



**DEVELOPMENT REVIEW BOARD**

**Agenda**

**ONLINE ZOOM MEETING**

**November 18, 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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**MAJOR CASES**

- 1. [Project # PR-2020-004628](#)  
[SD-2020-00190](#) – EXTENSION OF  
SUBDIVISION IMPROVEMENTS  
AGREEMENT

**BOHANNAN HUSTON INC. (AMIT PATHAK)** agent(s) for **THE REGENTS OF THE UNIVERSITY OF NEW MEXICO** request(s) the aforementioned action(s) for all or a portion of: **TRACTS 1, 2, 3 AND 4 UNM ARENA THE TRAILS**, zoned NR-BP, NR-C and MX-T, located on **AVENIDA CESAR CHAVEZ SE between AMAFCA SOUTH DIVERSION CHANNEL and UNIVERSITY BLVD**, containing approximately 74.1 acre(s). (L-15)

**PROPERTY OWNERS:** TOM NEALE, UNM REAL ESTATE  
**REQUEST:** EXTENSION OF SIA

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED A TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT.**

2. **Project # PR-2020-004448**  
**SI-2020-00964** – MAJOR SITE PLAN  
AMENDMENT

STUDIO SOUTHWEST ARCHITECTS – JOE BLOWERS,  
PROJECT MANAGER agent(s) for KAIROS POWER –  
LANCE HAGERBUCH, SR DIRECTOR ENGINEERING  
request(s) the aforementioned action(s) for all or a  
portion of: **LOT D1, D2 & D3, MESA DEL SOL  
INNOVATION PARK II**, zoned PC, located at **5201  
HAWKING DR SE between HAWKING DR and CRICK  
CROSSING**, containing approximately 32.5 acre(s). (Q-  
16) *[Deferred from 10/14/20, 11/4/20]*

**PROPERTY OWNERS:** KAIROS POWER, CHAVEZ STEVE & GUZMAN  
RUDY & DASKALOS PETE & SOULA

**REQUEST:** MODIFICATION TO SITE PLAN for ADDITION OF A 100' x  
400' SHELL BUILDING APPROXIMATELY 65 FEET HIGH

**DEFERRED TO DECEMBER 16<sup>TH</sup>, 2020**

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3. **Project # PR-2020-003650**  
**SI-2020-01060** – SITE PLAN

McCLURE – MATT EBLEN agent(s) for BRUNACINI  
DEVELOPMENT CO LTD request(s) the aforementioned  
action(s) for all or a portion of: **LOTS 11 THRU 13,  
MERIDIAN BUSINESS PARK**, zoned NR-BP, located at **7300  
MERIDIAN PL NW between BLUEWATER RD NW and LOS  
VOLCANES RD NW**, containing approximately 8.33 acre(s).  
(K-10 & J-10)*[Deferred from 10/28/20]*

**PROPERTY OWNERS:** BRUNACINI DEVELOPMENT LTD CO

**REQUEST:** PARKING LOT IMPROVEMENTS ASSOCIATED WITH  
COMMERCIAL REMODEL/TENANT IMPROVEMENT OF AN EXISTING  
BUILDING

**N THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN  
COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM  
AND THE IDO, THE DRB HAS APPROVED THE SITE PLAN . FINAL SIGN-  
OFF IS DELEGATED TO TRANSPORTATION FOR CLEAR SIGHT  
TRIANGLES ON LANDSCAPING PLAN, SPEED BUMP SIGNAGE  
LOCATION, CURB RAMP DETAIL IN FRONT OF HANDICAPPED SPACES,  
AND TO CLEAR UP WALKWAY AND PARKING SPACE DIMENSIONS AND  
TO PLANNING FOR SOLID WASTE SIGNATURE AND FOR FINAL SIGN-  
OFF.**

