



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

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/95812687065> Meeting ID: 958 1268 7065

Dial by your location +1 253 215 8782 or Find your local number: <https://cabq.zoom.us/j/95812687065>

(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
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3. [PR-2021-005740](#) 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
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4. [PR-2020-004595](#) 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 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 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: VACATION OF A PUBLIC UTILITY EASEMENT AND VACATION OF 7 FOOT AND 15 FOOT PRIVATE ACCESS EASEMENTS.

6. [PR-2019-002253](#) IDO 2019
[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
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7. [PR-2021-005222](#) IDO 2019
[SI-2021-01237](#) – EPC SITE PLAN
SIGN OFF
- TIERRA WEST, LLC agent for WESTERN HILLS 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
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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
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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
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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 LOTA BURGER 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

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

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

Other Matters

Action Sheet Minutes – August 11, 2021

DRB Member Signing Session for Approved Cases

ADJOURN