DEVELOPMENT REVIEW BOARD
Agenda
ONLINE ZOOM MEETING

July 21, 2021

Jolene Wolfley .............................................................................. DRB Chair
Jeanne Wolfenbarger ................................................................. Transportation
Blaine Carter ................................................................................ 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 ANNOUCED 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/96464119110 Place mouse over hyperlink, right-click, choose “open hyperlink”
      Meeting ID: 964 6411 9110
      +1 312 626 6799 or Find your local number: https://cabq.zoom.us/u/akvSf6cwq

MAJOR CASES

1. **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]

   **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
2. **PR-2020-004457**

   **SD-2021-00025 – PRELIMINARY PLAT**
   **VA-2021-00033 – VARIANCE**
   **VA-2021-00034 – TEMPORARY DEFERRAL OF SIDEWALK**

   RIO GRANDE ENGINEERING agent for BARBARA MUELLER request(s) the aforementioned action(s) for all or a portion of TRACT 22 VOLCANO CLIFFS SUBD UNIT 6 LOT 22, VOLCANO CLIFFS UNIT 6 zoned RA-1, located on QUIVIRA DR between VISTA VIEJA AVE and RETABLO RD containing approximately 6.0 acre(s). (D-9)[Deferred from 3/3/21, 5/26/21]

   **PROPERTY OWNERS:** MUELLER BARBARA A
   **REQUEST:** PRELIMINARY PLAT, VARIANCE, TEMP SIDEWALK DEFERRAL

   **APPLICANT REQUESTS DEFERRAL TO JULY 28, 2021.**

3. **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]

   **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

   **APPLICANT REQUESTS DEFERRAL TO AUGUST 4, 2021.**

4. **PR-2021-005411**

   **SI-2021-00760 – SITE PLAN**
   **SD-2021-00100 – PRELIMINARY PLAT**
   **SD-2021-00101 – VACATION OF PRIVATE EASEMENT-PNM**
   **SD-2021-00102 - VACATION OF PRIVATE EASEMENT-TEMP CONSTRUCTION**
   **SD-2021-00103 - VACATION OF PRIVATE EASEMENT-NMDOT**

   TIERRA WEST, LLC agent for ALBUQUERQUE ANUSA, LLC – CHARLES W SABADASH III requests the aforementioned action(s) for all or a portion of: zoned NR-LM, located at 9100 PAN AMERICAN between ALAMEDA PL NE and GLENDALE containing approximately 5.2896 acre(s). (B-18)[Deferred from 6/16/21, 6/30/21, 7/14/21]

   **PROPERTY OWNERS:** ALBUQUERQUE ANUSA, LLC, MELLOY BROTHERS MOTOR LTD CO
   **REQUEST:** SITE PLAN FOR LIGHT VEHICLE SALES AND RENTAL, MAJOR PRELIMINARY PLAT, PRIVATE EASEMENT VACATIONS
5. **PR-2021-005508**  
SI-2021-00809 – SITE PLAN  

GARCIA/KRAEMER & ASSOCIATES agent for JP MORGAN CHASE C/O SUNIL DUBEY requests the aforementioned action(s) for all or a portion of: TRACT A-1-A-1, THE PLAZA AT PASEO DEL NORTE zoned MX-M, located at 9261 COORS BLVD between PASEO DEL NORTE NW and IRVING BLVD NW containing approximately 25.97 acre(s). (C-13)  
[Deferred from 6/23/21, 6/30/21]  

**PROPERTY OWNERS:** CPP PASEO I LLC & CPP PASEO II LLC  
**REQUEST:** CONSTRUCTION OF A 3291 SQUARE FOOT BANK BUILDING WITH DRIVE THRU ON A 1.257 ACRE PAD SITE WITHIN AN EXISTING 25.97 ACRE SHOPPING CENTER SITE

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**MINOR CASES**

6. **PR-2020-004138**  
SD-2021-00142 – AMENDMENT OF VACATION OF RIGHT OF WAY- HAWKING DRIVE and EASTMAN AVENUE  

BOHANNAN HUSTON, INC. agent for NETFLIX STUDIOS, LLC requests the aforementioned action(s) for all or a portion of: HAWKING DRIVE between STRYKER ROAD and NORTH OF SAGAN AVE, AND EASTMAN AVE SE between UNIVERSITY BLVD and HAWKING DRIVE, MESA DEL SOL INNOVATION PARK zoned PC, located on EASTMAN AVE SE and HAWKING DR SE, EAST OF UNIVERSITY BLVD containing approximately 11.2 acre(s). (R-16)  

