



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

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.

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/j/99919563003>

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). (H-7, J-7, J-8)

PROPERTY OWNERS: PULTE DEVELOPMENT OF NEW MEXICO

REQUEST: RESUBMITTAL 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-2020-00157 -SIDEWALK WAIVER (A2)
VA-2020-00174 -SIDEWALK WAIVER (A3)
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 WAIVER (D4)
VA-2020-00169 – BLOCK WAIVER (D5)
VA-2020-00170 – BLOCK WAIVER (D6)
VA-2020-00171 – BLOCK WAIVER (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 HOLDNGS 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

MINOR CASES

8. **Project # PR-2019-002268**
SD-2020-00110 – PRELIMINARY/FINAL
PLAT
(Sketch Plat 12/18/19)
- 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 TRELIS 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
-
9. **PR-2020-003420**
SD-2020-00143 - PRELIMINARY/FINAL
PLAT
(Sketch Plat 3/4/20)
- 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
-
10. **Project # PR-2020-003946**
SD-2020-00160 – PRELIMINARY/FINAL
PLAT
(Sketch Plat 6/17/20)
- 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
- 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]*
- 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
-

18. [Project # PR-2020-004395](#)
PS-2020-00078 – SKETCH PLAT

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

19. [Project # PR-2020-004183](#)
[SD-2020-00139](#) – EXTENSION OF
INFRASTRUCTURE IMPROVEMENTS
AGREEMENT

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**

20. ACTION SHEET MINUTES: September 2, 2020

ADJOURN