



DEVELOPMENT REVIEW BOARD
Agenda

ONLINE ZOOM MEETING

January 27, 2021

- Jolene Wolfley..... DRB Chair
Jeanne Wolfenbarger Transportation
Kris Cadena Water Authority
Ernest Armijo.City Engineer/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.

Remote Meeting Information: https://cabq.zoom.us/j/99551772073 (Place mouse over hyperlink, right-click, choose "open hyperlink")

- 2. Meeting ID: 995 5177 2073

By phone +1 312 626 6799 or Find your local number: https://cabq.zoom.us/j/99551772073

MAJOR & ASSOCIATED MINOR CASES

1. PR-2020-004604

SI-2020-01467 – SITE PLAN

CONSENSUS PLANNING INC. agent(s) for TITAN DEVELOPMENT request(s) the aforementioned action(s) for all or a portion of: LOTS 17, 18, 19, AND 20 BLK 9, NORTH ALBUQUERQUE ACRES TRACT 3, UNIT 3, and PARCEL 4 of DESERT RIDGE PLACE UNIT 1, zoned MX-L located on HOLLY AVE NE between VENTURA ST NE and DESERT SHADOW WAY, containing approximately 3.5 acre(s). (C-20){Deferred from 1/13/21}

PROPERTY OWNERS : FRANK A & CATHERINE F ROWE TRUSTEES ROWE RVT

REQUEST: SITE PLAN FOR A NEW 111 DWELLING UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

2. [PR-2020-004604](#)
SD-2021-00015 – VACATION OF PUBLIC EASEMENT
SD-2021-00014 – PRELIMINARY/FINAL PLAT
- CONSENSUS PLANNING INC.** agent for **TITAN DEVELOPMENT** requests the aforementioned action(s) for all or a portion of: **LOTS 17 thru 20, NORTH ALBUQUERQUE ACRES (DESERT RIDGE PLACE)**, zoned MX-L, located on **HOLLY AVE NE between VENTURA ST NE and DESERT SHADOW WAY**, containing approximately 3.5 acre(s). (C-20)
- PROPERTY OWNERS:** FRANK A & CATHERINE F ROWE TRUSTEES ROWE RVT
REQUEST: LOT CONSOLIDATION AND VACATION OF A PUBLIC UTILITY EASEMENT
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3. [Project # PR-2020-003887](#)
(1010532)
SI-2020-00367 – SITE PLAN
- SCOTT ANDERSON** agent(s) for **MICHAEL DRESKIN** request(s) the aforementioned action(s) for all or a portion of: **LOT 5, BLOCK 23, BROAD ACRES ADDN**, zoned MX-M, located at **2818 4TH ST NW**, containing approximately 1.27 acre(s). (H-14) [*Deferred from 7/8/20, 7/22/20, 7/29/20, 8/19/20, 9/2/20, 9/16/2, 10/28/20, 11/4/20, 11/18/20, 12/9/20, 1/13/21*]
- PROPERTY OWNERS:** MICHAEL DRESKIN
REQUEST: SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS
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4. [PR-2020-003887](#)
SD-2021-00010 – VACATION OF PUBLIC EASEMENT
- SBS CONSTRUCTION AND ENGINEERING LLC** agent(s) for **MICHAEL DRESKIN** request(s) the aforementioned action(s) for all or a portion of: **LOT 1-A, 6, 7, 8, 9 & 10, BLOCK 2, CITY REALTY CO.'S ADDITION NO. 1**, zoned MX-M, located at **2818 4TH ST NW, between PHOENIX AVE and 4th ST**, containing approximately 1.269 acre(s). (H-14)[*Deferred from 1/20/21*]
- PROPERTY OWNERS:** MICHAEL DRESKIN
REQUEST: VACATION OF 10' PUBLIC SANITARY SEWER EASEMENT
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5. [PR-2020-003887](#)
SD-2021-00008 – PRELIMINARY/FINAL
 PLAT
- SBS CONSTRUCTION AND ENGINEERING, LLC agent(s) for MICHAEL DRESKIN request(s) the aforementioned action(s) for all or a portion of: **LOT 1-A, 6, 7, 8, 9 & 10, BLOCK 2, CITY REALTY CO.'S ADDITION NO. 1**, zoned MX-M, located at **2818 4th ST between PHOENIX AVE and 4th ST**, containing approximately 1.269 acre(s). (H-14) [*Deferred from 1/13/21, 1/20/21*]
- PROPERTY OWNERS:** MICHAEL DRESKIN
REQUEST: CONSOLIDATE LOTS, INCLUDE VACATED EASEMENT AND DEDICATE RIGHT OF WAY
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MAJOR CASES

