



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

January 6, 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 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

- 1. Motion to amend the rules to allow a virtual meeting because of the public health emergency.
- 2. Remote Meeting Information:

<https://cabq.zoom.us/j/91071174365> (Place mouse over hyperlink, right-click, choose "open hyperlink")

Meeting ID: 910 7117 4365

By phone +1 312 626 6799 US or Find your local number: <https://cabq.zoom.us/j/91071174365>

MAJOR CASES

- 1. [PR-2020-003441](#)
[SD-2020-00187](#) – VACATION OF PUBLIC RIGHT-OF-WAY

RIO GRANDE ENGINEERING/DAVID SOULE agent(s) for FORTUNADA LLC request(s) the aforementioned action(s) for all or a portion of: LOT 7 BLOCK 13, VOLCANO CLIFFS UNIT 3 zoned MX-T located on ATRISCO between MOJAVE and SANTA DOMINGO, containing approximately 1.0 acre(s). (C-18)

PROPERTY OWNERS: FORTUNADA LLC

REQUEST: VACATION OF PUBLIC RIGHT-OF-WAY

2. [PR-2020-004457](#)
[SD-2020-00197](#) – VACATION OF RIGHT-OF-WAY
(Sketch Plat 9/30/20)
- RIO GRANDE ENGINEERING agent(s) for BARBARA MUELLER request(s) the aforementioned action(s) for all or a portion of: **LOT 22, VOLCANO CLIFFS UNIT 6**, zoned R-A, located on **QUIVIRA DR between VISTA VIEJA AVE and RETABLO RD**, containing approximately 6.0 acre(s). (D-9) *{Deferred from 12/2/20, 12/9/20}*
- PROPERTY OWNERS:** BARBARA MUELLER
REQUEST: VACATION OF RIGHT OF WAY
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3. [PR-2020-004771](#)
[SD-2020-00211](#) – VACATION OF PUBLIC RIGHT-OF-WAY
- CSI – CARTESIAN SURVEYS INC. agent(s) for HOMEWISE request(s) the aforementioned action(s) for all or a portion of: **LOT 1 BLOCK 1, GUTIERREZ ADDITION** zoned **MX-L** located at **1407 4th ST SW between BELL AVE SW and BARELAS RD SW**, containing approximately 0.0068 acre(s). (L-14)
- PROPERTY OWNERS:** HOPE GLORIA CULLEY
REQUEST: VACATE PORTION OF BELL AVE TO THE NE CONER OF LOT 1 BLOCK 1, GUTIERREZ AVE
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4. [PR-2020-004708](#)
[SI-2020-001411](#) – SITE PLAN
- JESSICA LAWLIS, DEKKER/PERICH/SABATINI agent(s) for JUSTIN BAIARDO, EXECUTIVE DIRECTOR EXPLORE ACADEMY request(s) the aforementioned action(s) for all or a portion of: **3-C REPLAT LOT 3 INTERSTATE INDUSTRIAL TRACT UNIT II** zoned NR-BP located at **6600 GULTON CT NE**, containing approximately 10.0 acre(s). (E-17)
- PROPERTY OWNERS:** ARTEZ 6600 GULTON LLC
REQUEST: THE PHASED RENOVATION OF THE EXISTING FACILITY TO ACCOMMODATE A SCHOOL, INCLUDING THE CONSTRUCTION OF A NEW GYM TOTALING APPROX 17,000 SQ FT.
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5. [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]*
- PROPERTY OWNERS:** PHILLIP PICKARD
REQUEST: VACATION OF PUBLIC DRAINAGE AND UTILITY EASEMENTS
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6. [PR-2020-003661](#)
[SD-2020-00209](#) – PRELIMINARY PLAT

RON HENSLEY/THE GROUP agent(s) for CLEARBROOK INVESTMENTS, INC. request(s) the aforementioned action(s) for all or a portion of **LOT 31, BLOCK 16, NORTH ALBUQUERQUE ACRES TRACT 1 UNIT 3** zoned R-1D, located at **8361 GLENDALE AV NE between BARSTOW and VENTURA**, containing approximately 0.8864 acre(s). (B-20)[*Deferred from 12/16/20*]

