DEVELOPMENT REVIEW BOARD
Agenda
ONLINE ZOOM MEETING

December 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 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 REQUIRE 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/93191066384 (Place mouse over hyperlink, right-click, choose “open hyperlink”)
      Meeting ID: 931 9106 6384
      By Phone +1 312 626 6799  Find your local number: https://cabq.zoom.us/u/abhK3nGF26

MAJOR CASES

1. PR-2020-003441
   SD-2020-00187 – VACATION OF PUBLIC RIGHT-OF-WAY

   RIO GRANDE ENGINEERING/DAVID SOULE agent(s) for
   FORTUNADA LLC request(s) the aforementioned action(s) for
   all or a portion of: LOT 7 BLOCK 13, VOLCANO CLIFFS UNIT 3
   zoned MX-T located on ATRISCO between MOJAVE and
   SANTA DOMINGO, containing approximately 1.0 acre(s).
   (C-18)

   PROPERTY OWNERS: FORTUNADA LLC
   REQUEST: VACATION OF PUBLIC RIGHT-OF-WAY

   ** DEFERRED TO JANUARY 5™ DUE TO SIGN POSTING
JESSICA LAWLIS, DEKKER/PERICH/SABATINI agent(s) for JUSTIN BAIARDO, EXECUTIVE DIRECTOR EXPLORE ACADEMY request(s) the aforementioned action(s) for all or a portion of: 3-C REPLAT LOT 3 INTERSTATE INDUSTRIAL TRACT UNIT II zoned NR-BP located at 6600 GULTON CT NE, containing approximately 10.0 acre(s). (E-17)

PROPERTY OWNERS: ARTEZ 6600 GULTON LLC
REQUEST: THE PHASED RENOVATION OF THE EXISTING FACILITY TO ACCOMMODATE A SCHOOL, INCLUDING THE CONSTRUCTION OF A NEW GYM TOTALING APPROX 17,000 SQ FT.

**DEFERRED TO JANUARY 6TH DUE TO SIGN POSTING AND ADVERTISING**

RON HENSLEY/ THE GROUP agent(s) for CLEARBROOK INVESTMENTS, INC. request(s) the aforementioned action(s) for all or a portion of LOT 31, BLOCK 16, NORTH ALBUQUERQUE ACRES TRACT 1 UNIT 3 zoned R-1D, located at 8361 GLENDALE AV NE between BARSTOW and VENTURA, containing approximately 0.8864 acre(s). (B-20)

PROPERTY OWNERS: HENRY SCOTT W & CLARK SCOTT B & PAMELA M
REQUEST: REVIEW OF SUBDIVISION OF LOT INTO 2 LOTS

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, 9/30/20, 10/14/20]

PROPERTY OWNERS: RV LOOP LLC
REQUEST: 52 UNIT TOWNHOME DEVELOPMENT

BOB KEERAN, request(s) the aforementioned action(s) for all or a portion of: Lot(s) 17 & 18, Block(s) 4, Tract(s) 3, NORTH ALBQ ACRES Unit 3, zoned PD (RD/5DUA), located on VENTURA ST NE between SIGNAL AVE NE and ALAMEDA BLVD NE, containing approximately 2 acre(s). (C-20) [Deferred from 5/16/18, 6/13/18, 7/18/18, 8/8/18, 9/12/18, 10/24/18, 12/5/18, 12/19/18, 1/9/19, 1/23/19, 2/13/19, 2/27/19, 3/20/19, 4/17/19, 4/24/19, 6/5/19, 7/10/19, 8/7/19, 9/18/19, 10/30/19, 12/11/19, 1/29/20, 4/22/20, 6/24/20, 8/20/20, 10/28/20].
6. **Project # PR-2020-004448**  
SI-2020-00964 – MAJOR SITE PLAN AMENDMENT  

STUDIO SOUTHWEST ARCHITECTS – JOE BLOWERS, PROJECT MANAGER agent(s) for KAIROS POWER – LANCE HAGERBUCH, SR DIRECTOR ENGINEERING request(s) the aforementioned action(s) for all or a portion of: LOT D1, D2 & D3, MESA DEL SOL INNOVATION PARK II, zoned PC, located at 5201 HAWKING DR SE between HAWKING DR and CRICK CROSSING, containing approximately 32.5 acre(s). (Q-16) [Deferred from 10/14/20, 11/4/20, 11/18/20]  

PROPERTY OWNERS: KAIROS POWER, CHAVEZ STEVE & GUZMAN RUDY & DASKALOS PETE & SOULA  
REQUEST: MODIFICATION TO SITE PLAN for ADDITION OF A 100’ x 400’ SHELL BUILDING APPROXIMATELY 65 FEET HIGH

