



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

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 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/aqx1c14II>

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 EASMENT-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 INTERAL 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). (B-10)[*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). (A-11)[*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). (L-10)[*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.**

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

**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
TRANSPORTATION FOR THE RELOCATION OR REMOVAL OF THE
FENCE IN THE RIGHT-OF-WAY, AND TO PLANNING FOR UTILITY
SIGNATURES, AMAFCA SIGNATURE, THE AGIS DXF FILE, THE
APPLICATION NUMBER TO BE ADDED TO THE PLAT, AND FOR A
NOTE REGARDING THE ADMINISTRATIVE WAIVER FOR THE
SIDEWALK WIDTH.**

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 EXISTING LOT

DEFERRED TO MAY 19TH, 2021.

8. [PR-2019-002738](#)
[SD-2021-00018](#) - PRELIMINARY/FINAL
PLAT
(*Sketch Plat 10/14/20*)

ARCH + PLAN LAND USE CONSULTANTS agent(s) for
MCDONALD'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: MCDONALDS REAL ESTATE COMPANY

REQUEST: LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT

DEFERRED TO MAY 19TH, 2021.

9. [PR-2019-001964](#)
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

THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING
IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE
DPM AND THE IDO, THE DRB HAS APPROVED THE AMENDMENT
TO INFRASTRUCTURE LIST. A ONE YEAR EXTENSION OF THE
SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.

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