



**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:** 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/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/j/93191066384>

**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 6<sup>TH</sup> DUE TO SIGN POSTING**

2. [PR-2020-004708](#)  
[SI-2020-001411](#) – SITE PLAN

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 6<sup>TH</sup> DUE TO SIGN POSTING AND ADVERTISING**

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3. [PR-2020-003661](#)  
[SD-2020-00209](#) – PRELIMINARY PLAT

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

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4. [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], 9/30/20, 10/14/20]*

**PROPERTY OWNERS:** RV LOOP LLC

**REQUEST:** 52 UNIT TOWNHOME DEVELOPMENT

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5. [Project #1011598](#)  
[18DRB-70137](#) - VACATION OF PUBLIC RIGHT-OF-WAY  
[18DRB-70138](#) - SIDEWALK VARIANCE  
[18DRB-70139](#) - SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS  
[18DRB-70140](#) - PRELIMINARY/FINAL PLAT

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, 8/26/20, 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 ¼ 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

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**MINOR CASES**

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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). (F-11 & F-12)[*Deferred from 10/28/20, 11/18/20*]

**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). (H-13)

**PROPERTY OWNERS:** JABRE INVESTMENTS LLC  
**REQUEST:** CREATE 2 LOTS FROM 1 EXISTING 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). (G-13)[*Deferred from 10/7/20, 10/28/20, 11/18/20*]

**PROPERTY OWNERS:** MANUEL GARZA  
**REQUEST:** CREATE 3 LOTS FROM 2 EXISTING LOTS

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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
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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
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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
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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
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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 2<sup>ND</sup> 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

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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 4<sup>TH</sup> 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

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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

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### SKETCH PLAT

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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 5<sup>TH</sup> 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

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19. [PR-2020-004797](#)  
PS-2020-00132 -SKETCH PLAT

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

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20. Other Matters:

21. ACTION SHEET MINUTES: December 9, 2020

ADJOURN