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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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.

NOTE: CLICK ON THE BLUE HIGHLIGHTED LINK TO ACCESS THE CASE. (Place mouse over hyperlink, right-click, choose “open hyperlink”)

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 because of the public health emergency.
   2. Remote Meeting Information:
      https://cabq.zoom.us/j/96274795316 (Place mouse over hyperlink, right-click, choose “open hyperlink”)
      Meeting ID: 962 7479 5316
      By Phone +1 312 626 6799 US or Find your local number: https://cabq.zoom.us/u/aUrkBNE6t

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
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  

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

MCCLURE – MATT EBLIN 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  

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5. **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 75TH 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  

**AGENT REQUESTS DEFERRAL TO DECEMBER 9TH, 2020**
**MINOR CASES**

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

**APPLICANT REQUESTS DEFERRAL TO DECEMBER 2, 2020**

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, 9/16/20, 10/28/20, 11/4/20]

PROPERTY OWNERS: MICHAEL DRESKIN
REQUEST: SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS

**AGENT REQUEST DEFERRAL TO DECEMBER 9TH, 2020.**

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.
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

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 LOUSIANA 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

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 SUZANNE 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
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 9TH 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

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

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

**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 EXITING LOTS
15. **SD-2019-00158 - PRELIMINARY/FINAL PLAT**

**PR-2019-002811**

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 15th ST NW and GRANITE AVE NW, containing approximately 0.32 acre(s). [Deferred from 9/11/1, 10/28/20, 11/4/20]

**PROPERTY OWNERS:** CHAVEZ RICHARD GERARD

**REQUEST:** REPLAT 4 LOTS INTO 2

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**SKETCH PLAT**

16. **PS-2020-000105 - SKETCH PLAT**

**PR-2020-004664**

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

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17. **PS-2020-00109 - SKETCH PLAT**

**PR-2019-002293** (1003094)

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 2nd 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.

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18. **PS-2020-00111 - SKETCH PLAT**

**PR-2020-004680**

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
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

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

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 90TH 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

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

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.
**PROPOSED MEETING DATE DECEMBER 2ND, 2020.**
23. ACTION SHEET MINUTES: November 4, 2020

ADJOURN