



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

September 30, 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

MAJOR CASES

- 1. Project # PR-2019-002651
SD-2020-00159 – EXTENSION OF
PRELIMINARY PLAT

TIERRA WEST, LLC agent for AIRPORT PARKING/KATHLEEN CHAVES request(s) the aforementioned action(s) for all or a portion of: PARCEL 2A BLK 4 PARK PLAT OF LTS 1A, 1B, 2B IN BLK 3, PARCEL S 1A1, 1A2, 1B1 IN BLK 4, PARCELS 2A, 2B, 2C & 2D OF SUNPORT PARK, zoned NR-BP, located at 1501 AIRCRAFT AVE SE between UNIVERSITY and I-25, containing approximately 48.6651 acre(s). (M-15)

PROPERTY OWNERS: AIRPORT PARKING/KATHLEEN CHAVES
REQUEST: EXTENSION OF PRELIMINARY PLAT

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT.

2. [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]

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

DEFERRED TO OCTOBER 14TH 2020.

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3. [Project # PR-2020-004030](#)
(1002566, 1004501, 1004503)
[SI-2020-00540](#) - SITE PLAN

TIERRA WEST, LLC agent(s) for CALABACILLAS GROUP C/O DONALD HARVILLE request(s) the aforementioned action(s) for all or a portion of: **A-12 & A-13**, zoned MX-M, located at **GOLF COURSE RD NW between GOLF COURSE RD NW, BLACK ARROYO and WESTSIDE BLVD** containing approximately 8.77 acre(s). (A-12,13)[Deferred from 7/22/20, 8/5/20, 8/26/20]

PROPERTY OWNERS: CALABACILLAS GROUP C/O DONALD HARVILLE
REQUEST: SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST ON SEPTEMBER 30TH, 2020 THE DRB HAS APPROVED THE SITE PLAN WITH THE CONDITION FROM PARKS AND RECREATION FOR A NOTE FOR 5-6C AND 5B INDICATING ORGANIC MULCH AND TREE CANOPY AS DISCUSSED. FINAL SIGN-OFF IS DELEGATED TO THE WATER AUTHORITY FOR EXECUTION OF THE DEVELOPMENT AGREEMENT, AND TO PLANNING FOR THE 15 FT LANDSCAPE BUFFER AS DISCUSSED.

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4. [PR-2019-003169](#)
[SD-2020-00115](#) – PRELIMINARY PLAT
[VA-2020-00192](#) – TEMPORARY DEFERRAL
OF SIDEWALK
(Sketch Plat 12/18/19)

RON HENSLEY/THE GROUP agent(s) for CLEARBOOK INVESTMENTS INC. request(s) the aforementioned action(s) for all or a portion of: **01 UNIT 3 ATRISCO GRANT EXC NW'LY POR TO R/W**, zoned MX-M, located at **SAGE RD between COORS and 75TH ST**, containing approximately 9.56 acre(s). (L-10)[Deferred from 7/22/20, 8/5/20, 9/2/20]

PROPERTY OWNERS: CLEARBOOK INVESTMENTS INC, HENRY SCOTT TRUSTEE HENRY RVT
REQUEST: SUBDIVISION OF TRACT INTO 62 LOTS AND 2 TRACTS AND SIDEWALK DEFERRAL

DEFERRED TO NOVEMBER 18TH, 2020.

MINOR CASES

5. **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 11th ST SW and 12TH ST SW**, containing approximately 0.1616 acre(s). (K-13)

PROPERTY OWNERS: MONAHAN FAMILY TRUST
REQUEST: LOT LINE ELIMINATION

DEFERRED TO OCTOBER 14TH, 2020.

