DEVELOPMENT REVIEW BOARD
Agenda
ONLINE ZOOM MEETING

October 14, 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:
      Join Zoom Meeting
      https://cabq.zoom.us/j/99158124700 (Place mouse over hyperlink, right-click, choose “open hyperlink”)
      Meeting ID: 991 5812 4700
      By phone +1 312 626 6799
      Find your local number: https://cabq.zoom.us/u/adQeHBK4u8

MAJOR CASES
1. **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)

**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

2. **Project # PR-2020-003259**  
SI-2020-00016 – SITE PLAN  

JEREMY SHELTON for DEKKER, PERICH, SABATINI agent(s) for PRESBYTERIAN HEALTHCARE SERVICES request(s) the aforementioned action(s) for all or a portion of: TRACT 1-A-1-A PLAT OF TRACTS 1-A-1-A & 1-A-1-B HONEYWELL SITE, zoned NR-LM, located at 9201 SAN MATEO BLVD NE between SAN MATEO BLVD NE and SAN DIEGO AVE NE, containing approximately 59.696 acre(s). (B-17) [Deferred from 2/12/20, 3/4/20, 4/8/20, 4/22/20, 4/29/20, 5/6/20, 5/13/20, 8/12/20, 9/16/20]

**PROPERTY OWNERS:** HONEYWELL INTERNATIONAL INC C/O ALTUS GROUP US  
**REQUEST:** SITE PLAN DRB

**WITHDRAWN AT THE APPLICANT’S REQUEST.**

3. **Project #PR-2019-002277**  
(1002962)  
SI-2019-00246 – SITE PLAN  

RESPEC agent(s) for RAINBOW PASEO, LLC request(s) the aforementioned action(s) for all or a portion of TRACT A PLAT OF TRACTS A, B AND C CANTATA AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACT OS-4 THE TRAILS UNIT 2 & TRACT A TAOS AT THE TRAILS UNIT 2), zoned R-ML, located on OAKRIDGE ST NW between OAKRIDGE ST NW and TREE LINE AVE NW, containing approximately 3.26 acre(s). (C-9) [Deferred from 8/15/19, 10/9/19, 12/4/19, 2/5/20, 3/4/20, 4/15/20, 6/3/20, 8/5/20, 9/30/20]

**PROPERTY OWNERS:** RV LOOP LLC  
**REQUEST:** 52 UNIT TOWNHOME DEVELOPMENT

**AGENT REQUESTS DEFERRAL TO DECEMBER 16TH, 2020.**
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]

PROPERTY OWNERS: SONATA TRAILS LLC
REQUEST: APARTMENT COMPLEX DEVELOPMENT

**AGENT REQUESTS DEFERRAL TO OCTOBER 21ST, 2020**

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]

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

**AGENT REQUESTS DEFERRAL TO OCTOBER 28TH, 2020**

**MINOR CASES**
6. **PR-2020-004086**  
SI-2020-01095 - FINAL SIGN-OFF OF EPC SITE PLAN

**CONSSENSUS 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)

**PROPERTY OWNERS:** **AMERICUS LLC**  
**REQUEST:** DRB SIGN-OFF OF A SITE PLAN – EPC FOR A 281 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

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7. **PR-2019-002015**  
VA-2020-00345 - TEMPORARY DEFERRAL OF SIDEWALK

**MARK GOODWIN & ASSOCIATES, PA** agent(s) for **LGI HOMES** request(s) the aforementioned action(s) for all or a portion of: **TRACT A-1-A-1 & A-1-B-1, LANDS OF SALAZAR**, zoned R-1A, located on COLOBEL AVE between MORRISSEY DR and 98th ST, containing approximately 41.8263 acre(s). (N-9)

**PROPERTY OWNERS:** **LGI HOMES**  
**REQUEST:** 2-YEAR SIDEWALK DEFERRAL EXTENSION FOR DESERT SANDS UNIT 1

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8. **Project # PR-2020-004465**  
SD-2020-00163 – PRELIMINARY/FINAL PLAT

**ALDRICH LAND SURVEYING** agent(s) for **JEANETTE L. MONAHAN, TRUSTEE – MONAHAN FAMILY TRUST** request(s) the aforementioned action(s) for all or a portion of: **LOTS 15 & 16 BLOCK 14, RAYNOULDS ADDITION**, zoned R-ML, located at 1105 SILVER AVE SW between 11th ST SW and 12th ST SW, containing approximately 0.1616 acre(s). (K-13) [Deferred from 9/30/20]

**PROPERTY OWNERS:** **MONAHAN FAMILY TRUST**  
**REQUEST:** LOT LINE ELIMINATION

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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)

**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-2020-004360**  
SD-2020-00156 – PRELIMINARY/FINAL PLAT  
SD-2020-00154 – VACATION OF PUBLIC EASEMENT  

**COMMUNITY SCIENCES CORP.** agent(s) for WORQUE LLC request(s) the aforementioned action(s) for all or a portion of: LOT 28-A, zoned MX-L, located at 910 CHELWOOD PARK BLVD NE between ALICE NE and LOMAS NE, containing approximately .39 acre(s). (K-22) [Deferred from 9/23/20, 10/7/20]  

