.0717 acre(s). (D-19 & E-19)

**PROPERTY OWNERS:** D N C LTD PARTNERSHIP C/O SCOTT GARRETT

**REQUEST:** PRELIMINARY AND FINAL PLAT TO ADJUST LOT LINE AND GRANT EASEMENTS

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4. [Project # PR-2020-003335](#)

SD-2020-00084 – VACATION OF PRIVATE  
EASEMENT

COMMUNITY SCIENCES CORPORATION agent(s) for LUXURY DESIGN HOMES/LAWRENCE PERALTA request(s) the aforementioned action(s) for all or a portion of: **LOT 1, SUBDIVISION PLAT OF LOT 1-20 SILVEROAK SUBDIVISION (BEING A RE-PLAT OF LOTS 13, 14, 19 AND 20 NORTH ALBUQUERQUE ACRES TRACT A, UNIT B BLOCK 28)** zoned MX-L, located at **8835 OAKLAND AVE NE between SAN PEDRO NE and LOUISIANA NE**, containing approximately 0.1358 acre(s). (C-18)

**PROPERTY OWNERS:** DANNY SPURLOCK

**REQUEST:** VACATE EXISTING PRIVATE DRAINAGE EASEMENT

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5. [Project # PR-2020-003659](#)  
SD-2020-00089 – PRELIMINARY/FINAL  
PLAT
- CSI – CARTESIAN SURVEYS INC. agent(s) for **PRESBYTERIAN HEALTHCARE SERVICES** request(s) the aforementioned action(s) for all or a portion of: **LOTS 1 and 2, KASEMAN MEDICAL PLAZA, Lots 1,2, and N’y ½ of LOT 3, EAST END ADDITION**, zoned MX-M, located at **8324 CONSTITUTION PL NE between WYOMING BLVD NE and KASEMAN CT NE**, containing approximately 1.4113 acre(s). (J-19)
- PROPERTY OWNERS:** PRESBYTERIAN HEALTHCARE SERVICES  
**REQUEST:** INTERIOR LOT LINE ELIMINATION TO CREATE ONE LOT FROM 5 EXISTING LOTS
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6. [Project # PR-2020-003655](#)  
SD-2020-00092 – PRELIMINARY/FINAL  
PLAT  
VA-2020-00126 – VARIANCE
- COMMUNITY SCIENCES CORPORATION** agent(s) for **FAIR PLAZA ASSOCIATES LIMITED PARTNERSHIP** request(s) the aforementioned action(s) for all or a portion of: **LOT 4A1 BLK A UNIT 1 INTERSTATE INDUSTRIAL SUBDIVISION**, zoned NR-LM, located at **6805 ACADEMY PARKWAY WEST NE between ACADEMY PARKWAY NORTH NE and ACADEMY PARKWAY SOUTH NE**, containing approximately 1.9950 acre(s). (E-16 & 17)
- PROPERTY OWNERS:** FAIR PLAZA ASSOCIATES LIMITED PARTNERSHIP  
**REQUEST:** DIVIDE ONE EXISTING LOT INTO TWO NEW LOTS
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7. [Project # PR-2018-001501](#)  
SD-2020-00077 – PRELIMINARY/FINAL  
PLAT  
VA-2019-00290 – WAIVER SIDEWALK  
VA-2019-00289 – WAIVER STREET  
*(waivers deferred from 4/29/20)*
- ISAACSON & ARFMAN, INC** agent(s) for **MONTANO FAMILY HOMES LLC** request(s) the aforementioned action(s) for all or a portion of: **TRACT 6-A-2, NORTH FOURTH ST HOMESITES ADDN**, zoned R-1C, located at **712 MONTANO RD NW between 9<sup>TH</sup> ST NW AND HARWOOD LATERAL**, containing approximately 1.7 acre(s). (F-14)*[Deferred from 5/6/20]*
- PROPERTY OWNERS:** MONTANO FAMILY HOMES LLC, TIM NISLY  
**REQUEST:** MINOR SUBDIVISION PRELIMINARY PLAT APPROVAL
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8. [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]*
- PROPERTY OWNERS:** K7J LTD. CO  
**REQUEST:** LOT LINE ELIMINATION, GRANT EASEMENTS
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**SKETCH PLAT**

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9. **Project # PR-2020-003814**  
PS-2020-00046 – SKETCH PLAT

**W-T GROUP/CRISTIAN KALISCHEFSKI** request(s) the aforementioned action(s) for all or a portion of: **1P THRU 6P & 1C THRU 6C & N 9.66FT OF LOTS 7C & 7P BLK 101 BRENTWOOD HILLS**, zoned MX-L, located at **JUAN TABO BETWEEN CANDELARIA RD NE AND LEXINGTON AVE NE**, containing approximately 0.4924 acre(s). (H-21)

**PROPERTY OWNERS:** WESTERN REFINING RETAIL LLC  
**REQUEST:** LOT CONSOLIDATION

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10. **Project # PR-2019-003133**  
PS-2020-00047 - SKETCH PLAT

**JAG PLANNING AND ZONING, LLC** agent(s) for **SEAN AND YVONNE O'MALLEY** request(s) the aforementioned action(s) for all or a portion of: **LOT 19, BLOCK 4, FITZGERALD ADDN**, zoned R-1, located at **805 FITZGERALD RD NW between 10<sup>TH</sup> ST NW and 7<sup>TH</sup> ST NW**, containing approximately 0.36 acre(s). (G-14)

**PROPERTY OWNERS:** O'MALLEY SEAN & YVONNE  
**REQUEST:** SUBDIVIDE ONE LOT INTO 2 LOTS

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11. **Project # PR-2020-003847**  
PS-2020-00048 – SKETCH PLAT

**INTEGRATED DESIGN & ARCHITECTURE** agent(s) for **KELLIE DUNAWAY** request(s) the aforementioned action(s) for all or a portion of: **MAP 33 TRACT 90B2 and 90C, 001 001REPL OF FITZGERALD ADD, ALL OF LOT 2 BLK 1 REPLAT OF FITZGERALD ADDITION, 003 001REPL OF FITZGERALD ADDITION**, zoned MX-M, located on **4<sup>th</sup> STREET NW and FITZGERALD RD NW and FAIRFIELDS PL NW**, containing approximately 5.0 acre(s). (G-14)

**PROPERTY OWNERS:** CITY OF ALBUQUERQUE  
**REQUEST:** SITE PLAN COMMENTS, SITE ACCESS, ROW, DEVELOPMNET PROCESS

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12. Other Matters:

13. ACTION SHEET MINUTES: May 20<sup>th</sup>, 2020

ADJOURN