6. **PR-2020-003455**
SI-2020-00824 – FINAL SITE PLAN
SIGN-OFF

CONSENSUS PLANNING agent(s) for **DYNAMIC INVESTORS** request(s) the aforementioned action(s) for all or a portion of: **B-3-A, KOA, UNIT 2**, zoned PD, **located at 540 PAISANO STREET NE between JUAN TABO BLVD and I-40**, containing approximately 5.04 acre(s). (K-22) [*Deferred from 9/2/20, 9/16/20*]

PROPERTY OWNERS: DYNAMIC INVESTORS INC
REQUEST: FINAL SIGN-OFF OF EPC APPROVED SITE PLAN

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST ON SEPTEMBER 30TH, 2020, THE DRB HAS APPROVED THE FINAL SITE PLAN SIGN-OFF.

7. [Project # PR-2019-002928](#)
VA-2020-00107 – STREET WIDTH
VARIANCE
SD-2020-00074 – PRELIMINARY/FINAL
PLAT
SD-2020-00072 – VACATION OF PUBLIC
EASEMENT
SD-2020-00075 – VACATION OF PUBLIC
EASEMENT
(Sketch Plat 10/9/19)

COMMUNITY SCIENCES CORPORATION agent(s) for JOHN R. DeBASSIGE FOR RIGHT ANGLE HOMES BY DeBASSIGE request(s) the aforementioned action(s) for all or a portion of: **LOTS 43 THRU 47, BLOCK 4 UNIT 4, PARADISE HEIGHTS**, zoned R-1A, located on **BROOKLINE DR. NW between ARDMORE AVE NW and ENDEAVOR RD NW**, containing approximately 1.1320 acre(s). (A-10)[*Deferred from 4/29/20, 5/13/20, 6/24/20, 8/26/20*]

PROPERTY OWNERS: JOHN DeBASSIGE FOR RIGHT ANGLE HOMES BY DeBASSIGE

REQUEST: DIVIDE 5 EXISTING LOTS INTO 10 NEW LOTS, VACATE EXISTING EASEMENTS

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE VARIANCE.

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST ON SEPTEMBER 30, 2020, THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO THE WATER AUTHORITY FOR EXECUTION OF THE SERVICE CONNECTION AGREEMENT AND TO PLANNING FOR UTILITY COMPANIES SIGNATURES, AMAFCA SIGNATURE, AGIS DXF AND FOR PROJECT NUMBER AND APPLICATION NUMBERS TO BE INDICATED ON THE PLAT.

IN THE MATTER OF THE AFOREMENTIONED APPLICATIONS, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE VACATIONS AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO.

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8. [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*]

PROPERTY OWNERS: JULIAN & SUSANA CULL

REQUEST: LOT LINE ADJUSTMENT BETWEEN 2 EXISTING LOTS

DEFERRED TO OCTOBER 14TH, 2020.

9. [PR-2019-002905](#)
**SD-2020-00132 – PRELIMINARY/FINAL
PLAT**
(Sketch Plat 1/15/20)

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **SUNPORT PARK HOSPITALITY LLC** request(s) the aforementioned action(s) for all or a portion of: **2-A-2, SUNPORT PARK**, zoned NR-BP, located at **WOODWARD RD between UNIVERSITY BLVD and TRANSPORT ST**, containing approximately 2.0473 acre(s). (M-15) *[Deferred from 7/15/20, 7/29/20, 8/19/20, 9/16/20]*

PROPERTY OWNERS: SUNPORT PARK HOSPITALITY LLC
REQUEST: CREATE 2 LOTS FROM 1 EXISTING LOT, GRANT ADDITIONAL RECIPROCAL CROSS ACCESS, DRAINAGE EASEMENT

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO THE WATER AUTHORITY FOR WATER AND SEWER EASEMENT LANGUAGE UPDATE TO REFERENCE SOLE PROPERTY BENEFICIARY AND TO PLANNING FOR UTILITY COMPANIES SIGNATURES, AMAFCA SIGNATURE, AGIS DXF AND FOR PROJECT NUMBER AND APPLICATION NUMBER TO BE INDICATED ON THE PLAT.

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10. [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]*

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

DEFERRED TO OCTOBER 14TH, 2020.

