DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

September 2, 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 ANNOUCED 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: MINOR CASES WILL NOT BE HEARD BEFORE 11:00 AM.

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/96374208972
Meeting ID: 963 7420 8972

By phone +1 312 626 6799 or find your local number: https://cabq.zoom.us/u/aeB9BORDUR

MAJOR CASES
1. **Project # PR-2020-003861**  
   SI-2020-00722 – SITE PLAN  
   (sketch 4/29/20)  
   DEKKER/PERICH/SABATINI agent(s) for PRESBYTERIAN – JIM JEPPSON request(s) the aforementioned action(s) for all or a portion of: TRACT 1 REPLAT OF TRACTS E F & A, EAST END ADDN, zoned MX-T, located at 8300 CONSTITUTION, between WYOMING BLVD and CONSTITUTION AVE NE containing approximately 18.895 acre(s). (J-19)

   **PROPERTY OWNERS:** PRESBYTERIAN HOSPITAL CENTER REAL ESTATE DEPARTMENT  
   **REQUEST:** DEVELOPMENT OF A NEW ENTRY VESTIBULE AND PATIENT DROP-OFF AREA IN THE REAR OF THE EXISTING HOSPITAL FACILITY

2. **Project # PR-2020-003887**  
   SI-2020-00367 – SITE PLAN  
   SCOTT ANDERSON agent(s) for MICHAEL DRESKIN request(s) the aforementioned action(s) for all or a portion of: LOT 5, BLOCK 23, BROAD ACRES ADDN, zoned MX-M, located at 2818 4TH ST NW, containing approximately 1.27 acre(s). (H-14) [Deferred from 7/8/20, 7/22/20, 7/29/20, 8/19/20]

   **PROPERTY OWNERS:** MICHAEL DRESKIN  
   **REQUEST:** SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS  
   ****AGENT HAS REQUESTED A DEFERRAL TO THE MEETING OF SEPTEMBER 16, 2020.

3. **PR-2020-004242**  
   VA-2020-00268 – WAIVER TO IDO  
   MODULUS ARCHITECTS INC. /ANGELA WILLIAMSON agent(s) for CENTRAL AVE & ATRISCO PROS REAL ESTATE, LLC request(s) the aforementioned action(s) for all or a portion of: TRACT AA, RANCHO VILLAGE PARTNERS zoned MX-M, located at 4201 CENTRAL AVE NW between CENTRAL AVE SW and ATRISCO DR SW, containing approximately 13.1683 acre(s). (J-12) [Deferred from 8/19/20]

   **PROPERTY OWNERS:** CENTRAL AVE & ATRISCO PROS REAL ESTATE, LLC C/O MICHAEL PROVENZANO  
   **REQUEST:** WAIVER TO THE IDO PER PARKING AND LOADING STANDARD  
   **WITHDRAWN AT THE APPLICANT’S REQUEST.**
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).  
*(Deferred from 7/22/20, 8/5/20)*  

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

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5. **Project # PR-2020-004062**  
**SI-2020-00552** – SITE PLAN  

DEKKER/PERICH/SABATINI agent(s) for LUMINARIA APARTMENTS LIMITED PARTNERSHIP LLLP request(s) the aforementioned action(s) for all or a portion of: **TRACT C, PLAT FOR TRS B1, C & D, VIDEO ADDITION** zoned MX-H, located at **10600 CENTRAL AVE SE between CENTRAL and EUBANK**, containing approximately 1.88 acre(s).  
*(Deferred from 7/29/20, 8/26/20)*  

**PROPERTY OWNERS**: STATE OF NEW MEXICO STATE LAND OFFICE  
**REQUEST**: MULTIFAMILY RESIDENTIAL, 4 STORY WOOD-FRAMED CONSTRUCTION OF 92 DWELLING UNITS

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6. **Project # PR-2020-004183**  
**SD-2020-00139** – EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT  
**SD-2020-00150** – MINOR AMENDMENT TO INFRASTRUCTURE LIST  

RAVENS WING CONSULTING, LLC agent(s) for MDS INVESTMENTS request(s) the aforementioned action(s) for all or a portion of: **TRACT 12B, MESA DEL SOL INNOVATION PARK**, zoned PC, located at **5620 TURING DR SE between EASTMAN CROSSING and FRITTS CROSSING**, containing approximately 2.93 acre(s).  
*(Deferred from 8/26/20)*  

