DEVELOPMENT REVIEW BOARD
Agenda
Plaza del Sol Building Basement Hearing Room

September 16, 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.

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/99919563003
      Meeting ID: 999 1956 3003
      By phone +1 312 626 6799 US or Find your local number: https://cabq.zoom.us/u/acBId8WmJW

MAJOR CASES

1. **Project # PR-2020-004276 SD-2020-00147 – MAJOR SUBDIVISION OF LAND**

   BOHANNAN HUSTON INC. agent(s) for PULTE DEVELOPMENT OF NEW MEXICO request(s) the aforementioned action(s) for all or a portion of: TRACTS A and B, A BULK PLAT FOR TRACTS A AND B INSPIRATION SUBDIVISION (BEING COMPRISED OF TRACT P WATERSHED SUBDIVISION), zoned PC, located on ARROYO VISTA near 118th ST, containing approximately 88 acre(s).

   **PROPERTY OWNERS:** PULTE DEVELOPMENT OF NEW MEXICO
   **REQUEST:** REBSUBMITAL OF PREVIOUSLY APPROVED PRELIMINARY PLAT
2. **Project # PR-2020-004133**  
   SI-2020-00809 - SITE PLAN  
   **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)  
   **PROPERTY OWNERS:** ALBUQUERQUE HOUSING AUTHORITY  
   **REQUEST:** SITE PLAN - 54-UNIT TOWNHOUSE DEVELOPMENT

3. **Project # PR-2019-002543**  
   SD-2020-00145 – VACATION OF PUBLIC RIGHT-OF-WAY  
   **NEW MEXICO ZONING** agent for **FRANK CHAVEZ** requests the aforementioned action(s) for all or a portion of: **Alley between CONSTITUTION AVE NW and KINLEY AVE NW, 4th St. and 5th St. NW zoned MX-M**, located at **1425 4TH ST between CONSTITUTION and KINLEY**, containing approximately 3,500 square feet. (J-14)  
   **PROPERTY OWNERS:** CITY of ALBUQUERQUE  
   **REQUEST:** VACATE ALLEY

4. **Project # PR-2020-003259**  
   SI-2020-00016 – SITE PLAN  
   **JEREMY SHELTON** for **DEKKER, PERICH, SABATINI** agent(s) for **PRESBYTERIAN HEALTHCARE SERVICES** request(s) the aforementioned action(s) for all or a portion of: **TRACT 1-A-1-A PLAT OF TRACTS 1-A-1-A & 1-A-1-B HONEYWELL SITE**, zoned NR-LM, located at **9201 SAN MATEO BLVD NE between SAN MATEO BLVD NE and SAN DIEGO AVE NE**, containing approximately 59.696 acre(s). (B-17) [Deferred from 2/12/20, 3/4/20, 4/8/20, 4/22/20, 4/29/20, 5/6/20, 5/13/20, 8/12/20]  
   **PROPERTY OWNERS:** HONEYWELL INTERNATIONAL INC C/O ALTUS GROUP US  
   **REQUEST:** SITE PLAN DRB  
   ****AGENT REQUESTS DEFERRAL TO OCTOBER 14TH.**
5. **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-2020-00174 - SIDEWALK WAIVER (A2)  
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 WAVER (D4)  
VA-2020-00169 - BLOCK WAVER (D5)  
VA-2020-00170 - BLOCK WAVER (D6)  
VA-2020-00171 - BLOCK WAVER (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

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

6. **Project # PR-2020-003887**  
(1010532)  
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, 9/2/20

PROPERTY OWNERS: MICHAEL DRESKIN  
REQUEST: SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS

** AGENT REQUESTS DEFERRAL TO OCTOBER 7TH.**

7. **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). (L-21) [Deferred from 7/29/20, 8/26/20, 9/2/20]

PROPERTY OWNERS: STATE OF NEW MEXICO STATE LAND OFFICE  
REQUEST: MULTIFAMILY RESIDENTIAL, 4 STORY WOOD-FRAMED CONSTRUCTION OF 92 DWELLING UNITS
COMMUNITY SCIENCES CORPORATION agent(s) for OUR LAND LLC request(s) the aforementioned action(s) for all or a portion of: LOT A-4, LANDS OF MICHAEL J. SNOW AND ELIZABETH T. SNOW, zoned R-A, located at 2945 TRELLIS DR. NW between DECKER RD NW and CAMPBELL RD NW, containing approximately 0.8301 acre(s). (G-12) [Deferred from 7/8/20, 7/22/20, 7/29/20, 8/5/20, 8/12/20]

