**DEVELOPMENT REVIEW BOARD**

**Agenda**

**ONLINE ZOOM MEETING**

**November 4, 2020**

Jolene Wolfley .................................................. DRB Chair
Jeanne Wolfenbarger ........................................... Transportation
David Gutierrez ..................................................... 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 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.

**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/u/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). [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. [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). [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 HOLDINGS 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.

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**MINOR CASES**

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DRB 11-4-2020
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 RESIDENTIAL DEVELOPMENT**

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**

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**

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**
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

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**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

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13. **Other Matters:**

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14. **ACTION SHEET MINUTES:** October 28, 2020  
ADJOURN