**PROPERTY OWNERS**: MDS INVESTMENTS  
**REQUEST**: EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT

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**MINOR CASES**

7. **PR-2019-002294**  
**SD-2020-00148** - AMENDMENT TO INFRASTRUCTURE LIST  

TIERRA WEST, LLC/RON BOHANNAN agent(s) for MAVERICK INC. request(s) the aforementioned action(s) for all or a portion of: **TRACTS A-1 and B-1 PLAT OF TRACTS A-1 & B-1**, zoned NR-LM, located at **1901 MENAUL BLVD NE between MENAUL and UNIVERSITY NE**, containing approximately 2.4493 acre(s).  
*(Deferred from 8/26/20)*  

**PROPERTY OWNERS**: TRUCK STOP PLAZA LLC  
**REQUEST**: AMENDMENT TO INFRASTRUCTURE LIST
8. **PR-2019-002606**  
**SD-2020-00149 – PRELIMINARY/FINAL PLAT**  
*Sketch Plat 7/17/20*  
ARCH + PLAN LAND USE CONSULTANTS agent(s) for MESA VIEW UNITED METHODIST CHURCH request(s) the aforementioned action(s) for all or a portion of: **27-A-1 & 27-A-2, TAYLOR RANCH SUBDIVISION**, zoned MX-L, located at 4701 MONTANO PLAZA DR and **TAYLOR RANCH DR**, containing approximately 8.0 acre(s). (E-11)

**PROPERTY OWNERS:** MESA VIEW UNITED METHODIST CHURCH  
**REQUEST:** REPLAT OF 2 EXISTING LOTS INTO 2 LOTS AND DEDICATION OF ADDITIONAL RIGHT-OF-WAY

9. **PR-2020-003461**  
**SI-2020-00704 - EPC SITE PLAN FINAL SIGN-OFF**  
TIERRA WEST, LLC agent(s) for MESA VIEW UNITED METHODIST CHURCH request(s) the aforementioned action(s) for all or a portion of: **TRACT 27A-1 TAYLOR RANCH REDIV OF TRACTS 27A INTO TRACTS 27A-1, 27A-2 OF THE PLAT OF TRACTS 27A, S-1,S-2 & S-3 TAYLOR RANCH SITUATE WITHIN SECTIONS 23, 25, & 26 T11N R2E**, zoned MX-L, located at 4701 MONTANO RD NW between MONTANO RD NW and TAYLOR RANCH RD NW, containing approximately 6.8 acre(s). (E-11 & E-12)[Deferred from 8/12/20]

**PROPERTY OWNERS:** MESA VIEW UNITED METHODIST CHURCH INC A NM NON-PROFIT CORP  
**REQUEST:** FINAL SIGN OFF OF EPC SITE PLAN

10. **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)

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

11. **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]

**PROPERTY OWNERS:** JULIAN & SUSANA CULL  
**REQUEST:** LOT LINE ADJUSTMENT BETWEEN 2 EXISTING LOTS
12. **Project # PR-2019-001985**  
**SD-2020-00117 – PRELIMINARY/FINAL PLAT**  
**VA-2020-00267 – DPM WAIVER**  
*(Sketch Plat 1/23/19)*  
ARCH + PLAN LAND USE CONSULTANTS agent(s) for DIEGO AND ARMANDO SEDILLO request(s) the aforementioned action(s) for all or a portion of: TRACTS 7, 8 & 9 BLOCK 6, LEWIS & SIMONDS ADDITION, zoned R-1A, located at 806, 808, 812 ARNO SE between SANTA FE AVE and PACIFIC AVE, containing approximately 0.40 acre(s). (K-14) [Deferred from 7/8/20, 7/29/20, 8/26/20]  
**PROPERTY OWNERS:** DIEGO AND ARMANDO SEDILLO  
**REQUEST:** LOT CONSOLIDATION FOR 3 LOTS INTO 2 LOT

13. Other Matters:

14. **ACTION SHEET MINUTES:** August 26, 2020

ADJOURN