11. [Project # PR-2020-004180](#)
[VA-2020-00289](#) – BULK LAND VARIANCE
[SD-2020-00151](#) - PRELIMINARY/FINAL
PLAT
(Sketch Plat 8/5/20)

BOHANNAN HUSTON/MICHAEL BALASKOVITS agent for MESA DEL SOL INVESTMENTS, LLC request(s) the aforementioned action(s) for all or a portion of: **A-1-A-1, MESA DEL SOL INNOVATION PARK**, zoned PC, located **SOUTH OF BOBBY FOSTER ROAD, EAST OF I-25, NORTH OF TRACT 3 BULK LAND PLAT of MESA DEL SOL TRACTS 1-15 and WEST OF STATE LAND OFFICE LA SEMILLA PRESERVE**, containing approximately 1673.9117 acre(s). (R14-R17, S14-S17, T15-T17) [Deferred from 9/23/20]

PROPERTY OWNERS: MDS INVESTMENTS

REQUEST: CREATE NEW 75 ACRE TRACT FROM EXISTING 1673 ACRE TRACT

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE BULK LAND VARIANCE AND THE PRELIMINARY/FINAL PLAT WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF.

SKETCH PLAT

12. [Project # PR-2020-004451](#)
[PS-2020-00085](#) -SKETCH PLAT

CSI – CARTESIAN SURVEYS, INC. agent(s) for **LA-Z-BOY FURNITURE GALLERIES** request(s) the aforementioned action(s) for all or a portion of: **LOTS 7 THRU 10, BLOCK 22, THOMAS ADDITION**, zoned MX-M, located at **MONTGOMERY BLVD NE between MOON ST NE and HILTON PL NE**, containing approximately 0.5277 acre(s). (G-20)

PROPERTY OWNERS: ENDORPHINS GROUP LLC

REQUEST: SKETCH PLAT REVIEW AND COMMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

13. [Project # PR-2020-004452](#)
[PS-2020-00086](#) -SKETCH PLAT

JASON COCHRAN agent(s) for **MERRILY ROCCO** request(s) the aforementioned action(s) for all or a portion of: **LOT 22 & 23, BLOCK 2 UNIT 1, CASA GRANDE ESTATES**, zoned R-1C, located at **3100 PALO ALTO** between **CANDELARIA** and **COMANCHE**, containing approximately 0.4967 acre(s). (G-23)

PROPERTY OWNERS: BRUCE PAUL CHARLES & MERRILY ROCCO & SUE GOTTSCHALK TRUSTEE

REQUEST: SKETCH PLAT REVIEW AND COMMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

14. [Project # PR-2020-004457](#)
[PS-2020-00087](#) -SKETCH PLAT

RIO GRANDE ENGINEERING agent(s) for **JENNIFER SOULE** request(s) the aforementioned action(s) for all or a portion of: **LOT 22, VOLCANO CLIFFS UNIT 6**, zoned RA, located at **QUIVIRA DR** between **VISTA VIEJA AVE** and **RETABLO RD**, containing approximately 6.0 acre(s). (D-09)

PROPERTY OWNERS: BARBARA A MUELLER

REQUEST: SKETCH PLAT REVIEW AND COMMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

15. [Project # PR-2020-004443](#)
[PS-2020-00083](#) -SKETCH PLAT

MARK BURAK, PE agent(s) for **SHARIF RABADI** request(s) the aforementioned action(s) for all or a portion of: **LOT 20, 21A, 22A, 22B, 23A, 23B, 24A, 24B, 25B, 26B, 27B, 28B, 29B, UNIT 1, PARADISE HILLS INVESTMENT PROPERTIES**, zoned MX-T, located at **LYON/GLUCKMAN/LILIENTHAL** between **UNSER BLVD** and **PARADISE**, containing approximately 6.76 acre(s). (B-11)

PROPERTY OWNERS: SHARIF & SAMIA RABADI

REQUEST: SKETCH PLAT REVIEW AND COMMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

16. Other Matters: None.

17. **ACTION SHEET MINUTES: Approved for September 23, 2020**

ADJOURN