6. [Project # 4030](#)
PR-2020-004030
 (1002566, 1004501, 1004503)
- SI-2020-00540** - SITE PLAN
- TIERRA WEST, LLC agent(s) for CALABACILLAS GROUP C/O DONALD HARVILLE request(s) the aforementioned action(s) for all or a portion of: **TRACT E-1 PLAT OF TRACTS D-1, E-1 AMAFCA BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS UNIT 1** zoned MX-M, located at **GOLF COURSE RD NW between GOLF COURSE RD NW, BLACK ARROYO and WESTSIDE BLVD** containing approximately 8.77 acre(s). (A-12,13)
- PROPERTY OWNERS:** CALABACILLAS GROUP C/O DONALD HARVILLE
REQUEST: SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS
- **AGENT REQUESTS DEFERRAL TO FEBRUARY 24TH, 2021.**
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7. [PR-2020-004888](#)
SD-2020-00226 – VACATION OF PUBLIC
 RIGHT OF WAY
- TIM BORROR agent(s) for TRB HOLDINGS LLC request(s) the aforementioned action(s) for all or a portion of: **PARCELS B-1, B-2, & B-3**, zoned MX-M, located at **12701, 12712, & 12714 SAN JACINTO AVE NE ON COPPER between TRAMWAY and CHELWOOD**, containing approximately 0.29acre(s). (K-22)
- PROPERTY OWNERS:** TIM BORROR TRB HOLDINGS
REQUEST: VACATION OF PUBLIC RIGHT OF WAY TO THE NORTH OF THREE LOTS, WHICH ARE CURRENTLY NOT IN USE
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8. [PR-2019-002610](#)
SD-2021-00004 – PRELIMINARY/FINAL
 PLAT
SD-2021-00005 – VACATION OF PUBLIC
 EASEMENT
SD-2021-00006 – VACATION OF RIGHT
 OF-WAY ditch ROW
SD-2021-00007 – VACATION OF RIGHT
 OF-WAY Meadow road
- JAG PLANNING & ZONING/ANDREW GARCIA agent(s) for MCHT LLC, MARTIN HAYNES request(s) the aforementioned action(s) for all or a portion of: **LOT 26-B PLAT OF LOTS 26-A & 26-B ALVARADO GARDENS UNIT 1, ALVARADO GARDENS**, zoned R-A, located between **CAMPBELL RD NW and MATTHEW AVE NW**, containing approximately 0.8388 acre(s). (G-13)
- PROPERTY OWNERS:** MCHT LLC
REQUEST: VACATION OF ROW
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9. [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)[*Deferred from 1/6/21*]

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.

****AGENT REQUESTS DEFERRAL TO FEBRUARY 3rd, 2021.**

10. [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, 1/6/21*]

PROPERTY OWNERS: SMI ASSETS LLC

REQUEST: LOT CONSOLIDATION

****AGENT REQUESTS DEFERRAL TO FEBRUARY 10th, 2021.**

11. [PR-2020-004138](#)
[SD-2020-00225](#) – BULK LAND PLAT

HUITT-ZOLLARS, INC. agent(s) for MDS INVESTORS LLC request(s) the aforementioned action(s) for all or a portion of: **TRACT A-1-A-5, TRACT A-4, TRACT A-1-A-4 & TRACT A-1-A-3, MESA DEL SOL INNOVATION PARK**, zoned PC, located on **BOBBY FOSTER**, containing approximately 55 acre(s). (R-15 & R-16)[*Deferred from 1/20/21*]

