



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

September 23, 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/93220997740 (Place mouse over hyperlink, right-click, choose "open hyperlink")
Meeting ID: 932 2099 7740
By Phone +1 312 626 6799 US or Find your local number: https://cabq.zoom.us/j/93220997740

MAJOR CASES

- 1. Project # PR-2019-002571
SD-2020-00097 – VACATION OF PUBLIC EASEMENT
SD-2020-00098 – VACATION OF PUBLIC EASEMENT
(Sketch Plat 7/10/19)
DENNIS LORENZ agent(s) for PHILLIP PICKARD – DCLP TRUST request(s) the aforementioned action(s) for all or a portion of: NORTHWEST CORNER, NEW MEXICO STATE HIGHWAY DEPARTMENT, TRACT A UNIT A, NORTH ALBUQUERQUE ACRES, zoned NR-LM, located at 7550 PAN AMERICAN between SAN FRANCISCO NE and DEL REY AVE NE, containing approximately 0.14 acre(s). (D-18)[Deferred from 6/10/20, 6/24/20. 7/22/20
PROPERTY OWNERS: PHILLIP PICKARD
REQUEST: VACATION OF PUBLIC DRAINAGE AND UTILITY EASEMENTS

DEFERRED TO JANUARY 6TH 2021.

2. [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, 9/16/20]

**PROPERTY OWNERS:** STATE OF NEW MEXICO STATE LAND OFFICE  
**REQUEST:** MULTIFAMILY RESIDENTIAL, 4 STORY WOOD-FRAMED CONSTRUCTION OF 92 DWELLING UNITS

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 SITE PLAN . FINAL SIGN-OFF IS DELEGATED TO TRANSPORTATION FOR THE SIGNING AND RECORDING OF THE SIDEWALK EASEMENT ALONG CENTRAL AVENUE AND TO PLANNING FOR FINAL SIGN-OFF.

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**MINOR CASES**

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3. [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, 9/16/20]

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

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED **SEPTEMBER 23, 2020**, THE DRB HAS **APPROVED** THE PRELIMINARY/ FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO THE WATER AUTHORITY FOR EASEMENT REMOVAL FOR THE 12FT PUBLIC WATER LINE EASEMENT AT THE NORTHWEST CORNER OF THE SITE AND TO PLANNING FOR PROJECT AND APPLICATION NUMBERS BE ADDED TO THE PLAT, FOR UTILITY COMPANIES SIGNATURES, AMAFCA SIGNATURE AND THE AGIS DXF.

4. [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, 9/16/20]**

**PROPERTY OWNERS:** MESA VIEW UNITED METHODIST CHU INC A NM NON-PROFIT CORP

**REQUEST:** FINAL SIGN OFF OF EPC SITE PLAN

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO THE EPC SITE PLAN FINAL SIGN-OFF WAS **APPROVED** WITH FINAL SIGN-OFF DELEGATED TO PARKS FOR A REVIEW OF LANDSCAPING NOTES AND TO PLANNING FOR FINAL-SIGN OFF.

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5. [Project # PR-2020-004180](#)  
[VA-2020-00289](#) – BULK LAND VARIANCE  
[SD-2020-00151](#) - PRELIMINARY/FINAL  
PLAT  
(Sketch Plat 8/5/20)

BOHANNAN HUSTON/MICHAEL BALASKOVITS agent for MESA DEL SOL INVESTMENTS, LLC request(s) the aforementioned action(s) for all or a portion of: **A-1-A-1, MESA DEL SOL INNOVATION PARK, zoned PC, located SOUTH OF BOBBY FOSTER ROAD, EAST OF I-25, NORTH OF TRACT 3 BULK LAND PLAT of MESA DEL SOL TRACTS 1-15 and WEST OF STATE LAND OFFICE LA SEMILLA PRESERVE, containing approximately 1673.9117 acre(s). (R14-R17, S14-S17, T15-T17)**

**PROPERTY OWNERS:** MDS IVESTMENTS

**REQUEST:** CREATE NEW 75 ACRE TRACT FROM EXISTING 1673 ACRE TRACT

**DEFERRED TO SEPTEMBER 30<sup>TH</sup>, 2020.**

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6. [PR-2019-003055](#)  
[SD-2020-00162](#) – PRELIMINARY/FINAL  
PLAT  
(Sketch Plat 11/13/2019)

ARCH + PLAN LAND USE CONSULTANTS agent(s) for LEE & MARY CARMODY request(s) the aforementioned action(s) for all or a portion of: **LOTS 8 & 9 BLOCK B, zoned MX-L, located at 640 BROADWAY between HAZELDINE AVE and IRON AVE, containing approximately 0.2491 acre(s). (K-14)**

**PROPERTY OWNERS:** LEE & MARY CARMODY

**REQUEST:** LOT CONSOLIDATION – 2 LOTS INTO 1 LOT

**DEFERRED TO OCTOBER 7<sup>TH</sup>, 2020.**

7. [PR-2020-004360](#)  
SD-2020-00156 –PRELIMINARY/FINAL  
PLAT  
SD-2020-00154 –VACATION OF PUBLIC  
EASEMENT

**COMMUNITY SCIENCES CORP.** agent(s) for **WORQUE LLC** request(s) the aforementioned action(s) for all or a portion of: **LOT 28-A**, zoned **MX-L**, located at **910 CHELWOOD PARK BLVD NE** between **ALICE NE** and **LOMAS NE**, containing approximately .39 acre(s). (K-22)

**PROPERTY OWNERS:** WORQUE LLC

**REQUEST:** VACATION OF PUE and PRELIMINARY AND FINAL PLAT

**DEFERRED TO OCTOBER 7<sup>TH</sup>, 2020.**

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**SKETCH PLAT**

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8. [PR-2020-004432](#)  
PS-2020-00079 -SKETCH PLAT

**CSI – CARTESIAN SURVEY'S INC.** agent(s) for **VP PRODUCT MANAGEMENT, PS GROUP ASTEC INDUSTRIES, INC.** request(s) the aforementioned action(s) for all or a portion of: **LOTS 14-17 SOUTH BROADWAY ACRES**, zoned **NR-LM**, located at **245 WOODWARD** between **BROADWAY BLVD SE** and **WILLIAM ST SE**, containing approximately 14.1484 acre(s). (M-14)

**PROPERTY OWNERS:** CEI ENTERPRISES INC

**REQUEST:** SKETCH PLAT REVIEW AND COMMENT 7 LOTS INTO 1 and VACATE EASEMENTS

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

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9. [PR-2020-004433](#)  
PS-2020-00080 -SKETCH PLAT

**COMMUNITY SCIENCES CORP.** agent(s) for **LEMAR C. ROGERS** request(s) the aforementioned action(s) for all or a portion of: **LOTS 29 & 30, BLOCK 5, VOLCANO CLIFFS**, zoned **R-1**, located at **8028 & 8030 VICTORIA DR NW** between **RIMROCK DR NW** and **SHIPROCK PL NW**, containing approximately 0.5178 acre(s). (E-10)

**PROPERTY OWNERS:** LEMAR AND JULIANNA ROGERS

**REQUEST:** LOT CONSOLIDATION 2 LOTS INTO 1

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

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10. Other Matters:

11. **ACTION SHEET MINUTES:**  
**September 16, 2020**

ADJOURN