DEVELOPMENT REVIEW BOARD
Agenda
ONLINE ZOOM MEETING

October 28, 2020

Jolene Wolfley.......................................................... DRB Chair
Jeanne Wolfenbarger ........................................ Transportation
Kris Cadena ............................................................... Water Authority
Ernest Armijo. .......................................................... Hydrology
Carl Garcia..............................................................Code Enforcement
Cheryl Somerfelft................................................... 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:
      https://cabq.zoom.us/j/99519763168 (Place mouse over hyperlink, right-click, choose “open hyperlink”)
      Meeting ID: 995 1976 3168
      By phone +1 312 626 6799 US
      Find your local number: https://cabq.zoom.us/u/azxdEft2m

MAJOR CASES
1. **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)  

   **Property Owners:** Brunacini Development Ltd Co  
   **Request:** Parking Lot Improvements associated with Commercial Remodel/Tenant Improvement of an Existing Building  

2. **Project #1011598**  
   18DRB-70137 - Vacation of Public Right-of-Way  
   18DRB-70138 - Sidewalk Variance  
   18DRB-70139 - Subdivision Design Variance from Minimum DPM Standards  
   18DRB-70140 - Preliminary/Final Plat  

   Bob Keeran, request(s) the aforementioned action(s) for all or a portion of: Lot(s) 17 & 18, Block(s) 4, Tract(s) 3, North Albq Acres Unit 3, zoned PD (RD/5DUA), located on Ventura St NE between Signal Ave NE and Alameda Blvd NE, containing approximately 2 acre(s). (C-20) [Deferred from 5/16/18, 6/13/18, 7/18/18, 8/8/18, 9/12/18, 10/24/18, 12/5/18, 12/19/18, 1/9/19, 1/23/19, 2/13/19, 2/27/19, 3/20/19, 4/17/19, 4/24/19, 6/5/19, 7/10/19, 8/7/19, 9/18/19, 10/30/19, 12/11/19, 1/29/20, 4/22/20, 6/24/20, 8/26/20].  

   **** Agent Requests Deferral to December 16th, 2020.
3. **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-2020-00174 – 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]

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

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, 10/14/20]

PROPERTY OWNERS: SONATA TRAILS LLC
REQUEST: APARTMENT COMPLEX DEVELOPMENT

**AGENT REQUESTS DEFERRAL TO NOVEMBER 4TH, 2020.**
5. **Project # PR-2020-004133**  
*SI-2020-00809 - SITE PLAN*  
*(Deferred from 10/21/20)*  
*SD-2020-00186 - PRELIMINARY/FINAL PLAT*

**CONSENSUS PLANNING INC.** agent(s) for **ALBUQUERQUE HOUSING AUTHORITY** request(s) the aforementioned action(s) for all or a portion of: **TRACT A, SIXBEE SUBDIVISION (EXCL PORT OUT TO R/W)**, zoned R-T, located at **1880 BROADWAY PL NE between HANNETT AVE NE and McKNIGHT AVE NE**, containing approximately 3.43 acre(s). *(H-14)[Deferred from 9/16/20, 10/7/20, 10/21/20]*

**PROPERTY OWNERS:** ALBUQUERQUE HOUSING AUTHORITY  
**REQUEST:** SITE PLAN - 54-UNIT TOWNHOUSE DEVELOPMENT

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]*

**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**

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]*

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

8. **PR-2020-003658**  
*(1003859)*  
*SI-2020-01052 – FINAL SIGN-OFF EPC SITE PLAN*

**CONSENSUS PLANNING INC.** agent(s) for **GREYSTAR** request(s) the aforementioned action(s) for all or a portion of: **TRACT 4, NORTH ANDALUCIA AT LA LUZ**, zoned PD, located at **5301 ANTEQUERA RD NW between BOSQUE SCHOOL RD and MIRANDELA ST**, containing approximately 7.7061 acre(s). *(E-12)[Deferred from 10/7/20, 10/21/20]*

**PROPERTY OWNERS:** SILVERLEAF VENTURES LLC  
**REQUEST:** FINAL SITE PLAN SIGN-OFF
9. **PR-2020-003442**  
SD-2020-00102 - AMENDMENT TO INFRASTRUCTURE LIST