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4. [PR-2019-003169](#)  
**SD-2020-00115** – PRELIMINARY PLAT  
**VA-2020-00192** – TEMPORARY DEFERRAL  
OF SIDEWALK  
*(Sketch Plat 12/18/19)*
- RON HENSLEY/THE GROUP agent(s) for CLEARBOOK INVESTMENTS INC. request(s) the aforementioned action(s) for all or a portion of: **01 UNIT 3 ATRISCO GRANT EXC NW'LY POR TO R/W**, zoned MX-M, located at **SAGE RD between COORS and 75<sup>TH</sup> ST**, containing approximately 9.56 acre(s). (L-10) *[Deferred from 7/22/20, 8/5/20, 9/2/20, 9/30/20]*
- PROPERTY OWNERS:** CLEARBOOK INVESTMENTS INC, HENRY SCOTT TRUSTEE HENRY RVT  
**REQUEST:** SUBDIVISION OF TRACT INTO 62 LOTS AND 2 TRACTS AND SIDEWALK DEFERRAL
- DEFERRED TO DECEMBER 9<sup>TH</sup>, 2020**
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5. [Project # PR-2020-003707](#)  
**SD-2020-00137**- PRELIMINARY/FINAL  
PLAT  
**SI-2020-00247** – SITE PLAN  
*(Sketch Plat 7/8/20)*
- ARCH + PLAN LAND USE CONSULTANTS & 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) *[Site Plan deferred from 6/3/20, 6/24/20, 7/15/20, 7/29/20, 8/26/20, 10/14/20, 10/28/20]*
- PROPERTY OWNERS:** SONATA TRAILS LLC  
**REQUEST:** APARTMENT COMPLEX DEVELOPMENT
- DEFERRED TO DECEMBER 2ND, 2020**
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6. [Project # PR-2020-03887](#)  
**(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) *[Deferred from 7/8/20, 7/22/20, 7/29/20, 8/19/20, 9/2/20, 9/16/2, 10/28/20], 11/4/20]*
- PROPERTY OWNERS:** MICHAEL DRESKIN  
**REQUEST:** SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS
- DEFERRED TO DECEMBER 9<sup>TH</sup>, 2020.**
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7. [Project # PR-2020-004414](#)  
SI-2020-00917 – SITE PLAN

CONSENSUS PLANNING INC./ MICHAEL VOS agent(s) for CITY OF ALBUQUERQUE DEPARTMENT OF FAMILY & COMMUNITY SERVICES request(s) the aforementioned action(s) for all or a portion of: **PAT HURLEY PARK & LOTS 216 THRU 222 & WLY PORT OF LOT 223 GLENDALE GARDENS ADDN EXCEPT LOTS 27-A & 28-A OF THE PALISADES, PAT HURLEY PARK, GLENDALE GARDENS ADDITION**, zoned NR-PO-A, located at **3828 RINCON RD NW between REGINA DRIVE and YUCCA DRIVE**, containing approximately 19.39 acre(s). (J-11)*Deferred from 10/7/20, 10/21/20]*

**PROPERTY OWNERS:** CITY OF ALBUQUERQUE

**REQUEST:** SITE PLAN APPROVAL FOR A 6,955 SF EXPANSION OF THE JOAN JONES COMMUNITY CENTER WITHIN PAT HURLEY PARK

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST ON NOVEMBER 18<sup>TH</sup>, 2020, THE DRB HAS APPROVED THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO THE WATER AUTHORITY FOR REMOVAL OF SHEETS C202, 203 & 204 AND INCLUSION OF NOTE AS DISCUSSED ON SHEET AS100, AND TO PLANNING FOR SOLID WASTE SIGNATURE, REMOVAL OF DETECTABLE WARING SURFACE DETAIL AS REQUESTED BY TRANSPORTATION AND FOR MOUNTED POSTED SIGNAGE DIRECTING VISITORS TO THE EAST MAIN ENTRANCE.

