



DEVELOPMENT REVIEW BOARD
Agenda

ONLINE ZOOM MEETING

November 4, 2020

- Jolene Wolfley DRB Chair
Jeanne WolfenbargerTransportation
David GutierrezWater Authority
Ernest Armijo..... 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: 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/91222260340 (Place mouse over hyperlink, right-click, choose "open hyperlink")

Meeting ID: 912 2226 0340

By Phone +1 312 626 6799 or Find your local number: https://cabq.zoom.us/j/abE4Ae4qcX

MAJOR CASES

- 1. Project # PR-2018-001198
(1010401, 1004404)
SD-2020-00172 – FINAL PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for PV CATALONIA LLC request(s) the aforementioned action(s) for all or a portion of: TRACTS 1 & 2, BULK LAND PLAT of THE TRAILS UNIT 3A, zoned R-ML, located on WOODMONT AVE between PASEO DEL NORTE and RAINBOW BLVD, containing approximately 34.19 acre(s). (C-8)

PROPERTY OWNERS: PV CATALONIA LLC, PV CATALONIA LLC
REQUEST: CREATE 78 LOTS & 11 TRACTS FROM 2 EXISTING TRACTS

2. **Project # PR-2020-003887**
(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*]

PROPERTY OWNERS: MICHAEL DRESKIN

REQUEST: SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS

**** AGENT REQUESTS DEFERRAL TO NOVEMBER 18TH, 2020.**

3. **Project # PR-2019-002543**
SD-2020-00145 – VACATION OF PUBLIC
RIGHT-OF-WAY

NEW MEXICO /ZONING agent for **FRANK CHAVEZ** requests the aforementioned action(s) for all or a portion of: **Alley between CONSTITUTION AVE NW and KINLEY AVE NW, 4th St. and 5th St. NW** zoned MX-M, located at **1425 4TH ST between CONSTITUTION and KINLEY**, containing approximately 3,500 square feet. (J-14) [*Deferred from 9/16/20, 10/7/20*]

PROPERTY OWNERS: CITY of ALBUQUERQUE

REQUEST: VACATE ALLEY

4. **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*]

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

5. **Project # PR-2019-002411**
SD-2020-00102 – PRELIMINARY PLAT
SD-2020-00103 – VACATION OF PUBLIC EASEMENT
VA-2020-00154 – TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
VA-2020-00155 -SIDEWALK WAIVER(A1)
VA-2020-00157- SIDEWALK WAIVER (A2)
VA-2020-00174 -SIDEWALK WAIVER (A3)
VA-2020-00179 -SIDEWALK WAIVER (A4)
VA-2020-00160 -RDWAY WIDTH WAIVER (B1)
VA-2020-00182 -RDWAY WIDTH WAIVER(B2)
VA-2020-00183 -RDWAY WIDTH WAIVER(B3)
VA-2020-00163 -RDWAY WIDTH WAIVER(B4)
VA-2020-00164 -RDWAY WIDTH WAIVER(C)
VA-2020-00165 -BLOCK WAIVER (D1)
VA-2020-00166 -BLOCK WAIVER (D2)
VA-2020-00185 – BLOCK WAIVER(D3)
VA-2020-00168 – BLOCK WAIVER (D4)
VA-2020-00169 – BLOCK WAIVER (D5)
VA-2020-00170 – BLOCK WAIVER (D6)
VA-2020-00171 – BLOCK WAIVER (D7)
VA-2020-00172 – CUL DE SAC WAIVER (E)

ISAACSON & ARFMAN, INC, PA agent(s) for **SUCCESS LAND HOLDINGS, LLC** request(s) the aforementioned action(s) for all or a portion of: **TRACTS A-1-A & B-1, ANDERSON HEIGHTS UNIT 4**, zoned R-1A, located at **118TH ST SW between AMOLE MESA AVE SW and COLOBEL SW**, containing approximately 82.931 acre(s). (N-08) [*Deferred from 7/8/20, 7/15/20, 8/26/20, 9/16/20, 10/14/20, 10/28/20*]

PROPERTY OWNERS: SUCCESS LAND HOLDNGS LLC C/O PRICE LAND & DEVELOPMENT GROUP INC
REQUEST: PRELIMINARY PLAT, VACATION OF PUBLIC EASEMENT, VARIANCE REQUESTS FOR TEMPORARY DEFERRAL OF SIDEWALK, SIDEWALK WAIVER, VARIANCE TO IDO, VARIANCE TO DPM

6. **Project # PR-2020-004086**
SD-2020-00164 – VACATION OF PUBLIC EASEMENT (PNM)
SD-2020-00166 – VACATION OF PUBLIC EASEMENT(WATERLINE)
SD-2020-00167 – VACATION OF PUBLIC EASEMENT(DRAINAGE)
SD-2020-00165 – PRELIMINARY/FINAL PLAT
VA-2020-00321 – SIDEWALK WAIVER

CONSENSUS PLANNING INC., agent(s) for **TITAN PROPERTY MANAGEMENT, LLC** request(s) the aforementioned action(s) for all or a portion of: **TRACT 1, THE FOOTHILLS**, zoned R-MH, located on **TENNYSON ST NE between ACADEMY RD NE and SAN ANTONIO DR NE**, containing approximately 16.0519 acre(s). (E-22) [*Deferred from 10/21/20, 10/28/20*]

PROPERTY OWNERS: AMERICUS LLC
REQUEST: VACATE 3 EASEMENTS, REPLAT TO COMPETE VACATION AND DEDICATE ADDITION RIGHT-OF-WAY, AND WAIVER OF SIDEWALK ALONG SAN ANTONIO DRIVE.