PROPERTY OWNERS: MDS INVESTORS LLC

REQUEST: BULK LAND PLAT

MINOR CASES

12. [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, 1/6/21)*
- PROPERTY OWNERS:** RED SHAMROCK
REQUEST: SUBDIVIDE 2 EXISTING LOTS INTO 5 LOTS
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13. [PR-2019-002976](#)
SD-2020-00210 – PRELIMINARY/FINAL
 PLAT
VA-2020-00447 – SIDEWALK WAIVER
(Sketch plat 10/23/19)
 CSI – **CARTESIAN SURVEYS, INC.** agent(s) for **BEELING ARMIJO** request(s) the aforementioned action(s) for all or a portion of: **LOT 9, EASTERLY PORTION OF 20 FT LOT 8 AND PORTION OF LOT 10, BLOCK 2, SANDIA MANOR** zoned R-1D, located at **17400 HILDALE RD NE between HILDALE RD NE and CAMINO DE LA SIERRA NE**, containing approximately 0.5108 acre(s). (K-23) *{Deferred from 12/9/2, 1/13/210}*
- PROPERTY OWNERS:** BEELING ARMIJO
REQUEST: SUBDIVIDE LOTS, ELIMINATE INTERIOR LOT LINES OF 3 EXISTING LOTS CREATING ONE NEW LOT, DEDICATE EASEMENTS
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14. [PR-2019-002609](#)
SD-2020-00217 – PRELIMINARY/FINAL
 PLAT
 ARCH + PLAN LAND USE CONSULTANTS agent(s) for **JAB RE INVESTMENTS LLC** request(s) the aforementioned action(s) for all or a portion of: **LOT 14, FLORAL GARDENS**, zoned R-1, located at **2454 ROSE NW between FLORAL RD and SARITA AVE**, containing approximately 0.4117 acre(s). (H-13)*[Deferred from 12/16/20]*
- PROPERTY OWNERS:** JABRE INVESTMENTS LLC
REQUEST: CREATE 2 LOTS FROM 1 EXISTING LOT
- **AGENT REQUESTS DEFERRAL TO FEBRUARY 24TH, 2021.**
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15. [Project # PR-2019-002607](#)
SD-2020-00026 - PRELIMINARY/FINAL
 PLAT
SD-2020-00107 – VACATION OF PRIVATE
 EASEMENT
(Sketch Plat 7/17/19)
 ARCH + PLAN LAND USE CONSULTANTS agent(s) for **JOHN O. PEARSON** request(s) the aforementioned action(s) for all or a portion of: **LOT 8-B PLAT OF LOTS 8-A & 8-B UNIT 1 ALVARADO GARDENS CONT 0.8967 AC**, zoned R-A, located on **RIO GRANDE BLVD between ARTESANOS CT and CAMPBELL RD**, containing approximately 0.8967 acre(s). (G-13) *[Deferred from 1/29/20, 2/26/20, 4/8/20, 5/20/20, 7/8/20, 7/29/20, 8/26/20, 9/16/20, 9/30/20, 10/14/20, 11/18/20, 12/9/20, 12/16/20, 1/13/21]*
- PROPERTY OWNERS:** JOHN D PEARSON
REQUEST: CREATE 2 LOTS FROM 1 EXISTING LOT

SKETCH PLAT

16. [PR-2021-004967](#)
[PS-2021-00012](#) – SKETCH PLAT
- ARCH + PLAN LAND USE CONSULTANTS** agent for **JOSEPH & LAURIE GRADY** requests the aforementioned action(s) for all or a portion of: **MAP 31 TR 107 A2A 107 A1A1, & 107A2A**, zoned R-A, located at **3815 PEDRONCELLI NW between RIO GRANDE BLVD and ELFEGO RD**, containing approximately 1.2324 acre(s). (F-13)
- PROPERTY OWNERS:** FRANK CHAVEZ
REQUEST: REPLAT 2 LOTS INTO 2 LOTS
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17. [PR-2021-004968](#)
[PS-2021-00013](#) – SKETCH PLAT
- BOHANNAN HUSTON INC.** agent for **PULTE GROUP** requests the aforementioned action(s) for all or a portion of: **TRACT B-A & B-2, LA CUENTISTA SUBDIVISION**, zoned R-ML, located on **ROSA PARKS RD NS between UNSER BLVD NW and KIMMICK DR NW**, containing approximately 59 acre(s). (C-10)
- PROPERTY OWNERS:** PULTE GROUP
REQUEST: SKETCH PLAT REVIEW
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18. [PR-2021-004964](#)
[PS-2021-00010](#) – SKETCH PLAT
- CSI – CARTESIAN SURVEYS, INC.** agent for **WESTWAY HOMES** the aforementioned action(s) for all or a portion of: **LOT LOTS 1 & 2, MESA DEL SOL MONTAGE, UNIT 3B**, zoned PC, located on **O’KEEFE AVE between WITKIN ST SE and STRYKER RD SE**, containing approximately 0.2231 acre(s). (S-16)
- PROPERTY OWNERS:** CARAZON DEL MESA and MARIA M GREGORY
REQUEST: LOT LINE ADJUSTMENT CREATING 2 LOTS FROM 2 EXISTING LOTS
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19. [PR-2021-004966](#)
[PS-2021-00011](#) – SKETCH PLAT
- GAVINO AND PEGGY LOPEZ** requests the aforementioned action(s) for all or a portion of: **LOTS 14 & 15, ALBRIGHT & MOORE ADDITION** zoned R-1A, located at **1419 LOS TOMASES DR between 6th ST and 7th ST**, containing approximately .1894 acre(s). (J-14)
- PROPERTY OWNERS:** LORNA BLOOMBERG
REQUEST: LOT LINE ELIMINATION
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20. [PR-2021-004961](#)
PS-2021-00009 – SKETCH PLAT

FIERRO & COMPANY agent for **CARLOS SEGURA** requests the aforementioned action(s) for all or a portion of: **LOT 17, NORTH ALBUQUERQUE ACRES**, zoned NR-C, located at **5901 CARMEL AVE** between **PAN AMERICAN FRWY** and **SAN PEDRO**, containing approximately 0.63 acre(s). (C-18)

PROPERTY OWNERS: MESA VERDE CONSTRUCTION & DEVELOPMENT
LLC

REQUEST: RIGHT OF WAY DEDICATION

21. Other Matters:

22. ACTION SHEET MINUTES: January 20th, 2021

ADJOURN