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

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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 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/u/ac2Frs3z3e

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

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

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.

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
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

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**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  
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

10. PR-2020-003657  
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

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

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
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
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: REPIAT 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