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 ANNOUCED 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/aqxic14II

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

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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

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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

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**DRB 2021**
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, 4/14/2]  

**PROPERTY OWNERS:** HOLLY PARTNERS LLC  
**REQUEST:** SUBDIVIDE EXISTING LOT INTO 9 NEW LOTS AND PROVIDE REQUIRED PUBLIC INFRASTRUCTURE

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

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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

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

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**AGENT REQUESTS DEFERRAL 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  
**AGENT REQUESTS DEFERRAL 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

**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

11. Other Matters: IIA Extension and IL Amendment

12. DRB Member Signing Session for Approved Cases

13. ADJOURN