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**MINOR CASES**

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8. [PR-2020-004414](#)  
VA-2020-00437 – WAIVER – SIDEWALK WIDTH  
VA-2020-00436 – WAIVER – SIDEWALK LOCATION  
VA-2020-00435 – WAIVER – SIDEWALK CUL-DE-SAC

CONSENSUS PLANNING INC. agent(s) for CITY OF ALBUQUERQUE DEPARTMENT OF FAMILY & COMMUNITY SERVICES request(s) the aforementioned action(s) for all or a portion of: **LOTS 216 – 222 & WEST PORTION OF LOT 223, PAT HURLEY PARK, GLENDALE GARDENS ADDITION**, zoned NR-PO, located at **3828 RINCON RD NW between REGINA DR and YUCCA DR**, containing approximately 19.39 acre(s). (J-11)

**PROPERTY OWNERS:** CITY OF ALBUQUERQUE

**REQUEST:** 3 WAIVERS FOR SIDEWALK WIDTH, LOCATION AND CUL-DE-SAC

IN THE MATTER OF THE AFOREMENTIONED APPLICATIONS, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE WAIVERS AS SHOWN ON EXHIBIT IN THE PLANNING FILE.

9. [PR-2020-004017](#)  
(1003450)  
[SI-2020-01236](#) – FINAL SIGN-OFF EPC SITE PLAN

CONSENSUS PLANNING INC. agent(s) for CITY OF ALBUQUERQUE POLICE DEPARTMENT request(s) the aforementioned action(s) for all or a portion of: TRACTS 2-A and 2-B, VAN BUREN LANDS OF BOARD OF EDUCATION, zoned NR-SU located at 800 LOUISIANA BLVD SE between KATHRYN AVE SE and LOUISIANA BLVD SE, containing approximately 2 acre(s). (L-18 & L-19)

**PROPERTY OWNERS:** CITY OF ALBUQUERQUE  
**REQUEST:** FINAL DRB SIGN OFF OF EPC SITE PLAN

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE FINAL SIGN-OFF EPC SITE PLAN WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR 16 FT PARKING SPACES, MOTORCYCLE PARKING INFORMATION, VAN ACCESSIBLE INFORMATION, TRUNKATED DOMES, WHEEL CHAIR RAMPS, KNOXBOX INFORMATION, CURB RAMP DETAILS FOR KEYED NOTES 11 & 12 AS DISCUSSED, CURB ALONG EAST SIDE AND WITH THE FINDING THAT A PAPER EASEMENT IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY FOR SIDEWALK ALONG LOUISIANA AND KATHRYN AND TO PLANNING FOR FINAL SIGN-OFF.

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10. [PR-2018-001402](#)  
(1001047)  
[SI-2020-01164](#) – EPC FINAL SITE PLAN SIGN-OFF

CONSENSUS PLANNING, INC. agent(s) for GAMMA DEVELOPMENT, LLC request(s) the aforementioned action(s) for all or a portion of: LOTS 1 THROUGH 3 BLOCK 1 PLAT OF WEST BANK ESTATES WITH TRACT A-11 LANDS OF SUZANE H POOLE, TRACT C-1 PLAT OF TRACTS C-1, C-2 AND LOT 4-A LANDS OF SUZANNE H POOLE BEING A REPLAT OF TRACT C LANDS OF SUZANNE H POOLE TRACT C ANNEXATION PLAT LAND, AND LOT 4-A PLAT OF TRACTS C-1, C-2 & LOT 4-A LANDS OF SUZANNE H POOLE BEING A REPLAT OF TRACT C LANDS OF SUZANNE H POOLE TRACT C ANNEXATION PLAT LAND, zoned R-A, located at 5001 NAMASTE RD NW between LA BIENVENIDA PL and OXBOW OPEN SPACE, containing approximately 22.75 acre(s). (F-11 & F-12)[Deferred from 10/28/20]

**PROPERTY OWNERS:** DANIELS FAMILY PROPERTIES LLC  
**REQUEST:** EPC SITE PLAN SIGN-OFF

DEFERRED TO DECEMBER 16<sup>TH</sup>, 2020.