7. **PR-2019-002479**  
SD-2020-00196 – VACATION OF RIGHT-OF-WAY  
SD-2020-00195 - PRELIMINARY/FINAL PLAT  

ARCH + PLAN LAND USE CONSULTANTS agent(s) for SMI ASSETS LLC request(s) the aforementioned action(s) for all or a portion of: TR B PLAT, TR C PLAT, AND TR D PLAT OF TRACTS B, C AND D FAIRVIEW PARK CEMETERY (BEING A REPLAT OF FAIRVIEW PARK CEMETERY) AND THE REMAINING NE’LY PORT OF TR IN THE NW 1/4, NW 1/4 SEC 27T10N R3E, zoned NR-SU located at 700 YALE BLVD SE & 621 COLUMBIA DR SE, containing approximately 25.56 acre(s). (L-15 & L-16) [Deferred from 12/2/20]  

PROPERTY OWNERS: SMI ASSETS LLC  
REQUEST: LOT CONSOLIDATION

**MINOR CASES**
8. **PR-2018-001402**  
(1001047)  
SI-2020-01164 – EPC FINAL SITE PLAN SIGN-OFF  

CONSENSUS PLANNING, INC. agent(s) for GAMMA DEVELOPMENT, LLC request(s) the aforementioned action(s) for all or a portion of: LOTS 1 THROUGH 3 BLOCK 1 PLAT OF WEST BANK ESTATES WITH TRACT A-11 LANDS OF SUZANE H POOLE, TRACT C-1 PLAT OF TRACTS C-1, C-2 AND LOT 4-A LANDS OF SUZANNE H POOLE BEING A REPLAT OF TRACT C LANDS OF SUZANNE H POOLE TRACT C ANNEXATION PLAT LAND, AND LOT 4-A PLAT OF TRACTS C-1, C-2 & LOT 4-A LANDS OF SUZANNE H POOLE BEING A REPLAT OF TRACT C LANDS OF SUZANNE H POOLE TRACT C ANNEXATION PLAT LAND, zoned R-A, located at 5001 NAMASTE RD NW between LA BIENVENIDA PL and OXBOW OPEN SPACE, containing approximately 22.75 acre(s).  

**PROPERTY OWNERS:** DANIELS FAMILY PROPERTIES LLC  
**REQUEST:** EPC SITE PLAN SIGN-OFF

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9. **PR-2019-002609**  
SD-2020-00217 – PRELIMINARY/FINAL PLAT  

ARCH + PLAN LAND USE CONSULTANTS agent(s) for JAB RE INVESTMENTS LLC request(s) the aforementioned action(s) for all or a portion of: LOT 14, FLORAL GARDENS, zoned R-1, located at 2454 ROSE NW between FLORAL RD and SARITA AVE, containing approximately 0.4117 acre(s).  

**PROPERTY OWNERS:** JABRE INVESTMENTS LLC  
**REQUEST:** CREATE 2 LOTS FROM 1 EXITING LOT

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10. **PR-2019-002973**  
SD-2020-00168 - PRELIMINARY/FINAL PLAT  

ARCH + PLAN LAND USE CONSULTANTS agent(s) for MANUEL GARZA request(s) the aforementioned action(s) for all or a portion of: LOTS A & B, LANDS OF ROBERT GARCIA, zoned MX-M, located at 1821 CANDELARIA NW between SAN ISIDRO ST and GRIEGOS LATERAL, containing approximately 0.258 acre(s).  

**PROPERTY OWNERS:** MANUEL GARZA  
**REQUEST:** CREATE 3 LOTS FROM 2 EXITING LOTS
11. **PR-2018-001566**  
**SD-2020-00208 – PRELIMINARY/FINAL PLAT**  
*(Sketch Plat 4/22/20)*

ARCH + PLAN LAND USE CONSULTANTS agent(s) for RUDOLPH RAMIREZ request(s) the aforementioned action(s) for all or a portion of: LOTS 1 & 2, WINGER AND MARTINEZ, zoned R-A, located at 2123 & 2127 CANDELARIA between DON ISIDRO LN and MANCHESTER DR, containing approximately 0.6209 acre(s). (G-13) [Deferred from 12/2/20, 12/9/20]

**PROPERTY OWNERS:** RUDOLPH RAMIREZ  
**REQUEST:** LOT LINE ADJUSTMENT BETWEEN 2 EXISTING LOTS

12. **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, 9/30/20, 10/14/20, 11/18/20, 12/9/20]

