



**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:** 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.

**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 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
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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 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
- \*\*AGENT REQUESTS DEFERRAL TO DECEMBER 9<sup>TH</sup>, 2020**
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6. [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

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

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7. [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

**\*\* AGENT REQUEST DEFERRAL 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

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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
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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
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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
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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
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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
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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
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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
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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
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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
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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.
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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
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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

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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

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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

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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.  
**PROPOSED MEETING DATE DECEMBER 2ND, 2020.**

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

ADJOURN