PROPERTY OWNERS: HENRY SCOTT W & CLARK SCOTT B & PAMELA M
REQUEST: REVIEW OF SUBDIVISION OF LOT INTO 2 LOTS

7. [PR-2019-002479](#)
[SD-2020-00196](#)– VACATION OF RIGHT-OF- WAY
[SD-2020-00195](#) - PRELIMINARY/FINAL PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for SMI ASSETS LLC request(s) the aforementioned action(s) for all or a portion of: **TR B PLAT, TR C PLAT, AND TR D PLAT OF TRACTS B, C AND D FAIRVIEW PARK CEMETERY (BEING A REPLAT OF FAIRVIEW PARK CEMETERY) AND THE REMAINING NE'LY PORT OF TR IN THE NW 1/4, NW ¼ SEC 27T10N R3E**, zoned NR-SU located at **700 YALE BLVD SE & 621 COLUMBIA DR SE**, containing approximately 25.56 acre(s). (L-15 & L-16) [*Deferred from 12/2/20, 12/16/20*]

PROPERTY OWNERS: SMI ASSETS LLC
REQUEST: LOT CONSOLIDATION

MINOR CASES

8. [PR-2018-001183](#)
(1004000)
[SD-2020-00199](#) – EXTENSION OF INFRASTRUCTURE LIST

TIERRA WEST, LLC agent(s) for PARADISE HILLS HOLDING COMPANY request(s) the aforementioned action(s) for all or a portion of: **TRACT A-1, ALBUQUERQUE WEST UNIT 2** zoned NR-C, located at **4570 PARADISE BLVD between PARADISE and PASEO DEL NORTE**, containing approximately 3.48 acre(s). (C-13)

PROPERTY OWNERS: PARADISE HILLS HOLDING COMPANY
REQUEST: EXTENSION OF INFRASTRUCTURE LIST

9. [PR-2019-002606](#)
(1000899)
SD-2020-00221 – VACATION OF PRIVATE EASEMENT
- ARCH + PLAN LAND USE CONSULTANTS agent(s) for MESA VIEW UNITED METHODIST CHURCH request(s) the aforementioned action(s) for all or a portion of: **27-A-1 & 27-A-2, TAYLOR RANCH** zoned MX-L, located at **4701 MONTANO NW between MONTANO PLAZA DR and TAYLOR RANCH DR**, containing approximately 8.0 acre(s). (E-11)
- PROPERTY OWNERS:** MESA VIEW UNITED METHODIST CHURCH
REQUEST: VACATION OF FLOATING DRAINAGE EASEMENT
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10. [PR-2020-003657](#)
(1008554)
SD-2020-00222 – PRELIMINARY/FINAL PLAT
- ARCH + PLAN LAND USE CONSULTANTS agent(s) for ANGELINA LUCERO request(s) the aforementioned action(s) for all or a portion of: **A-1 & A-2, LANDS OF MELAQUIADES CHAVEZ**, zoned R-1C, located on **LAURA CT between CENTRAL AVE and CHURCHILL RD**, containing approximately 0.969 acre(s). (K-11)
- PROPERTY OWNERS:** ANGELINA LUCERO
REQUEST: LOT CONSOLIDATION – 2 LOTS INTO 1 LOT
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11. [PR-2018-001566](#)
SD-2020-00208 – PRELIMINARY/FINAL PLAT
(*Sketch Plat 4/22/20*)
- ARCH + PLAN LAND USE CONSULTANTS agent(s) for RUDOLPH RAMIREZ request(s) the aforementioned action(s) for all or a portion of: **LOTS 1 & 2, WINGER AND MARTINEZ**, zoned R-A, located at **2123 & 2127 CANDELARIA between DON ISIDRO LN and MANCHESTER DR**, containing approximately 0.6209 acre(s). (G-13) [*Deferred from 12/2/20, 12/9/20, 12/16/20*]
- PROPERTY OWNERS:** RUDOLPH RAMIREZ
REQUEST: LOT LINE ADJUSTMENT BETWEEN 2 EXISTING LOTS
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12. [PR-2020-004538](#)
SD-2020-00219 – PRELIMINARY/FINAL PLAT (*Sketch Plat 10/14/20*)
SD-2020-00224 – VACATION OF PUBLIC EASEMENT
- CSI – CARTESIAN SURVEY'S INC. agent for YANKEE FANS LLC request(s) the aforementioned action(s) for all or a portion of: **TRACT 1A and TRACT D, ATRISCO BUSINESS PARK UNIT II AND MERIDIAN BUSINESS PARK II** zoned NR-BP, located at **7301 LOS VOLCANES RD NW between GALLATIN PL NW and COORS BLVD NW**, containing approximately 26.21 acre(s). (J-10)[*Deferred from 12/16/20*]
- PROPERTY OWNERS:** YANKEE FANS LLC
REQUEST: TO SUBDIVIDE THE EXISTING PARCEL OF LAND INTO THREE TRACTS
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13. [PR-2019-003030](#)
[SD-2020-00213](#) – PRELIMINARY/FINAL
PLAT