**PROPERTY OWNERS:** JOHN D PEARSON  
**REQUEST:** CREATE 2 LOTS FROM 1 EXISTING LOT

13. **PR-2020-004794**  
**SD-2020-00214 – EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (ESIA)*

LANA HUTCHISON request(s) the aforementioned action(s) for all or a portion of: LOT 30A and B TRACT 1 BLOCK 16, NORTH ALBUQUERQUE ACRES zoned R-1D, located on GLENDALE EAST OF BARSTOW between BARSTOW and VENTURA containing approximately 1 acre(s). (B-20)

**PROPERTY OWNERS:** HUTCHISON PROPERTIES LLC  
**REQUEST:** SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION

14. **PR-2020-004538**  
**SD-2020-00219 – PRELIMINARY/FINAL PLAT (Sketch Plat 10/14/20)*

CSI – CARTESIAN SURVEY’S INC. agent for YANKEE FANS LLC request(s) the aforementioned action(s) for all or a portion of: TRACT 1A and TRACT D, ATRISCO BUSINESS PARK UNIT II AND MERIDIAN BUSINESS PARK II zoned NR-BP, located at 7301 LOS VOLCANES RD NW between GALLATIN PL NW and COORS BLVD NW, containing approximately 26.21 acre(s). (J-10)

**PROPERTY OWNERS:** YANKEE FANS LLC  
**REQUEST:** TO SUBDIVIDE THE EXISTING PARCEL OF LAND INTO THREE TRACTS
15. **PR-2019-003030**  
SD-2020-00213 – PRELIMINARY/FINAL PLAT  

SUPREME INVESTMENTS, LLC request(s) the aforementioned action(s) for all or a portion of: TRACT B1, LAND OF MEL SANCHEZ & LATH & PLASTER SUPPLY zoned NR-LM, located at 5300 2ND ST between MONTANO and GRIEGOS, containing approximately 5.45 acre(s). (F-15)

**PROPERTY OWNERS:** CITY CHURCH OF ALBUQUERQUE INC  
**REQUEST:** TO SUBDIVIDE THE EXISTING PARCEL OF LAND INTO THREE TRACTS

16. **PR-2020-004801**  
SD-2020-00216 – PRELIMINARY/FINAL PLAT  

ALDRICH LAND SURVEYING agent(s) for HOMEWISE, INC. request(s) the aforementioned action(s) for all or a portion of: LOTS 15 & 16, BLOCK 3, JOHN A. LEE SUBD zoned R-1A, located at 433 PACIFIC AVE SW between BARELAS RD and 4TH STREET, containing approximately 0.1470 acre(s). (K-14)

**PROPERTY OWNERS:** HOMEWISE  
**REQUEST:** REPLAT 2 LOTS INTO 1 LOT BY LOT LINE ELIMINATION AND ADMINISTRATIVE WAIVER OF ALLEY WIDTH

17. **PR-2019-002765**  
SD-2020-00218 – PRELIMINARY/FINAL PLAT  

RED SHAMROCK request(s) the aforementioned action(s) for all or a portion of: LOTS 1 THRU 6, 8 & 9, zoned NR-C, located on ST. JOSEPHS DR NW between ATRISCO DR NW and COORD BLVD NW, containing approximately 14.5 acre(s). (G-11)

**PROPERTY OWNERS:** RED SHAMROCK  
**REQUEST:** SUBDIVIDE 2 EXISTING LOTS INTO 5 LOTS

**SKETCH PLAT**

18. **PR-2019-002058**  
PS-2020-00133 -SKETCH PLAT  
(Sketch Plat 1/15/20, 2-13-20)  

ARCH + PLAN LAND USE CONSULTANTS agent(s) for GORKY PACHA request(s) the aforementioned action(s) for all or a portion of: LOTS 8 thru 10, BLOCK W, ATLANTIC & PACIFIC ADDN, zoned R-1, located at 510 ATLANTIC SE between 5TH ST and BARELAS RD, containing approximately 0.248 acre(s). (K-14)

**PROPERTY OWNERS:** PACHA GORKY M  
**REQUEST:** LOT CONSOLIDATION – 3 LOTS INTO 2 LOTS
RON HENSLEY/THE GROUP gent(s) for request(s) the aforementioned action(s) for all or a portion of: LOT 3, BLOCK 12, VOLCANO CLIFFS UNIT 3, zoned R-1, located at MOJAVE ST NW and UNSER BLVD and TESUQUE DR, containing approximately 2.25 acre(s). (E-10)

PROPERTY OWNERS: MARQUEZ MODESTO & EVA F
REQUEST: SUBDIVIDE ONE TRACT INTO 10

20. Other Matters:

21. ACTION SHEET MINUTES: December 9, 2020

ADJOURN