



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
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

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 6TH 2021.
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 6TH 2021.

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

DEFERRED TO JANUARY 6TH, 2021.

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

DEFERRED TO FEBRUARY 24TH, 2021.

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].*

DEFERRED TO FEBRUARY 24TH, 2021.

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

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN
COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM
AND THE IDO AND WITH THE SIGNING OF THE AMENDED
INFRASTRUCTURE LIST "2", AND WITH THE SIGNING OF
INFRASTRUCTURE LIST "1" ON DECEMBER 16, 2020, THE DRB HAS
APPROVED THE AMENDED SITE PLAN WITH FINAL SIGN OFF
DELEGATED TO PLANNING FOR THE INFRASTRUCTURE
IMPROVEMENTS AGREEMENT (IIA) FOR INFRASTRUCTURE LIST "1".

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

DEFERRED TO JANUARY 6TH, 2021.

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

PROPERTY OWNERS: DANIELS FAMILY PROPERTIES LLC

REQUEST: EPC SITE PLAN SIGN-OFF

DEFERRED TO FEBRUARY 10TH, 2021.

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

DEFERRED TO JANUARY 27TH, 2021.

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

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR PROJECT AND APPLICATION NUMBERS TO BE PLACED ONTO THE PLAT, FOR THE AGIS DXF FILE AND FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA).

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

DEFERRED TO JANUARY 6TH, 2021.

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

DEFERRED TO JANUARY 13TH, 2021.

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 **GLENDAL E EAST OF BARSTOW** between **BARSTOW** and **VENTURA** containing approximately 1 acre(s). (B-20)

PROPERTY OWNERS: HUTCHISON PROPERTIES LLC

REQUEST: SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS **APPROVED** ATWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT.

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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

DEFERRED TO JANUARY 6TH, 2021.

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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 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

DEFERRED TO JANUARY 6TH, 2021.

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

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR UTILITY COMPANIES SIGNATURES, THE AGIS DXF FILE, AND FOR A NOTE ON THE PLAT INDICATING THE ALLOWABLE LOT SIZE IDENTIFYING THE APPROVED DEVIATION AS DISCUSSED. THE NOTICE OF DECISION SHALL ADDRESS THE REQUESTED 10% DEVIATION ALLOWANCE FOR CONTEXTUAL STANDARDS PER TABLE 6-4-1 OF THE IDO, ALLOWING FOR A 0.1471 LOT SIZE.

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 8A, 8B, 9A, 9B, 9C** , 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

DEFERRED TO JANUARY 6TH, 2021.

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

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

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

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE
PROVIDED

20. Other Matters: None

21. ACTION SHEET MINUTES: December 9, 2020
were approved.

ADJOURNED.