DEVELOPMENT REVIEW BOARD  
Agenda  
ONLINE ZOOM MEETING  
April 28, 2021  

Jolene Wolfley .............................................................. DRB Chair  
Jeanne Wolfenbarger  ............................................. Transportation  
Blaine Carter .......................................................... 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 REQUIRES A RE-APPLICATION AND REPAYMENT OF ALL APPLICATION FEES.

NOTE: CLICK ON THE BLUE HIGHLIGHTED PROJECT # 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  
   a. Motion to amend the rules to allow a virtual meeting because of the public health emergency.  
   b. Remote Meeting Information:  
      https://cabq.zoom.us/j/95040525532 (Place mouse over hyperlink, right-click, choose “open hyperlink”)  
      Meeting ID: 950 4052 5532  
      By phone 1 312 626 6799 or Find your local number: https://cabq.zoom.us/u/aqxic14ll

MAJOR CASES
1. **PR-2020-004447**
   SD-2021-00062 – VACATION OF RIGHT-OF-WAY
   SD-2021-00063 – VACATION OF PUBLIC EASEMENT-7’ utility
   SD-2021-00064 – VACATION OF PUBLIC EASEMENT-10’ utility
   SD-2021-00065 – VACATION OF PUBLIC EASEMENT- access
   SD-2021-00066 – VACATION OF PUBLIC EASEMENT-10’ utility
   SD-2021-00067 – VACATION OF PUBLIC EASEMENT-10’ PNM/MST&TC west
   SD-2021-00068 – VACATION OF PUBLIC EASEMENT-10’ PNM/MST&TC east
   SD-2021-00069 – VACATION OF PUBLIC EASEMENT-20’ utility

   **BOHANNAN HUSTON INC.** agent for **CITY OF ALBUQUERQUE AVIATION DEPARTMENT** requests the aforementioned action(s) for all or a portion of **TRACT A-1 SUNPORT MUNICIPAL ADDITION AND AIRPORT PARK** zoned NR-SU, located at **2700 GIRARD BLVD SE between GIBSON BLVD and SUPORT BLVD** containing approximately **116 acre(s).** (M-16) [Deferred from 4/21/21]

   **PROPERTY OWNERS:** **CITY OF ALBUQUERQUE**

   **REQUEST:** VACATION OF RIGHT-OF-WAY & VACATION OF EASEMENTS

   **IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB RECOMMENDS APPROVAL BY THE CITY COUNCIL FOR THE VACATION OF RIGHT OF WAY (PR-2021-00062) BASED ON EXHIBIT IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO.**

   **IN THE MATTER OF THE AFOREMENTIONED APPLICATIONS, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE VACATIONS OF PUBLIC EASEMENT AS SHOWN ON EXHIBITS IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO. A NOTE SHALL BE ADDED TO THE NOTICE OF DECISION FOR EASEMENT APPLICATION SD-2021-00068, (EAST 10’ PNM/MST&TC) INDICATING RELOCATION OF THE PNM EASEMENT WITH THE ORION PROJECT.**

2. **PR-2018-001579**
   SI-2021-00304 – SITE PLAN
   SI-2021-00305 – SITE PLAN AMENDMENT

   **MODULUS ARCHITECTS INC. C/O ANGELA WILLIAMSON** agent for **WINROCK PARTNERS LLC** requests the aforementioned action(s) for all or a portion of: **PARCEL Z FINAL PLAT PARCEL Z AND TRACTS A, D, E, F-1, G & H,** zoned **MX-H,** located at **2100 LOUISIANA BLVD NW between INDIAN SCHOOL and I-40** containing approximately **28.8654 acre(s).** (J-19) [Deferred from 3/31/21]

   **PROPERTY OWNERS:** **WINROCK PARTNERS LLC**

   **REQUEST:** SITE PLAN FOR NEW PARK CONCEPT TO INCLUDE WATERFEATURES, 2 INTERNAL PAD SITES FOR FUTURE USERS, 2 BUILDINGS ALONG DILLARDS. PARK INCLUDES KIDS PLAYING AREA, PATHS AND BRIDGES

   **DEFERRED TO MAY 26TH, 2021.**
3. **PR-2020-004024**  
SD-2021-00029 – PRELIMINARY PLAT  
(sketch plat 10-14-20)  

CSI – CARTESIAN SURVEYS INC.  
agent for DIAMOND TAIL REALTY, LLC  
request(s) the aforementioned action(s) for all or a portion of:  
TRACTS H-5, VENTURA RANCH  
zoned MX-M, located on UNIVERSE BLVD NW between PASEO DEL NORTE NW and PARADISE BLVD NW  
containing approximately 8.7797 acre(s).  
(§601)[Deferred from 3/10/21, 3/31/21]  

PROPERTY OWNERS: DIAMOND TAIL REALTY, LLC  
REQUEST: REPLAT 5 LOTS INTO 6  
DEFERRED TO MAY 12TH, 2021.  

