



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

April 7, 2021

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

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

Motion to amend the rules to allow a virtual meeting because of the public health emergency.

Remote Meeting Information:

Join Zoom Meeting

<https://cabq.zoom.us/j/98531032041>

Meeting ID: 985 3103 2041

By phone +1 312 626 6799 or Find your local number: <https://cabq.zoom.us/j/98531032041>

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, 9/23/20, 1/6/21*]

PROPERTY OWNERS: PHILLIP PICKARD
REQUEST: VACATION OF PUBLIC DRAINAGE AND UTILITY EASEMENTS

**** AGENT REQUESTS DEFERRAL TO JUNE 9TH, 2021.**

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2. [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*]

PROPERTY OWNERS: CLEARBOOK INVESTMENTS INC, HENRY SCOTT TRUSTEE HENRY RVT
REQUEST: SUBDIVISION OF TRACT INTO 62 LOTS AND 2 TRACTS AND SIDEWALK DEFERRAL

MINOR CASES

3. [PR-2018-001402](#)
(1001047)
[SI-2020-01164](#) – EPC FINAL SITE PLAN
SIGN-OFF

CONSENSUS PLANNING, INC. agent(s) for **GAMMA DEVELOPMENT, LLC** requests 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, 12/16/20, 2/10/21, 3/3/21, 3/17/21*]

PROPERTY OWNERS: DANIELS FAMILY PROPERTIES LLC
REQUEST: EPC SITE PLAN SIGN-OFF

**** WITHDRAWN BY AGENT**

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4. [PR-2020-004395](#)
[SD-2021-00059](#) – PRELIMINARY/FINAL
PLAT
Sketch Plat 9-19-20

CSI – **CARTESIAN SURVEYS INC.** agent(s) for **SUSAN DAVIS (DONALD R. WILLIAMS TRUST)** request(s) the aforementioned action(s) for all or a portion of **LOTS 62, 63 AND A PORTION OF TRACT A, RIVERVIEW HEIGHTS ADDITION** zoned R-1, located on **RIVERVIEW DR NW between RIVERVIEW RD NW and RIVERVIEW CT NW**, containing approximately 0.5600 acre(s). (J-11)

PROPERTY OWNERS: SUSAN DAVIS
REQUEST: FINAL PLAT REVIEW OF SUBDIVISION PLAT CREATING TWO NEW LOTS FROM THREE EXISTING PARCELS AND GRANT EASEMENT

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5. [PR-2019-002765](#)
[VA-2021-00010](#) – SIDEWALK WAIVER

CSI – **CARTESIAN SURVEY'S INC.** agent(s) for **RED SHAMROCK 4, LLC** requests the aforementioned action(s) for all or a portion of: **LOT 9, COORS PAVILION**, zoned NR-C, located at **5801 ST JOSEPHS DR NW**, containing approximately 14.1982 acre(s). (G-11)[*Deferred from 2/3/21, 2/24/21, 3/10/21, 3/17/21, 3/31/21*]

PROPERTY OWNERS: RED SHAMROCK 4, LLC
REQUEST: WAIVER FROM SIDEWALK REQUIREMENTS UNTIL DEVELOPMENT OF SUBDIVIDED LOTS 8 & 9 OF COORS PAVILION, LOT BY LOT

