



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

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/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/aok6aIcbD>

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.**

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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

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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

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

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
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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
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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
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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
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16. Other Matters:

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

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