DEVELOPMENT REVIEW BOARD
Agenda
ONLINE ZOOM MEETING
August 18, 2021

Jolene Wolfley ................................................................. DRB Chair
Jeanne Wolfenbarger ...................................................... Transportation
Blaine Carter ................................................................. Water Authority
Ernest Armijo. ............................................................... Hydrology
Vincent Montano .......................................................... 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/95812687065       Meeting ID: 958 1268 7065
      Dial by your location   +1 253 215 8782 or   Find your local number: https://cabq.zoom.us/u/ac8uBuagV9
      (Place mouse over hyperlink, right-click, choose “open hyperlink”)

MAJOR CASES

1. **PR-2021-004961** IDO 2019
   **SD-2021-00154 – PRELIMINARY PLAT**
   ADELLA GALLEGOS, AG SERVICES agent for TONY L & PHYLLIS JARAMILLO requests the aforementioned action(s) for all or a portion of: LOT 17, BLOCK 16, NORTH ALBUQUERQUE ACRES TRACT A, UNIT B , zoned NR-C, located at 5901 CARMEL NE between SAN PEDRO and PAN AMERICAN containing approximately 0.72 acre(s). (C-18)
   **PROPERTY OWNERS:** MESA VERDE CONSTRUCTION & DEVELOPMENT LLC, TONY L AND PHYLLIS JARAMILLO
   **REQUEST:** PRELIMINARY PLAT TO DEDICATE ROW
2. **PR-2020-004138 IDO** IDO 2019  
SI-2021-00574- SITE PLAN DRB  

JEEBS AND ZUZU LLC agent for MESA APARTMENTS LLC requests the aforementioned action(s) for all or a portion of: TRACT A-4, MESA DEL SOL INNOVATION PARK zoned PC, located on UNIVERSITY BLVD and BOBBY FOSTER RD SE containing approximately 14.45 acre(s). (R-15 & R-16) [Deferred from 5/19/21, 5/26/21, 6/23/21, 7/14/21, 7/28/21]  

**PROPERTY OWNERS:** MESA APARTMENTS LLC/ MDS INVESTMENTS LLC  
**REQUEST:** SITE PLAN DRB FOR 318 UNIT MULTI-FAMILY COMPLEX

3. **PR-2021-005740 IDO** IDO 2019  
SI-2021-01051 – SITE PLAN AMENDMENT  

SCOTT ANDERSON agent for DANIEL CHAVEZ requests the aforementioned action(s) for all or a portion of: LOT II A1, RENAISSANCE CENTER 2 zoned NR -BP, located on 4720 ALEXANDER between MONTANO and DESERT SURF containing approximately 4.37 acre(s). (F-16) [Deferred from 8/4/21]  

**PROPERTY OWNERS:** DANIEL CHAVEZ  
**REQUEST:** INCREASE TO THE APPROVED BUILDING HEIGHT

4. **PR-2020-004595 IDO** IDO 2019  
SD-2021-00111 – PRELIMINARY PLAT  
VA-2021-00216 – SIDEWALK WAIVER  

JAG PLANNING & ZONING agent for 505 SOLUTIONS LLC requests the aforementioned action(s) for all or a portion of: PARCELS A & B AND PARCELS 1 & 3, LANDS OF ALBUQUERQUE RANCH ESTATES & LANDS OF ALBUQUERQUE ACADEMY zoned PD, located on WALKERWAY ST. NE between SPAIN RD NE and ACADEMY RD NE containing approximately 4.650 acre(s). (E-22) [Deferred from 6/30/21, 7/28/21, 8/11/21]  

**PROPERTY OWNERS:** 505 SOLUTIONS LLC  
**REQUEST:** CREATE 11 LOTS FROM 4 PARCELS (6 LOTS), CREATE TWO TRACTS FOR EASEMENTS, VACATE EASEMENTS AND GRANT EASEMENTS

**MINOR CASES**

5. **PR-2020-004595 IDO** IDO 2019  
SD-2021-00122 – VACATION OF PUBLIC EASEMENT 7 foot  
SD-2021-00123 – VACATION OF PRIVATE EASEMENT 15 foot  
SD-2021-00124 – VACATION OF PRIVATE EASEMENT 20-foot waterline  

