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

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NOTICE: 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.

   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/u/abQjwlRZIw

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

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, 9/16/20, 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

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
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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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 0.29 acre(s). (K-22)  
**PROPERTY OWNERS:** TIM BORROR TRB HOLDINGS  
**REQUEST:** VACATION OF ROW 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
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 CEMETARY (BEING A REPLAT OF FAIRVIEW PARK CEMETARY) 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

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**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

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 ARMUJO** request(s) the aforementioned action(s) for all or a portion of: **LOT 9, EASTERN 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 12/9/20, 1/13/21]

**PROPERTY OWNERS:** **BEELING ARMUJO**  
**REQUEST:** SUBDIVIDE LOTS, ELIMINATE INTERIOR LOT LINES OF 3 EXISTING LOTS CREATING ONE NEW LOT, DEDICATE EASEMENTS

**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 EXITING LOT

**AGENT REQUESTS DEFERRAL TO FEBRUARY 24TH, 2021.**

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 EXITING LOT
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 A1A, & 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

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

18. **PR-2021-004964**  
**PS-2021-00010 – SKETCH PLAT**  
CSI – CARTESIAN SURVEYS, INC. agent for WESTWAY HOMES requests 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

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
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

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21. **Other Matters:**

22. **ACTION SHEET MINUTES: January 20th, 2021**

   ADJOURN