**PROPERTY OWNERS:** NETFLIX STUDIO LLC, CITY OF ALBUQUERQUE  
**REQUEST:** AMENDMENT OF VACATION OF RIGHT OF WAY IN PREPARATION OF FUTURE SUBDIVISION ACTION

7. **PR-2019-002253**  
SD-2021-00140 – PRELIMINARY/FINAL PLAT  

Sketch plat 8-19-2020  

JUANITA GARCIA – JAG PLANNING AND ZONING agent for OLD TOWN PLAZA, LLC C/O JOYCE T. BATTAGLIA requests the aforementioned action(s) for all or a portion of: TRACT B, LANDS OF CASA DE ARMIJO, LA PLACITA PATIO MARKETS AND PLAZA HACIENDA zoned MX-T, located at 302 SAN FELIPE between MOUNTAIN RD NW and CENTRAL AVE NW containing approximately 2.17 acre(s). (J-13)  

**PROPERTY OWNERS:** OLD TOWN PLAZA, LLC  
**REQUEST:** SUBDIVIDE EXISTING TRACT INTO 2 SEPARATE TRACTS
8. **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)

**PROPERTY OWNERS:** MELINDA GARCIA & GLEN EFFERTZ  
**REQUEST:** REQUEST PLAT REVIEW FOR MINOR SUBDIVISION CREATING TWO NEW TRACTS FROM ONE EXISTING TRACT, GRANT EASEMENTS

9. **PR-2021-005019**  
(aka: **PR-2020-003259**)  
SD-2021-00110 – VACATION OF PUBLIC EASEMENT  
SD-2021-00109 – PRELIMINARY/FINAL PLAT  

**CSI – CARTESIAN SURVEY’S INC.** agent for **PAY AND SAVE** request(s) the aforementioned action(s) for all or a portion of: **TRACT A-2, TRACT A LOTS 1-5 AND 11-17, LANDS OF M.S.T & T, FURR’S PROPERTIES INC.; RIVERA PLACE**, zoned MX-M, located at 4701 4TH ST NW between GRIEGOS RD NW and PALO DURO AVE NW, containing approximately 3.3677 acre(s). (F-14) [Deferred from 6/9/21, 6/16/21, 6/30/21, 7/14/21]

**PROPERTY OWNERS:** PAY AND SAVE, INC  
**REQUEST:** COMBINE 15 EXISTING PARCELS INTO ONE PROPOSED TRACT, VACATE PUBLIC EASEMENT, GRANT PUBLIC EASEMENT

10. **PR-2021-005017**  
SD-2021-00121 – PRELIMINARY/FINAL PLAT  
VA-2021-00237 – SIDEWALK WAIVER  

**ARCH + PLAN LAND USE CONSULTANTS** agent for **FRANCES McCARTY/McCARTY RVT** request(s) the aforementioned action(s) for all or a portion of: **27 P-1, 28 P-1 & 29 P-1, OXBOW BLUFF** zoned R-1D, located at 4110 WATERWILLOW between SILVERY MINNOW PL and GREY HAWK PL, containing approximately 1.9940 acre(s). (F-11) [Deferred from 6/30/21]

**PROPERTY OWNERS:** FRANCES McCARTY/McCARTY RVT  
**REQUEST:** LOT CONSOLIDATION FOR 3 LOTS INTO 2 LOTS, VACATION & DEDICATION OF BUILDING ENVELOPES

11. **PR-2020-004645**  
SD-2021-00135 – PRELIMINARY/FINAL PLAT (Sketch Plat 3-3-21)  

**ARCH + PLAN LAND USE CONSULTANTS** agent for **GOODMAN LAWRENCE RVT** requests the aforementioned action(s) for all or a portion of: **TRACT A, SNOW VISTA INVESTORS** zoned NR-C, located at 1125 SNOW VISTA SW between DEVAR GAS RD and BENAVIDES RD containing approximately 10.7788 acre(s). (M-9) [Deferred from 7/14/21]

**PROPERTY OWNERS:** LAWRENCE GOODMAN RVT  
**REQUEST:** SUBDIVIDE ONE LOT INTO 5 LOTS
12. **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]
   **PROPERTY OWNERS:** MONTGOMERY PLAZA PARTNERS, LLC
   **REQUEST:** SUBDIVIDE EXISTING 3 TRACTS, VACATE EASEMENTS/GRANT EASEMENTS

   *(AKA: PR-2019-003222)*
   SD-2021-00116 – PRELIMINARY/FINAL PLAT
   TRB HOLDINGS LLC request(s) the aforementioned action(s) for all or a portion of: LOTS 8-10 AND VACATED PORTION OF CITY RIGHT OF WAY, BLOCK 3, PANORAMA ADDITION zoned MX-M, located at 12701, 12712 & 12714 COPPER AVE NE between CHELWOOD and TRAMWAY, containing approximately 0.302 acre(s). (K-22) [Deferred from 6/23/21, 6/30/21, 7/14/21]
   **PROPERTY OWNERS:** TRB HOLDINGS LLC
   **REQUEST:** RE-PLAT OF A CONSOLIDATION OF THREE LOTS WITH THE SAME ZONING, AFTER VACATING A RIGHT OF WAY.

