



**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:** 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:**

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/j/99158124700>

**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

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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.**

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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 16<sup>TH</sup>, 2020.**

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4. **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]

**PROPERTY OWNERS:** SONATA TRAILS LLC  
**REQUEST:** APARTMENT COMPLEX DEVELOPMENT

**\*\* AGENT REQUESTS DEFERRAL TO OCTOBER 21<sup>ST</sup>, 2020**

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]

**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 28<sup>th</sup>, 2020**

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**MINOR CASES**

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6. [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)
- 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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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 98<sup>th</sup> 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, RAYNOLDS ADDITION**, zoned R-ML, located at **1105 SILVER AVE SW between 11<sup>th</sup> ST SW and 12<sup>TH</sup> 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
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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
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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
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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
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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*]
- PROPERTY OWNERS:** JOHN D PEARSON  
**REQUEST:** CREATE 2 LOTS FROM 1 EXISTING LOT

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**SKETCH PLAT**

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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
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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
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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.
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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.
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18. [PR-2020-004538](#)  
PS-2020-00094 – SKETCH PLAT

CSI – 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

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19. [PR-2020-004542](#)  
PS-2020-00097 – SKETCH PLAT

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, RAYNOLDS ADDITION** zoned R-ML, located at **1301 IRON SW between 12<sup>TH</sup> ST and 14<sup>TH</sup> ST**, containing approximately .0815 acre(s). (K-13)

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

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**OTHER MATTERS:**

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

[Project #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)

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

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21. ACTION SHEET MINUTES: October 7, 2020.

ADJOURN