BOHANNAN HUSTON agent(s) for CORAZON DEL MESA 4, LLC request(s) the aforementioned action(s) for all or a portion of: **A-6-C-A, MESA DEL SOL INNOVATION PARK** zoned PC, located on **UNIVERSITY BLVD between STRYKER RD and STIEGLITZ AVE**, containing approximately 34.00 acre(s). (R-15, R & S-16)

**PROPERTY OWNERS:** CORAZON DEL MESA 4 LLC  
**REQUEST:** AMENDMENT TO INFRASTRUCTURE LIST

10. **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]

**PROPERTY OWNERS:** MANUEL GARZA  
**REQUEST:** CREATE 3 LOTS FROM 2 EXITING LOTS

11. **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]

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

12. **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 EXITING LOTS FOR GRANTING/CREATION OF ACCESS AND MAINTENANCE EASEMENT
13. **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 9TH 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]

**PROPERTY OWNERS:** MONTANO FAMILY HOMES LLC, TIM NISLY  
**REQUEST:** MINOR SUBDIVISION PRELIMINARY PLAT APPROVAL

14. **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 15TH ST NW and GRANITE AVE NW, containing approximately 0.32 acre(s). (J-13) [Deferred from 9/11/19]

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

15. **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 SUZANNE 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)

**PROPERTY OWNERS:** DANIELS FAMILY PROPERTIES LLC  
**REQUEST:** EPC SITE PLAN SIGN-OFF

**SKETCH PLAT**
(1002202)  
**PS-2020-00100 - SKETCH PLAT**  
DEKKER, PERICK, SABATINI request(s) the aforementioned action(s) for all or a portion of: TR A FINAL PLAT PARCEL Z AND TRACTS A, D, E, F, F-1, G & H WINROCK CENTER ADDITION CONT 1.4709 AC, zoned MX-H, located at 2100 LOUISIANA BLVD NE, containing approximately 1.4709 acre(s). (J-18 & J-19)  
PROPERTY OWNERS: WINROCK PARTNERS LLC  
REQUEST: SKETCH PLAT REVIEW FOR AN URGENT AND EMERGENCY CARE FACILITY

17. **PR-2020-004595**  
**PS-2020-00101 - SKETCH PLAT**  
JAG PLANNING & ZONING agent(s) for 505 SOLUTIONS LLC request(s) the aforementioned action(s) for all or a portion of: PARCELS A & B and PARCELS 1 & 3, LANDS OF ALBUQUERQUE RANCH ESTATES AND LANDS OF ALBUQUERQUE ACADEMY, zoned PD, located on WALKERWAY ST NE between SPAIN RD NE and ACADEMY RD NE, containing approximately 4.650 acre(s). (E-22)  
PROPERTY OWNERS: MCKAY HORACE F JR ETUX ETAL, SECURITY CAPITAL PACIFIC TRUST C/O PROPERTY TAX DEPT, THE ALBUQUERQUE ACADEMY INC  
REQUEST: SKETCH PLAT TO SUBDIVIDE 4 LOTS INTO 11 LOTS, AND GRANT A PRIVATE EASEMENT AND A PUBLIC UTILITY EASEMENT AND VACATE A PRIVATE ACCESS EASEMENT

18. **PR-2020-004596**  
**PS-2020-00102 - SKETCH PLAT**  
MARK BURAK, PE agent(s) for ISSA RABADI request(s) the aforementioned action(s) for all or a portion of: UNIT 17 BLOCK 8, VOLCANO CLIFFS SUBDIVISION, zoned MX-T, located on UNIVERSE between UNSER BLVD and SQUAW RD, containing approximately 30.14 acre(s). (D-10)  
PROPERTY OWNERS: RABADI ISSA & NANCY  
REQUEST: DIVIDE EXITING 30 ACRE PARCEL INTO 89 RESIDENTIAL TOWNHOME LOTS, TWO APARTMENT COMPLEXES, AND A COMMERCIAL DEVELOPMENT

19. Other Matters:

20. **ACTION SHEET MINUTES: October 21, 2020**  
ADJOURN