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**SKETCH PLAT**

14. **PR-2021-005744**
   PS-2021-00086 – SKETCH PLAT
   JOHN & STEPHANIE FARROW requests the aforementioned action(s) for all or a portion of: zoned R-A, located at 2400 MEADOWVIEW DRIVE NW between MATHEW AVENUE and INDIAN SCHOOL ROAD containing approximately 1.7125 acre(s). (G-13)
   **PROPERTY OWNERS:** JOHN & STEPHANIE FARROW
   **REQUEST:** SPLIT OFF THE NORTH 110; FOR SALE TO BUYER TO BUILD SINGLE FAMILY HOME

15. **PR-2020-003656**
   PS-2021-00087 – SKETCH PLAT
   ARCH + PLAN LAND USE CONSULTANTS agent for JAMES & MARY JEAN PLUMMER requests the aforementioned action(s) for all or a portion of: 164-A1, 164-A2, 164-A4, 164-B zoned R-A, located at 4701 SAN ISIDRO NW between GRIEGOS RD and AVENIDA CRISTO REY containing approximately 0.3138 acre(s). (F-13)
   **PROPERTY OWNERS:** JAMES & MARY JEAN PLUMMER
   **REQUEST:** LOT CONSOLIDATION – 4 LOTS INTO ONE LOT
16. **PR-2020-004174**  
**PS-2021-00088 – SKETCH PLAT**  
Sketch plat 8-5-2020

MARK GOODWIN & ASSOCIATES agent for REMBE URBAN DESIGN & DEVELOPMENT requests the aforementioned action(s) for all or a portion of: TRACTS 143, 144A1, 144B3, 167B, 168A1, 169, 175, 171 MRGCD MAP 31 zoned R-A, located on GRIEGOS between GRIEGOS DRAIN and SAN ISIDRO ST NW containing approximately 9.37 acre(s). (F-13)

**PROPERTY OWNERS:** ARCHDIOCESE OF SANTA FE REAL ESTATE CORP/OUR LADY OF GUADALUPE  
**REQUEST:** SKETCH PLAT REVIEW FOR LAS RAMBLAS SUBDIVISION

17. **PR-2021-005746**  
**PS-2021-00089 – SKETCH PLAT**

CSI – CARTESIAN SURVEYS, INC. agent for AIM MANAGEMENT CORP. requests the aforementioned action(s) for all or a portion of: LOTS 1-A AND 1-B zoned NR-BP, located at 5800 JEFFERSON ST NE between BALLOON PARK ROAD NE and JEFFERSON PLAZA NE containing approximately 4.6540 acre(s). (E-17)

**PROPERTY OWNERS:** OSUNA DEVELOPMENT CO, LLC  
**REQUEST:** REVIEW FOR 2 PROPOSED LOTS FROM 2 EXISTING LOTS IN THE FRATERNAL ORDER OF THE POLICE ADDITION, VACATE EASEMENTS, GRANT EASEMENT

18. **PR-2021-005745**  
**PS-2021-00090 – SKETCH PLAT**

HUITT-ZOLLARS agent for MDS INVESTMENTS, LLC requests the aforementioned action(s) for all or a portion of: LOT A-1-A-2, MESA DEL SOL INNOVATION PARK zoned PC, located west of STRAND LOOP SE and south of BOBBY FOSTER ROAD SE containing approximately 31.8 acre(s). (R-15, S-15)

**PROPERTY OWNERS:** MDS INVESTMENTS, LLC  
**REQUEST:** SINGLE FAMILY RESIDENTIAL 172 UNITS

**PS-2021-00091 – SKETCH PLAT**

TIERRA WEST, LLC agent for WYMON LLC requests the aforementioned action(s) for all or a portion of: LOT 1-A-1 PLAT FOR LOTS 1-A-1 AND 5-A-1, LA MIRADA SUBDIVISION zoned MX-M, located at 4315 WYOMING BLVD NE between MONTGOMERY BLVD NE and LA MIRADA PL NE containing approximately 15.1868 acre(s). (G-19)

**PROPERTY OWNERS:** M&M CO  
**REQUEST:** SKETCH PLAT REVIEW AND COMMENT

**Other Matters**

Action Sheet Minutes – July 14, 2021

DRB Member Signing Session for Approved Cases

ADJOURN