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4. **PR-2020-003443**  
SD-2021-00027 – PRELIMINARY PLAT  
(sketch plat 3-4-20)  

CONSENSUS PLANNING INC.  
agent for HOLLY PARTNERS LLC  
request(s) the aforementioned action(s) for all or a portion of:  
20A-1, PARADISE NORTH  
zoned MX-L, located on UNSER BLVD NW between BANDELIER DR NW and McMAHON BLVD NW  
containing approximately 19.01 acre(s).  
(§601)[Deferred from 3/10/21, 3/31/21, 4/14/21]  

PROPERTY OWNERS: HOLLY PARTNERS LLC  
REQUEST: SUBDIVIDE EXISTING LOT INTO 9 NEW LOTS AND PROVIDE REQUIRED PUBLIC INFRASTRUCTURE  
DEFERRED TO MAY 5TH, 2021.  

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5. **PR-2019-003169**  
SD-2020-00115 – PRELIMINARY PLAT  
VA-2020-00192 – TEMPORARY DEFERRAL OF SIDEWALK  
(Sketch Plat 12/18/19)  

RON HENSLEY/THE GROUP  
agent(s) for CLEARBOOK INVESTMENTS INC.  
request(s) the aforementioned action(s) for all or a portion of:  
01 UNIT 3 ATRISCO GRANT EXC NW’LY POR TO R/W,  
zoned MX-M, located at SAGE RD between COORS and 75TH ST,  
containing approximately 9.56 acre(s).  
(§601)[Deferred from 7/22/20, 8/5/20, 9/2/20, 9/30/20, 11/18/20, 12/9/20, 2/3/21, 4/7/21]  

PROPERTY OWNERS: CLEARBOOK INVESTMENTS INC, HENRY SCOTT TRUSTEE HENRY RVT  
REQUEST: SUBDIVISION OF TRACT INTO 62 LOTS AND 2 TRACTS AND SIDEWALK DEFERRAL  
DEFERRED TO MAY 26TH, 2021.  

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**MINOR CASES**
6. **PR-2021-004966**  
**SD-2021-00075 - PRELIMINARY/FINAL PLAT**  
GAVINO AND PEGGY LOPEZ request(s) the aforementioned action(s) for all or a portion of: LOTS 14 & 15, BLOCK 9 ALBRIGHT & MOORE ADDITION zoned R-1A, located at 1419 LOS TOMASES DR NW between 6TH ST and 7TH ST, containing approximately .18 acre(s). (J-14)  

**PROPERTY OWNERS:** GAVINO & PEGGY LOPEZ  
**REQUEST:** RE-PLAT 2 LOTS, LOT LINE ELIMINATION CREATING ONE LOT FOR A SINGLE FAMILY DWELLING  


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7. **PR-2019-002609**  
**SD-2020-00217 – PRELIMINARY/FINAL PLAT**  
ARCH + PLAN LAND USE CONSULTANTS agent(s) for JABRE 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) [Deferred from 12/16/20, 1/27/21, 2/24/21, 3/31/21]  

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

DEFERRED TO MAY 19TH, 2021.

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8. **PR-2019-002738**  
**SD-2021-00018 - PRELIMINARY/FINAL PLAT**  
(Sketch Plat 10/14/20)  
ARCH + PLAN LAND USE CONSULTANTS agent(s) for MC DONALD’S REAL ESTATE COMPANY request the aforementioned action(s) for all or a portion of: LOTS A & B BLOCK 101, BEL AIR SUBDIVISION, zoned MX-M, located at 5900 MENAUL BLVD NE, containing approximately 0.9457 acre(s). (H-18) [Deferred from 2/3/21, 2/24/21, 3/17/21]  

**PROPERTY OWNERS:** MC DONALD’S REAL ESTATE COMPANY  
**REQUEST:** LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT  

DEFERRED TO MAY 19TH, 2021.
SD-2021-00080 - AMENDMENT TO INFRASTRUCTURE LIST  
SD-2021-00083 - EXTENSION OF INFRASTRUCTURE IMPROVEMENTS LIST

**TIERRA WEST** agent(s) for **CWPS CORP** requests the aforementioned action(s) for all or a portion of: **TRACT 1, PLAT OF TRACTS 1 and 2, LANDS OF HERRERA FAMILY SUBDIVISION**, zoned MX-M, located at **241 98th STREET NW, BETWEEN 98th STREET NW and VOLCANO RD NW containing approximately 1.46 acre(s).** (K-9)

**PROPERTY OWNERS:** CWPS CORP  
**REQUEST:** EXTEND IIA, AMEND IL


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**SKETCH PLAT**

10. **PR-2021-005371**  
**PS-2021-00052 - SKETCH PLAT**

**CSI – CARTESIAN SURVEY’S INC.** agent(s) for **HOMEWISE INC.** request(s) the aforementioned action(s) for all or a portion of **LOTS 5 & 6, UTE ADDITION**, zoned R-1D, located at **3534 AND 3536 UTE DR NW between 50TH ST NW and 47TH ST NW, containing approximately 0.2824 acre(s).** (K-11)

**PROPERTY OWNERS:** HOMEWISE  
**REQUEST:** LOT LINE ADJUSTMENT

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

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11. **Other Matters: None**

12. **Action Sheet Minutes were approved for April 21. 2021**

13. **DRB Member Signing Session for Approved Cases**

**ADJOURNED**