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

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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/92918179483 (Place mouse over hyperlink, right-click, choose “open hyperlink”)
      Meeting ID: 929 1817 9483
      By Phone +1 312 626 6799
      Find your local number: https://cabq.zoom.us/u/aok6a1cbD

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
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

   **AGENT HAS REQUESTED DEFERRAL TO OCTOBER 7TH.**

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

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

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**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

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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

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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

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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
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

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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

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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

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**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

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

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

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

16. **Other Matters:**
17. ACTION SHEET MINUTES: September 23, 2020

ADJOURN