11. [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 9<sup>TH</sup> ST NW AND HARWOOD LATERAL**, containing approximately 1.7 acre(s). (F-14)*[Deferred from 5/6/20, 6/3/20, 6/24/20, 10/21/20, 10/28/20]*

**PROPERTY OWNERS:** MONTANO FAMILY HOMES LLC, TIM NISLY  
**REQUEST:** MINOR SUBDIVISION PRELIMINARY PLAT APPROVAL

**DEFERRED TO DECEMBER 9<sup>TH</sup>, 2020.**

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12. [Project # PR-2019-001368](#)  
**SD-2019-00219** – PRELIMINARY/FINAL  
PLAT

ALDRICH LAND SURVEYING agent(s) for B & L REAL ESTATE HOLDINGS LLC request(s) the aforementioned action(s) for all or a portion of: **TRACTS 7-A & 7-B, UNSER CROSSINGS**, zoned MX-M, located at **8020 CENTRAL AVE SW**, containing approximately 4.7196 acre(s). (K-10) *[Deferred from 12/18/19, 1/8/20, 2/12/20, 4/15/20, 4/29/20, 5/13/20]*

**PROPERTY OWNERS:** B&L LLC  
**REQUEST:** DIVIDE 1 TRACT INTO 2 TRACTS

**WITHDRAWN BY THE APPLICANT.**

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13. [Project # PR-2019-002607](#)  
**SD-2020-00026** - PRELIMINARY/FINAL  
PLAT  
**SD-2020-00107** – VACATION OF PRIVATE  
EASEMENT  
*(Sketch Plat 7/17/19)*

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, 7/8/20, 7/29/20, 8/26/20, 9/16/20, 9/30/20, 10/14/20]*

**PROPERTY OWNERS:** JOHN D PEARSON  
**REQUEST:** CREATE 2 LOTS FROM 1 EXISTING LOT

**DEFERRED TO DECEMBER 9<sup>TH</sup>, 2020.**

14. [PR-2019-002973](#)  
[SD-2020-00168](#) - PRELIMINARY/FINAL  
PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **MANUEL GARZA** request(s) the aforementioned action(s) for all or a portion of: **LOTS A & B, LANDS OF ROBERT GARCIA**, zoned MX-M, located at **1821 CANDELARIA NW between SAN ISIDRO ST and GRIEGOS LATERAL**, containing approximately 0.258 acre(s). (G-13)[*Deferred from 10/7/20, 10/28/20*]

**PROPERTY OWNERS:** MANUEL GARZA  
**REQUEST:** CREATE 3 LOTS FROM 2 EXISTING LOTS

**DEFERRED TO DECEMBER 16<sup>TH</sup>, 2020.**

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15. [PR-2019-002811](#)  
[SD-2019-00158](#) - PRELIMINARY/FINAL  
PLAT

**RICHARD CHAVEZ** request(s) the aforementioned action(s) for all or a portion of **LOTS 7-10 BLOCK 44 PEREA ADDITION**, zoned R-1A, located at **NEC of 15<sup>th</sup> ST NW and GRANITE AVE NW**, containing approximately 0.32 acre(s). (J-13) [*Deferred from 9/11/1, 10/28/20, 11/4/20*]

**PROPERTY OWNERS:** CHAVEZ RICHARD GERARD  
**REQUEST:** REPLAT 4 LOTS INTO 2

**DEFERRED TO DECEMBER 2<sup>ND</sup>, 2020.**

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**SKETCH PLAT**

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16. [PR-2020-004664](#)  
[PS-2020-00105](#) -SKETCH PLAT

**COMMUNITY SCIENCES CORP.** agent(s) for **HOUSE OF LIFE MINISTRIES** request(s) the aforementioned action(s) for all or a portion of: **LOT 2, COORS VILLAGE**, zoned MX-T, located at **QUAKER HEIGHTS PL NW between MILNE RD NW and WESTERN TRAILS NW**, containing approximately 5.0708 acre(s). (F-11)

**PROPERTY OWNERS:** HOUSE OF LIFE MINISTRIES  
**REQUEST:** DIVIDE ONE EXISTING TRACT INTO TWO NEW TRACTS

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

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17. [PR-2019-002293](#)  
(1003094)  
PS-2020-00109-SKETCH PLAT

CSI – CARTESIAN SURVEYS INC. agent(s) for **HOMEWISE** request(s) the aforementioned action(s) for all or a portion of: **C-1-A, SILVER TOWNHOMES**, zoned MX-FB-ID, located at **300 TITANIUM ST SW between 2<sup>nd</sup> ST and SILVER AVE SW containing** approximately 0.1407 acre(s). (K-14)

**PROPERTY OWNERS:** ALVARADO-SG LLC C/O ROMERO ROSE LLC  
**REQUEST:** CREATE EIGHT NEW LOTS AND ONE NEW TRACT FROM ONE EXISTING BLOCK.