**PROPERTY OWNERS:** WORQUE LLC  
**REQUEST:** VACATION OF PUE and PRELIMINARY AND FINAL PLAT

11. **PR-2019-003055**  
SD-2020-00162 – PRELIMINARY/FINAL PLAT (deferred from 9/23 & 10/7/20)  
VA-2020-00346 – DPM WAIVER (Sketch Plat 11/13/2019)  

**ARCH + PLAN LAND USE CONSULTANTS** agent(s) for LEE & MARY CARMODY request(s) the aforementioned action(s) for all or a portion of: LOTS 8 & 9 BLOCK B, zoned MX-L, located at 640 BROADWAY between HAZELDINE AVE and IRON AVE, containing approximately 0.2491 acre(s). (K-14) [Deferred from 9/23/20, 10/7/20]  

**PROPERTY OWNERS:** LEE & MARY CARMODY  
**REQUEST:** LOT CONSOLIDATION – 2 LOTS INTO 1 LOT

12. **PR-2020-003626**  
SD-2020-00130 – PRELIMINARY/FINAL PLAT (Sketch Plat 4/22/20)  

**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]  

**PROPERTY OWNERS:** JULIAN & SUSANA CULL  
**REQUEST:** LOT LINE ADJUSTMENT BETWEEN 2 EXISTING LOTS

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]  

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

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**SKETCH PLAT**

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DRB 2019
14. **PR-2019-002738**  
**PS-2020-00095 -SKETCH PLAT**  
ARCH + PLAN LAND USE CONSULTANTS agent(s) for McDONALDS REAL ESTATE COMPANY request(s) the aforementioned action(s) for all or a portion of: LOTS A & B BLOCK 101, BEL AIR zoned MX-M, located at 5900 MENAUL NE between SAN PEDRO DR and CAGUA DR, containing approximately 0.9457 acre(s). (H-18)  

**PROPERTY OWNERS:** McDONALDS REAL ESTATE COMPANY  
**REQUEST:** LOT CONSOLIDATION – 2 LOTS INTO 1 LOT

15. **PR-2020-004533**  
**PS-2020-00092 -SKETCH PLAT**  
Laurie Wagner request(s) the aforementioned action(s) for all or a portion of: TRACT 136 A1B MAP 37 & 136 A2 MAP 37, zoned MX-L, located at 323 GRANITE AVE NE and 323 ½ GRANITE AVE NE between BROADWAY BLVD and EDITH BLVD, containing approximately 0.12 acre(s). (J-14)  

**PROPERTY OWNERS:** Phillip Bachechi  
**REQUEST:** SKETCH PLAT REVIEW AND COMMENT

16. **PR-2020-004024**  
**PS-2020-00096 -SKETCH PLAT**  
CSI – CARTESIAN SURVEYS, INC. agent(s) for DIAMOND TAIL REALTY, LLC request(s) the aforementioned action(s) for all or a portion of: TRACTS H-5 thru H-11, VENTANA SQUARE, zoned MX-M, located at UNIVERSE BLVD NW between PASEO DEL NORTE NW and PARADISE BLVD NW, containing approximately 10.9332 acre(s). (B-10)  

**PROPERTY OWNERS:** DIAMOND TAIL REALTY, LLC  
**REQUEST:** RELOCATING THE LOT LINES TO REFLECT THE APPROVED EPC SITE PLAN THAT IS NOW SUBJECT TO THE IDO AND THE DPM.

17. **PR-2020-004537**  
**PS-2020-00093 – SKETCH PLAT**  
CSI – CARTESIAN SURVEY’S INC. agent(s) for McMULLAN & COMPANY REAL ESTATE request(s) the aforementioned action(s) for all or a portion of: TRACTS B-1-A-3 and B-1-A-4, zoned NR-LM, located at 8721 WASHINGTON ST between ALAMEDA BLVD NE and WASHINGTON PL NE, containing approximately 3.0121 acre(s). (C-17)  

**PROPERTY OWNERS:** FAIR PLAZA ASSOCIATES  
**REQUEST:** REQUEST A SKETCH PLAT REVIEW TO ADJUST THE INTERIOR LOT LINE BETWEEN TWO LOTS.
CS1 – CARTESIAN SURVEYS, INC. agent(s) for YANKEE FANS LLC request(s) the aforementioned action(s) for all or a portion of: TRACT 1A & TRACT D, zoned NR-BP, located at 7301 LOS VOLCANES RD NW and GALLATIN PL NW and COORS BLVD NW, containing approximately 26.2180 acre(s). (J-10)

PROPERTY OWNERS: YANKEE FANS LLC
REQUEST: INTERIOR LOT LINE ELIMINATION

STRATA DESIGN, LLC agent(s) for JAMES CLAYTON BARONE request(s) the aforementioned action(s) for all or a portion of: 12-A & 11-A, RAYNOULDS ADDITION zoned R-ML, located at 1301 IRON SW between 12th ST and 14th ST, containing approximately .0815 acre(s). (K-13)

PROPERTY OWNERS: IRON AVENUE LLC
REQUEST: REMOVE PORTION OF THE REAR OF PROPERTY AT 711 13TH ST TO ADD TO REAR PROPERTY AT 1301 IRON ST SW – OWNER OWNS BOTH LOTS.

OTHER MATTERS:

20. The DRB will discuss when to put this matter back on the agenda.

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)

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


ADJOURN