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

*************************************************************************************************
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.
   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

---

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

---

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
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’ly 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

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 LIMITEDPARTNERSHIP  
**REQUEST:** DIVIDE ONE EXITING LOT INTO TWO NEW LOTS

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 9TH 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

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
SKETCH PLAT

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

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 10TH ST NW and 7TH ST NW, containing approximately 0.36 acre(s). (G-14)
    **PROPERTY OWNERS:** O’MALLEY SEAN & YVONNE
    **REQUEST:** SUBDIVIDE ONE LOT INTO 2 LOTS

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 4TH 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, DEVELOPMENT PROCESS

12. Other Matters:

13. **ACTION SHEET MINUTES:** May 20th, 2020
    ADJOURN