PROPERTY OWNERS: OUR LAND LLC
REQUEST: DIVIDE ONE EXISTING LOT INTO 3 NEW LOTS, GRANT EASEMENTS

CSI – CARTESIAN SURVEY’S INC. agent(s) for RED SHAMROCK 21, LLC request(s) the aforementioned action(s) for all or a portion of: TRACT A-1, BELLAMAH’S CENTRAL ADDITION zoned MX-H, located at 10415 CENTRAL AVE NE between EUBANK BLVD NE and ELIZABETH ST NE, containing approximately 2.2806 acre(s). (L-21) [Deferred from 8/12/20]

PROPERTY OWNERS: RED SHAMROCK 21, LLC
REQUEST: SUBDIVIDE EXISTING TRACT INTO 2 NEW TRACTS

CSI – CARTESIAN SURVEYS INC. agents for DOMINIC & JESSICA RODRIGUEZ request(s) the aforementioned action(s) for all or a portion of: LOTS 53 & 54, PARADISE HEIGHTS UNIT 1 zoned R-ID, located at 4917 TALLY HO between BANDELIER and DOVER, containing approximately 0.4927 acre(s). (A-12)

PROPERTY OWNERS: DOMINICK RODRIGUEZ
REQUEST: SUBDIVIDE TWO EXISTING LOTS INTO TWO NEW LOTS AND GRANT EASEMENTS
11. **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 NW between MONTANO PLAZA DR and TAYLOR RANCH DR, containing approximately 8.0 acre(s). (E-11) [Deferred from 9/2/20]

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

12. **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 27-A INTO TRACTS 27A-1, 27A-2 OF THE PLAT OF TRACTS 27-A, 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 3.4 acre(s). (E-11 & E-12) [Deferred from 8/12/20, 9/2/20]

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

13. **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]

**PROPERTY OWNERS:** SUNPORT PARK HOSPITALITY LLC  
**REQUEST:** CREATE 2 LOTS FROM 1 EXISTING LOT, GRANT ADDITIONAL RECIPROCAL CROSS ACCESS, DRAINAGE EASEMENT
14. **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]*  
**PROPERTY OWNERS:** JOHN D PEARSON  
**REQUEST:** CREATE 2 LOTS FROM 1 EXISTING LOT

15. **Project # PR-2019-003084**  
SD-2020-00063 - PRELIMINARY/FINAL PLAT  
PAULA DAL SANTO agent(s) for UNITED STATES POSTAL SERVICE request(s) the aforementioned action(s) for all or a portion of: LOTS 17A, 18A, and 19A BLOCK 11, LOTS 16,17,9A and a PORTION OF LOT 8A in BLOCK 13 and TRACT F, TIMOTEO CHAVEZ ADDITION, zoned MX-M & NR-C, located at 2505 GRACELAND DR between GRACELAND DR and MORNINGSIDE DR, containing approximately 5.195 acre(s).  
*(H-17) [Deferred from 3/11/20, 4/8/20, 5/6/20, 7/8/20]*  
**PROPERTY OWNERS:** PAULA DAL SANTO, EDWARD ANLIAN and UNITED STATES POSTAL SERVICE  
**REQUEST:** LOT LINE ADJUSTMENT

16. **PR-2020-003455**  
SI-2020-00824 – FINAL SITE PLAN SIGN-OFF  
CONSSENSUS 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]*  
**PROPERTY OWNERS:** DYNAMIC INVESTORS INC  
**REQUEST:** FINAL SIGN-OFF OF EPC APPROVED SITE PLAN

**SKETCH PLATS**

17. **Project # PR-2020-004368**  
PS-2020-00077 – SKETCH PLAT  
ISAACSON & ARFMAN agent for TITAN TENNYSON, LLC request(s) the aforementioned action(s) for all or a portion of: TRACT 1, THE FOOTHILLS zoned PD, located on TRAMWAY BLVD between SAN ANTONIO DR NE and ACADEMY RD NE, containing approximately 16.0519 acre(s).  
*(E-22)*  
**PROPERTY OWNERS:** AMERICUS LLC  
**REQUEST:** SKETCH PLAT REVIEW AND COMMENT
CSI – CARTESIAN SURVEYS INC. agent for SUSAN DAVIS request(s) the aforementioned action(s) for all or a portion of: LOTS 62 & 63 AND A PORTION OF TRACT A, RIVERVIEW HEIGHTS ADDITION zoned R-1C, located at 1426 RIVERVIEW DR NW between RIVERVIEW RD NW and RIVERVIEW CT NW, containing approximately 0.5600 acre(s). (J-11)

PROPERTY OWNERS: WILLIAMS DONALD R TRUSTEE WILLIAMS TRUST
REQUEST: SKETCH PLAT REVIEW AND COMMENT

OTHER MATTERS

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). (R-16)[Deferred from 8/26/20]

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

**DISCUSSION TO SPECIFY LENGTH OF APPROVED EXTENSION

ACTION SHEET MINUTES: September 2, 2020

ADJOURN