



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 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/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/j/99519763168>

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-2020-00157 -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*]

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
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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 RESEDENTIAL DEVELOPMENT
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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
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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
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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 EXISTING LOTS
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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
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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 EXISTING LOTS FOR GRANTING/CREATION OF ACCESS AND MAINTENANCE EASEMENT
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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 SUZANE 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

16. [PR-2018-001579](#)
(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 PROPEY 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