DEVELOPMENT REVIEW BOARD
Agenda

ONLINE ZOOM MEETING

June 24, 2020

Jolene Wolfley................................................................. DRB Chair
Jeanne Wolfenbarger ..................................................... Transportation
Kris Cadena ................................................................. Water Authority
Ernest Armijo.................................................................Water Authority
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/98338183187
      Meeting ID: 983 3818 3187
      Dial in  +1 312 626 6799 or Find your local number: https://cabq.zoom.us/u/aqskzWGbs

MAJOR CASES

1. Project # PR-2018-001916
   SD-2020-00096 – FINAL PLAT

   BOHANNAN HUSTON INC. agent(s) for PULTE DEVELOPMENT OF NEW MEXICO request(s) the aforementioned action(s) for all or a portion of: TR N-2-C-1, WATERSHED SUBDIVISION, zoned PC, located on MIREHAVEN PARK NW between TIERRA PINTADA BLVD and ECHO CANYON containing approximately 21.1472 acre(s). (H-08)

   PROPERTY OWNERS: PULTE HOMES
   REQUEST: FINAL PLAT
2. **Project #1011598**  
18DRB-70137 - VACATION OF PUBLIC RIGHT-OF-WAY  
18DRB-70138 - SIDEWALK VARIANCE  
18DRB-70139 - SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS  
18DRB-70140 - PRELIMINARY/FINAL PLAT

BOB KEERAN, request(s) the aforementioned action(s) for all or a portion of: Lot(s) 17 & 18, Block(s) 4, Tract(s) 3, NORTH ALBQ ACRES Unit 3, zoned PD (RD/5DUA), located on VENTURA ST NE between SIGNAL AVE NE and ALAMEDA BLVD NE, containing approximately 2 acre(s).  
(C-20) [Deferred from 5/16/18, 6/13/18, 7/18/18, 8/8/18, 9/12/18, 10/24/18, 12/5/18, 12/19/18, 1/9/19, 1/23/19, 2/13/19, 2/27/19, 3/20/19, 4/17/19, 4/24/19, 6/5/19, 7/10/19, 8/7/19, 9/18/19, 10/30/19, 12/11/19, 1/29/20, 4/22/20].

**DEFERRAL REQUESTED BY THE APPLICANT TO THE MEETING OF AUGUST 26th, 2020**

3. **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)[Deferred from 6/3/20]

PROPERTY OWNERS: SONATA TRAILS LLC  
REQUEST: APARTMENT COMPLEX DEVELOPMENT

4. **Project # PR-2019-002571**  
SD-2020-00097 – VACATION OF PUBLIC EASEMENT  
SD-2020-00098 – VACATION OF PUBLIC EASEMENT

DENNIS LORENZ agent(s) for PHILLIP PICKARD – DCLP TRUST request(s) the aforementioned action(s) for all or a portion of: NORTHWEST CORNER, NEW MEXICO STATE HIGHWAY DEPARTMENT, TRACT A UNIT A, NORTH ALBUQUERQUE ACRES, zoned NR-LM, located at 7550 PAN AMERICAN between SAN FRANCISCO NE and DEL REY AVE NE, containing approximately 0.14 acre(s).  
(D-18)[Deferred from 6/10/20]

PROPERTY OWNERS: PHILLIP PICKARD  
REQUEST: VACATION OF PUBLIC DRAINAGE AND UTILITY EASEMENTS

**MINOR CASES**
5. **Project # PR-2019-002928**  
VA-2020-00107 – STREET WIDTH VARIANCE  
SD-2020-00074 – PRELIMINARY/FINAL PLAT  
SD-2020-00072 – VACATION OF PUBLIC EASEMENT  
SD-2020-00075 – VACATION OF PUBLIC EASEMENT *(plat and vacation actions deferred from 4/29/20)*

COMMUNITY SCIENCES CORPORATION agent(s) for JOHN R. DeBASSIGE FOR RIGHT ANGLE HOMES BY DeBASSIGE request(s) the aforementioned action(s) for all or a portion of: LOTS 43 THRU 47, BLOCK 4 UNIT4, PARADISE HEIGHTS, zoned R1-A, located on BROOKLINE DR. NW between ARDMORE AVE NW and ENDEAVOR RD NW, containing approximately 1.1320 acre(s). *(A-10)* [Deferred from 4/29/20, 5/13/20]

**PROPERTY OWNERS:** JOHN DeBASSIGE FOR RIGHT ANGLE HOMES BY DeBASSIGE

**REQUEST:** DIVIDE 5 EXISTING LOTS INTO 10 NEW LOTS, VACATE EXISTING EASEMENTS

6. **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

7. **Project # PR-2018-001501**  
SD-2020-00077 – PRELIMINARY/FINAL PLAT  
VA-2019-00290 – SIDEWALK VARIANCE  
VA-2019-00289 – STREET VARIANCE *(variances 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, 6/3/20]

**PROPERTY OWNERS:** MONTANO FAMILY HOMES LLC, TIM NISLY

**REQUEST:** MINOR SUBDIVISION PRELIMINARY PLAT APPROVAL

8. **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 MONTOYA ST NW and RIO GRAND BLVD NW, containing approximately 0.92acre(s). *(H-12)* [Deferred from 6/10/20]

**PROPERTY OWNERS:** FRANK & MARY PADILLA

**REQUEST:** CREATE 2 LOTS FROM ONE EXISTING LOTS

DRB 6/24/20
9. 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]

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

10. Other Matters:

11. ACTION SHEET MINUTES: June 17, 2020
   ADJOURN