SUPREME INVESTMENTS, LLC request(s) the
aforementioned action(s) for all or a portion of: **TRACT
B1, LAND OF MEL SANCHEZ & LATH & PLASTER SUPPLY**
zoned NR-LM, located at **5300 2ND ST between
MONTANO and GRIEGOS**, containing approximately 5.45
acre(s). (F-15){*Deferred from 12/16/20*}

PROPERTY OWNERS: CITY CHURCH OF ALBUQUERQUE INC
REQUEST: TO SUBDIVIDE THE EXISTING PARCEL OF LAND INTO
THREE TRACTS

14. [PR-2019-002765](#)
[SD-2020-00218](#) – PRELIMINARY/FINAL
PLAT

RED SHAMROCK request(s) 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 COORD BLVD NW**, containing
approximately 14.5 acre(s). (G-11){*Deferred from 12/16/20*}

PROPERTY OWNERS: RED SHAMROCK
REQUEST: SUBDIVIDE 2 EXISTING LOTS INTO 5 LOTS

SKETCH PLAT

15. [PR-2019-001982](#)
(1003010)
[PS-2020-00135](#) – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for
ALBUQUERQUE LITTLE THEATRE INC. request(s) the
aforementioned action(s) for all or a portion of: **B-1-A,
LANDS OF ALBUQUERQUE LITTLE THEATRE**, zoned MX-M,
located at **224 SAN PASQUALE SW between CENTRAL AVE
and CHACOMA PL**, containing approximately 2.29 acre(s).
(J-13)

PROPERTY OWNERS: ALBUQUERQUE LITTLE THEATER INC
REQUEST: REPLAT 1 LOT INTO 1 LOT AND VACATE PUBLIC UTILITY
EASEMENT

16. [PR-2018-001398](#)
[PS-2020-00136](#) – SKETCH PLAT

JAG PLANNING & ZONING LLC agent(s) for **DARRYL
CHITWOOD/ECO-GREEN BUILDING** request(s) the
aforementioned action(s) for all or a portion of: **TRACT B,
LANDS OF ELLA G. ROSSITER**, zoned PD, located at **704
GRIEGOS RD NW between 7TH ST NW and 9TH ST NW**,
containing approximately .77 acre(s). (F-14)

PROPERTY OWNERS: CHITWOOD DARRYL D & WEIL MARITA
REQUEST: CREATE 5 LOTS FROM ONE EXISTING LOT

17. [PR-2018-001579](#)
(1002202)
PS-2020-00134 – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **WINROCK PADS LLC** request(s) the aforementioned action(s) for all or a portion of: **TRACT A, WINROCK CENTER ADDITION**, zoned MX-H, located at **2100 LOUISIANA NE between I-40 and INDIAN SCHOOL RD**, containing approximately 1.47 acre(s). (J-19)

PROPERTY OWNERS: WINROCK PADS LLC

REQUEST: REPLAT EXISTING 1 LOT INTO 1 LOT, GRANT RIGHT-OF-WAY AND EASEMENT, VACATE EASEMENTS

18. Other Matters:

19. **ACTION SHEET MINUTES: December 16, 2020**

ADJOURN