



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

August 4, 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/94002597882> (Place mouse over hyperlink, right-click, choose "open hyperlink")

Meeting ID: 940 0259 7882

By phone +1 312 626 6799 or Find your local number: <https://cabq.zoom.us/j/94002597882>

MAJOR CASES

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1. [PR-2021-005414](#)
SI-2021-01031 – SITE PLAN
SD-2021-00136 – PRELIMINARY PLAT
SD-2021-00137 – VACATION OF PUBLIC
EASEMENT 90' Drainage
SD-2021-00138 – VACATION OF PUBLIC
EASEMENT 10' Utility
SD-2021-00139 – VACATION OF PRIVATE
EASEMENT 40' x 30' Access
Sketch plat 5-12-2021

TIERRA WEST, LLC agent for LA MAME LLC requests the
aforementioned action(s) for all or a portion of: **TRACT F-4-
A PLAT OF TRACTS F-3-A, F-4-A & F-6-A, ATRISCO
BUSINESS PARK UNIT 3** zoned MX-M, located at **441 & 457
COORS BLVD between COORS BLVD NW and BLUEWATER
RD NW** containing approximately 8.94 acre(s). (J-10)

PROPERTY OWNERS: LA MAME, LLC
REQUEST: DRB SITE PLAN, PRELIMINARY PLAT, VACATION ACTIONS

 2. [PR-2021-005740](#)
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)

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

 3. [PR-2021-005390](#)
SI-2021-00832 – SITE PLAN
VA-2021-00217 – SIDEWALK WIDTH
WAIVER

CONSENSUS PLANNING, INC. agent for GREATER
ALBUQUERQUE HOUSING PARTNERSHIP requests the
aforementioned action(s) for all or a portion of: **LOTS 1-22,
VALLEY VIEW ADDITION** zoned MX-M, located at **5000
CENTRAL AVE SE between JACKSON ST SE and SAN MATEO
BLVD** containing approximately 1.61 acre(s). (K-17) [*Deferred
from 6/30/21, 7/21/21*]

PROPERTY OWNERS: GREATER ALBUQUERQUE HOUSING
PARTNERSHIP
REQUEST: SITE PLAN FOR 4-STORY MIXED-USE DEVELOPMENT WITH 92
DWELLING UNITS AND 2,000 SQ FT. COMMERCIAL, WAIVER FOR
SIDEWALK WIDTH ALONG JACKSON STREET
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4. [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, 4/28/21, 5/26/21, 6/23/21, 6/30/21, 7/14/21, 7/21/21*]
- PROPERTY OWNERS:** WINROCK PARTNERS LLC
REQUEST: SITE PLAN FOR NEW PARK CONCEPT TO INCLUDE WATERFEATURES, 2 INTERNAL PAD SITES FOR FUTURE USERS, 2 BUILDINGS ALONG DILLARDS. PARK INCLUDES KIDS PLAYING AREA, PATHS AND BRIDGES
- ** AGENT REQUESTS DEFERRAL TO AUGUST 11TH, 2021.**
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MINOR CASES