JAG PLANNING & ZONING agent for 505 SOLUTIONS, LLC requests the aforementioned action(s) for all or a portion of: PARCELS A & B AND PARCELS 1 & 3 zoned R-1D, located on WALKERWAY ST between SPAIN RD NE and ACADEMY containing approximately 4.650 acre(s). (E-22) [Deferred from 6/30/21, 7/28/21, 8/11/21]  

**PROPERTY OWNERS:** 505 SOLUTIONS, LLC  
**REQUEST:** VACATION OF A PUBLIC UTILITY EASEMENT AND VACATION OF 7 FOOT AND 15 FOOT PRIVATE ACCESS EASEMENTS.
**SD-2021-00140** – PRELIMINARY/FINAL PLAT  
Sketch plat 8-19-2020

JUANITA GARCIA – JAG PLANNING AND ZONING agent for OLD TOWN PLAZA, LLC C/O JOYCE T. BATTAGLIA requests the aforementioned action(s) for all or a portion of: TRACT B, LANDS OF CASA DE ARMIJO, LA PLACITA PATIO MARKETS AND PLAZA HACIENDA zoned MX-T, located at 302 SAN FELIPE between MOUNTAIN RD NW and CENTRAL AVE NW containing approximately 2.17 acre(s).  
**(J-13)** [Deferred from 7/21/21]

**PROPERTY OWNERS**: OLD TOWN PLAZA, LLC  
**REQUEST**: SUBDIVIDE EXISTING TRACT INTO 2 SEPARATE TRACTS

7. **PR-2021-005222**  IDO 2019  
**SI-2021-01237** – EPC SITE PLAN SIGN OFF

TIERRA WEST, LLC agent for WESTERN HIILS INVESTMENTS LLC requests the aforementioned action(s) for all or a portion of: TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C, C4A, SEVEN BAR RANCH zoned NR-BP, located at 3615 HWY 528 between CALLE CUERVO NW and HWY 528 containing approximately 1.99 acre(s).  
**(A-14)**

**PROPERTY OWNERS**: WESTERN HILLS INVESTMENTS LLC  
**REQUEST**: FINAL SIGN OFF OF EPC SITE PLAN

8. **PR-2021-005657**  IDO 2020  
**VA-2021-00324** – SIDEWALK WAIVER

LAURA DURR requests the aforementioned action(s) for all or a portion of: BLOCK 1, LOTS 7-9, WINTERWOOD PARK zoned , located at 616 AUTUMNWOOD PL SE between AUTUMNWOOD PL and WINTERWOOD WAY containing approximately .7 acre(s).  
**(L-23)**

**PROPERTY OWNERS**: LAURA DURR  
**REQUEST**: WAIVE REQUIREMENT FOR A SIDEWALK

9. **PR-2021-005019**  IDO 2019  
(AKA: **PR-2020-003259**)

**SD-2021-00110** – VACATION OF PUBLIC EASEMENT

**SD-2021-00109** – PRELIMINARY/FINAL PLAT

csi – CARTESIAN SURVEY’S INC. agent for PAY AND SAVE request(s) the aforementioned action(s) for all or a portion of: TRACT A-2, TRACT A LOTS 1-5 AND 11-17, LANDS OF M.S.T & T, FURR’S PROPERTIES INC.; RIVERA PLACE, zoned MX-M, located at 4701 4TH ST NW between GRIEGOS RD NW and PALO DURO AVE NW, containing approximately 3.3677 acre(s).  
**(F-14)** [Deferred from 6/9/21, 6/16/21, 6/30/21, 7/14/21, 7/21/21]

**PROPERTY OWNERS**: PAY AND SAVE, INC  
**REQUEST**: COMBINE 15 EXISTING PARCELS INTO ONE PROPOSED TRACT, VACATE PUBLIC EASEMENT, GRANT PUBLIC EASEMENT
10. **PR-2020-004256**  
IDO 2019  
**SD-2021-00141 – PRELIMINARY/FINAL PLAT**  
Sketch plat 8-19-2020