6. [PR-2019-002765](#)
SD-2020-00218 – PRELIMINARY/FINAL PLAT
- RED SHAMROCK requests 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 COORS BLVD NW**, containing approximately 14.5 acre(s). (G-11)[*Deferred from 12/16/20, 1/6/21, 1/27/21, 2/3/21, 2/24/21, 3/10/21, 3/17/21, 3/31/21*]
- PROPERTY OWNERS:** RED SHAMROCK
REQUEST: SUBDIVIDE 2 EXISTING LOTS INTO 5 LOTS
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7. [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
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8. [PR-2020-004548](#)
SD-2021-00052 – PRELIMINARY/FINAL PLAT
VA-2021-00071 – SIDEWALK WAIVER
- ANN CADIER KIM & PATRICK J. MAGEE request the aforementioned action(s) for all or a portion of **LOT 27 & LOT 28, VOLCANO CLIFFS SUBDIVISION** zoned R-1D, located at **6201 & 6205 PAPAGAYO NW between ALDERETE and PETROGLYPHS/NATIONAL MONUMENT**, containing approximately 0.5493 acre(s). (D-10)[*Deferred from 3/31/21*]
- PROPERTY OWNERS:** ANN CADIER KIM & PATRICK J. MAGEE
REQUEST: PRELIMINARY/FINAL PLAT, SIDEWALK WAIVER
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9. [PR-2020-003658](#)
SD-2021-00057 – AMENDMENT TO INFRASTRUCTURE LIST
- ISAACSON & ARFMAN, INC. agent for **CRP-GREP OVERTURE ANDALUCIA OWNER, LLC (CONTACT NIC WHITTAKER)** requests the aforementioned action(s) for all or a portion of: **TRACT 4, NORTH ANDALUCIA AT LA LUZ**, zoned PD, located at **5301 ANTEQUERA RD NW**, containing approximately 7.7061 acre(s). (E-12)
- PROPERTY OWNERS:** CRP-GREP OVERTURE ANDALUCIA OWNER, LLC
REQUEST: MINOR AMENDMENT TO INFRASTRUCTURE LIST APPROVAL
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10. [PR-2021-005296](#)
[SD-2021-00058](#) - PRELIMINARY/FINAL
PLAT

ISAACSON & ARFMAN, INC. agent(s) for STORAGE ENTERPRISES request(s) the aforementioned action(s) for all or a portion of: **TRACT 1-A1, MUELLER INDUSTRIAL, TRACT C4, LANDS OF MENAUL SCHOOL, INC.**, zoned NR-GM, located at **720 CANDELARIA RD NE between CANDELARIA RD NE and MENAUL BLVD NE**, containing approximately 7.8883 acre(s). (H-15)

PROPERTY OWNERS: STORAGE ENTERPRISES LLC & RJ ENTERPRISEINVESTMENTS LLC
REQUEST: SUBDIVISION OF LAND

SKETCH PLAT

11. [PR-2021-005272](#)
[PS-2021-00043](#) - SKETCH PLAT

ISAACSON & ARFMAN, INC. agent(s) for **TEKIN & ASSOCIATES (MARK TEKIN)** request(s) the aforementioned action(s) for all or a portion of: **TRACT A LOTS 1 THRU 4 & 29 THRU 32, BLOCK 27, NORTH ALBUQUURQUE ACRES**, zoned NR-BP, located at **9320 SAN PEDRO DR NE between EAGLE ROCK AV NE and OAKLAND AV NE**, containing approximately 6.5798 acre(s). (C-18)

PROPERTY OWNERS: BAUER & LOUCKS ENTERPRISES LLC, LOUCKS RICHARD A & PATRICIA A CO-TR LOUCKS TRUST
REQUEST: SKETCH PLAT REVIEW AND COMMENT

12. [PR-2021-005288](#)
[PS-2021-00044](#) - SKETCH PLAT

ROBERT AND NANCY KEY request the aforementioned action(s) for all or a portion of **LOT 12-A, WILDERNESS ESTATES AT HIGH DESERT**, zoned R-1, located at **3500 TRAIL VISTA CT NE between HIGH DESERT PL NE and TRAIL VISTA CT NE**, containing approximately 1.59 acre(s). (F-23)

PROPERTY OWNERS: ROBERT AND NANCY KEY
REQUEST: CHANGE IN BUILDING ENVELOPE BOUNDARIES TO ALLOW FOR ARCHITECTURAL FEATURE AS PART OF NEW HOME CONSTRUCTION

13. [PR-2020-004024](#)
[PS-2021-00045](#) - SKETCH PLAT

TIERRA WEST, LLC agent for **DIAMOND TAIL REALTY LLC** requests the aforementioned action(s) for all or a portion of **TRACT H-11 PLAT OF TRACT H-A THRU H-11, VENTANA SQUARE AT VENTAND RANCH**, zoned MX-M, located at **PASEO DEL NORTE between UNIVERSE BLVD and PASEO DEL NORTE**, containing approximately 1.08 acre(s). (B-10)

PROPERTY OWNERS: DIAMOND TAIL REALTY LLC
REQUEST: SKETCH PLAT REVIEW AND COMMENT

14. Other Matters:

15. **ACTION SHEET MINUTES: March 31, 2021**

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