5. [PR-2020-004640](#)
(AKA: PR-2020-005571)
[SD-2021-00113](#) – PRELIMINARY/FINAL PLAT
[SD-2021-00114](#) – VACATION OF PUBLIC EASEMENT
[SD-2021-00115](#) – VACATION OF PUBLIC EASEMENT
- MODULUS ARCHITECTS** agent(s) for **MONTGOMERY PLAZA PARTNERS LLC** request(s) the aforementioned action(s) for all or a portion of: **A, B, 1-C, ALLWOODS & MONTGOMERY PLAZA** zoned MX-M, located at **4595 & 4601 SAN MATEO BLVD NE between MONTGOMERY BLVD NE and SAN MATEO BLVD NE**, containing approximately 8.8 acre(s). (F-17)[*Deferred from 6/16/21, 6/30/21, 7/14/21, 7/21/21*]
- PROPERTY OWNERS:** MONTGOMERY PLAZA PARTNERS, LLC
REQUEST: SUBDIVIDE EXISTING 3 TRACTS, VACATE EASEMENTS/GRANT EASEMENTS
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6. [PR-2018-001217](#)
[SD-2021-00460](#) – PRELIMINARY/FINAL PLAT
Sketch plat 5-12-2021
- ISAACSON & ARFMAN INC.** agent for **FOURTH STREET & MENAUL INC.** requests the aforementioned action(s) for all or a portion of: **LOT 1-A-1-A, WALGREEN ADDITION** zoned MX-M, located at **300 MENAUL BLVD NW between 2ND STREET NW and 4TH STREET NW** containing approximately 9.6037 acre(s). (H-14)
- PROPERTY OWNERS:** FOURTH STREET & MENAUL INC
REQUEST: PRELIMINARY/FINAL PLAT APPROVAL
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7. [PR-2021-005009](#)
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*]
- PROPERTY OWNERS:** BLAKE’S LOTABURGER
REQUEST: COMBINE 5 LOTS INTO ONE LOT
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8. [PR-2020-004748](#)
SD-2021-00152 – PRELIMINARY/FINAL
 PLAT
 Sketch plat 12-2-2020
- TIM SOLINSKI** agent for **AUI INC.** requests the aforementioned action(s) for all or a portion of: *62 4 ARMIJO BROS ADDN LOTS 62, 63 & 64 & LOTS R, S & T & ALLEY ADJ LT, LOTS 1-5 ALL LOT 6 EXC A SELY PORTION BLK C OF THE MANDELL BUSINESS AND RESIDENCE ADDN AND AN UNPLATTED STRIP OF LAND W OF AND ADJ THERE , PORTION OF LOTS 7 & 8 BLOCK C MANDELL BUSINESS AND RESIDENCE ADDN & PORTION OF P & Q PERFECTO MARIANO JESUS ARMIJO ADD, TRACT A2 PLAT OF TRACTS A-1 & A-2, zoned MX-FB-UD, located at **ONE CIVIC PLAZA & 400 MARQUETTE between MARQUETTE and TIJERAS** containing approximately 2.2273 acre(s). (J-14) *Deferred from 7/28/21*
- PROPERTY OWNERS:** BERNALILLO COUNTY, CITY OF ALBUQUERQUE
REQUEST: REPLAT TO CONSOLIDATE 22 LOTS/TRACTS INTO 2 TRACTS, DEDICATE ADDITIONAL PUBLIC RIGHTS-OF-WAY AND TO GRANT EASEMENTS
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9. [PR-2020-004024](#)
SD-2021-00155 – FINAL PLAT
SD-2021-00156 – VACATION OF PUBLIC EASEMENT
SD-2021-00157 – VACATION OF PUBLIC EASEMENT
SD-2021-00158 – VACATION OF PUBLIC EASEMENT
SD-2021-00159 – VACATION OF PUBLIC EASEMENT
- CSI – CARTESIAN SURVEY’S INC.** agent for **DIAMOND TAIL REALTY, LLC** requests the aforementioned action(s) for all or a portion of: **TRACTS H-5 THRU H-9, VENTANA SQUARE AT VENTANA 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)
- PROPERTY OWNERS:** DIAMOND TAIL REALTY, LLC
REQUEST: SUBDIVIDE EXISTING 5 TRACTS INTO 6 TRACTS, DEDICATE RIGHT OF WAY, VACATE EASEMENTS, GRANT EASEMENTS. (PRELIMINARY PLAT APPROVED JUNE 9, 2021).
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10. [PR-2020-004256](#)
[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]

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 AUGUST 18TH, 2021.**

SKETCH PLAT

11. [PR-2021-005807](#)
[PS-2021-00095](#) – SKETCH PLAT

CSI - CARTESIAN SURVEY'S INC. agent for JON JERNIGAN requests the aforementioned action(s) for all or a portion of: **TRACTS 6 & 7, WEST OF WESTLAND** zoned NR-C, located at **10205 CENTRAL AVE NW between 102ND STREET NW and 106TH STREET NW** containing approximately 10.0037 acre(s). (K-08)

PROPERTY OWNERS: JAJ ENTERPRISES LLC & R & A MHP LLC

REQUEST: CREATE 3 NEW TRACTS FROM ONE EXISTING TRACT, GRANT EASEMENTS (HAS ASSOCIATED ZONING CHANGE REQUEST)

Other Matters

Action Sheet Minutes – July 28, 2021

DRB Member Signing Session for Approved Cases

ADJOURN