CSI – CARTESIAN SURVEYS, INC. agent for GLEN EFFERTZ requests the aforementioned action(s) for all or a portion of: **TRACT A, LAND OF GLEN EFFERTZ** zoned R-1B, located at 2918 MOUNTAIN RD NW between LAGUNA SECA LANE NW and MONTOYA ST NW containing approximately 0.8661 acre(s). (J-12) [Deferred from 7/21/21, 7/28/21, 8/4/21]

**PROPERTY OWNERS:** MELINDA GARCIA & GLEN EFFERTZ  
**REQUEST:** REQUEST PLAT REVIEW FOR MINOR SUBDIVISION CREATING TWO NEW TRACTS FROM ONE EXISTING TRACT, GRANT EASEMENTS

**AGENT REQUESTS DEFERRAL TO SEPTEMBER 1ST**

11. **PR-2021-005009**  
IDO 2019  
**SD-2021-00091 – PRELIMINARY/FINAL PLAT**

WAYJOHN SURVEYING INC. agent(s) for BLAKES LOTABURGER LLC request(s) the aforementioned action(s) for all or a portion of **PARCELS 6 THRU 10, ATRISCO BUSINESS PARK** zoned MX-M, located at NE Corner of COORS BLVD and FORTUNA ROAD, containing approximately 1.3523 acre(s). (J-10) [Deferred from 5/19/21, 7/14/21, 8/4/21]

**PROPERTY OWNERS:** BLAKE’S LOTABURGER  
**REQUEST:** COMBINE 5 LOTS INTO ONE LOT

12. **Project # PR-2019-003084**  
IDO 2019  
**SD-2020-00063 - PRELIMINARY/FINAL PLAT**

PAULA DAL SANTO agent(s) for UNITED STATES POSTAL SERVICE requests the aforementioned action(s) for all or a portion of: **LOTS 17A, 18A, and 19A BLOCK 11, LOTS 16,17,9A and a PORTION OF LOT 8A in BLOCK 13 and TRACT F, TIMOTEO CHAVEZ ADDITION**, zoned MX-M & NR-C, located at **2505 GRACELAND DR between GRACELAND DR and MORNINGSIDE DR**, containing approximately 5.195 acre(s). (H-17) [Deferred from 3/11/20, 4/8/20, 5/6/20, 7/8/20, 9/16/20, 3/17/21]

**PROPERTY OWNERS:** PAULA DAL SANTO, EDWARD ANLIAN and UNITED STATES POSTAL SERVICE  
**REQUEST:** LOT LINE ADJUSTMENT

**WITHDRAWN BY THE APPLICANT**

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**SKETCH PLAT**
13. **PR-2021-005862** IDO 2020
**PS-2021-00098 – SKETCH PLAT**

MARK GOODWIN & ASSOCIATES, PA agent for BOKAY CONSTRUCTION, INC. requests the aforementioned action(s) for all or a portion of **TRACT 16-D-2 UNIT 18, EL RANCHO GRANDE** zoned R-1A, located on **DELGADO between GIBSON BLVD and CRANDALL RD** containing approximately 16.4561 acre(s). (N-08)

**PROPERTY OWNERS:** BOKAY CONSTRUCTION
**REQUEST:** 103 SINGLE FAMILY LOTS

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14. **PR-2021-005863** IDO 2020
**PS-2021-00099 – SKETCH PLAT**

ARCH + PLAN LAND USE CONSULTANTS agent for MARY & JULIETA CHAVEZ requests the aforementioned action(s) for all or a portion of: **TRACTS 89B3A & 89B1B1** zoned R-1C, located at **3506 12TH ST NW between MCMULLEN AVE and MILDRED AVE** containing approximately 0.4959 acre(s). (G-14)

**PROPERTY OWNERS:** PRISCILLA MARY & JULIETA CHAVEZ
**REQUEST:** INTERIOR LOT LINE ADJUSTMENT

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Other Matters

Action Sheet Minutes – August 11, 2021

DRB Member Signing Session for Approved Cases

ADJOURN