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

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18. [PR-2020-004680](#)  
PS-2020-00111 - SKETCH PLAT

**JUSTIN WISEMAN** request(s) the aforementioned action(s) for all or a portion of: **TRACT 3 & 4, MAYO AND ROSS ADDITION** zoned MX-L, located at **928 & 932 EDITH NE between LOMAS & MOUNTAIN and WALTER & BROADWAY**, containing approximately 0.22 acre(s). (J-14 & 15)

**PROPERTY OWNERS:** WISEMAN JUSTIN & JEANETTE  
**REQUEST:** REPLAT TWO ADJACENT LOTS TO BUILD 4 TOWNHOMES

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

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19. [PR-2020-004681](#)  
PS-2020-00113- SKETCH PLAT

**STEPHAN & RHONDA PROTZEN** request(s) the aforementioned action(s) for all or a portion of: **LOTS 10 & 11 BLOCK 31, MESA COURT ADDITION**, zoned, R-MH located at **1212 & 1216 CARLISLE BLVD SE**, containing approximately .3 acre(s). (L-16)

**PROPERTY OWNERS:** PAINTED SKY PROPERTIES LLC  
**REQUEST:** REPLAT TWO LOTS INTO ONE

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

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20. [PR-2020-004683](#)  
PS-2020-00114 – SKETCH PLAT

CSI – CARTESIAN SURVEYS INC. agent(s) for DOUG HELLER request(s) the aforementioned action(s) for all or a portion of: **LOT NORTH 5’ of LOT 18 and all off lots 19,20 and 21 BLOCK 24 UNIVERSITY HEIGHTS**, zoned MX-L, located at **109 VASSAR DR SE between CENTRAL BLVD SE and SILVER AVE SE**, containing approximately 0.5058 acre(s). (K-16)

PROPERTY OWNERS: PARKLAND HILLS INC C/O ANELLA CO  
REQUEST: COMBINE 4 EXISTING LOTS INTO ONE NEW LOT

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

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21. [PR-2020-004692](#)  
PS-2020-00115 - SKETCH PLAT

CSI – CARTESIAN SURVEYS INC. agent(s) for CARL & JULIA ULIBARRI request(s) the aforementioned action(s) for all or a portion of: **LOTS 15 THRU 18 ORIGINAL TOWNSITE OF WESTLAND**, zoned MX-M located at **8719 CENTRAL AVE NW between VOLCANO RD NW and 90<sup>TH</sup> ST NW**, containing approximately 0.9171 acre(s). (K-9)

PROPERTY OWNERS: ULIBARRI CARL & JULIA RVT  
REQUEST: TO CREATE ONE NEW LOT FROM FOUR EXISTING LOTS BY INTERIOR LOT LINE ELIMINATION

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

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**OTHER MATTERS: (Due to scheduling error)**

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22. **PR-2019-002663**  
**(1009082)**  
SD-2020-00193 – PRELIMINARY/FINAL PLAT  
VA-2020-00377 - WAIVER TO IDO

CONSENSUS PLANNING INC. agent(s) for **GROUP II U26 VC, LLC(s)** the aforementioned action(s) for all or a portion of: **TRACT 1 BLOCK 2 UNIT 26, VOLCANO CLIFFS SUBDIVISION**, zoned MX-L located on **KIMMICK DR NW between PASEO DEL NORTE and ROSA PARKS RD NW**, containing approximately 15.7217 acre(s). (C-11)

PROPERTY OWNERS: GROUP II U26 VC, LLC  
REQUEST: MINOR SUBDIVISION PLAT TO SPLIT LOT TO MATCH EPC APPROVED ZONE BOUNDARY. BULK LAND WAIVER TO DEFER INFRASTRUCTURE TO FUTURE PLATTING/SITE PLAN ACTIONS.

**TO BE HEARD DECEMBER 2<sup>ND</sup>, 2020.**

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23. **ACTION SHEET MINUTES: November 4, 2020**  
**Were Approved.**

ADJOURN