MINOR CASES

7. [PR-2020-004086](#)
SI-2020-01095 - FINAL SIGN-OFF OF EPC
 SITE PLAN
- CONSENSUS PLANNING INC.** agent(s) for **TITAN PROPERTY MANAGEMENT, LLC** request(s) the aforementioned action(s) for all or a portion of: **TRACT 1, THE FOOTHILLS**, zoned R-MH, located at **TENNYSON ST between ACADEMY RD NE and SAN ANTONIO DR NE**, containing approximately 16.0519 acre(s). (E-22) *[Deferred from 10/14/20, 10/28/20]*
- PROPERTY OWNERS:** AMERICUS LLC
REQUEST: DRB SIGN-OFF OF A SITE PLAN – EPC FOR A 281 UNIT MULTI-FAMILY RESEDENTIAL DEVELOPMENT
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8. [PR-2020-003626](#)
SD-2020-00130 – PRELIMINARY/FINAL
 PLAT
(Sketch Plat 4/22/20)
VA-2020-00360 – DPM WAIVER
- ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **JULIAN & SUSANA CULL** request(s) the aforementioned action(s) for all or a portion of: **7A & 7B, VAN CLEAVE ACRES** zoned R-A, located at **1540 VAN CLEAVE NW between SAN ISIDRO ST and GRIEGOS LATERAL**, containing approximately 0.8233 acre(s). (G-13) *[Deferred from 7/15/20, 7/29/20, 8/12/20, 9/2/20, 9/30/20, 10/14/20, 10/28/20]*
- PROPERTY OWNERS:** JULIAN & SUSANA CULL
REQUEST: LOT LINE ADJUSTMENT BETWEEN 2 EXISTING LOTS
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9. [PR-2020-004539](#)
SD-2020-00169- PRELIMINARY/FINAL
 PLAT
- ALDRICH LAND SURVEYING** agent(s) for **LAS VENTANAS NM, INC.** request(s) the aforementioned action(s) for all or a portion of: **LOTS 1, 2, 3 & 5, VILLA LOMA ESTATES** zoned PD, located on **NORTH SIDE OF MONTGOMERY between SHILOH PL NE and TRAMWAY BLVD NE**, containing approximately 0.2537 acre(s). (F-22) *[Deferred from 10/14/20]*
- PROPERTY OWNERS:** LAS VENTANAS NM, LLC
REQUEST: CREATE 5 NEW LOTS FROM 5 EXISTING LOTS FOR GRANTING/CREATION OF ACCESS AND MAINTENANCE EASEMENT
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10. [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 15th ST NW and GRANITE AVE NW**, containing approximately 0.32 acre(s). (J-13) *[Deferred from 9/11/1, 10/28/20]*
- PROPERTY OWNERS:** CHAVEZ RICHARD GERARD
REQUEST: REPLAT 4 LOTS INTO 2
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11. [Project #PR-2020-003661](#)
[SD-2020-00191](#)- PRELIMINARY/FINAL
PLAT

RON HENSLEY/THE GROUP agents for CLEARBROOK INVESTMENTS, INC. request(s) the aforementioned action(s) for all or a portion of **LOT 31 TRACT 1 BLOCK 16 UNIT 3, NORTH ALBUQUERQUE ACRES**, zoned R-1D, located at **8321 GLENDALE between BARSTOW and VENTURA**, containing approximately 0.8864 acre(s). (B-20)

PROPERTY OWNERS: HENRY SCOTT W & CLARK SCOTT B & PAMELA M
REQUEST: REVIEW OF SUBDIVISION OF ONE LOT INTO 2 LOTS

SKETCH PLAT

12. [PR-2020-004604](#)
[PS-2020-00103](#)- SKETCH PLAT

RESPEC (JESUS LOPEZ) agents for TITAN DEVELOPMENT (JOSH ROGERS). request(s) the aforementioned action(s) for all or a portion of **LOTS 17-19, BLOCK 9, NAA TRACT 3 UNIT 3 AND PARCEL 4, DESERT RIDGE PLACE UNIT 1**, zoned MX-L, located on the **NORTHWEST CORNER of HOLLY AVE and VENTURA ST**, containing approximately 3.5546 acre(s). (C-20)

PROPERTY OWNERS: ROWE CATHERINE F & BURKE MARY FRANCES C/O TRUSTEES OF TRUST B RVT and ROWE FRANK A & CATHERINE F TRUSTEES ROWE RVT

REQUEST: CONSOLIDATE LOTS 17-19, BLOCK 9, NAA TRACT 3 UNIT 3 AND PARCEL 4, DESERT RIDGE PLACE UNIT 1 INTO 1 LOT

13. Other Matters:

14. ACTION SHEET MINUTES: October 28, 2020

ADJOURN