



**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:** 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 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.**

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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.**

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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**

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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

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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

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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
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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 4<sup>TH</sup> 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
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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
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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 DEVARGAS 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
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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
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13. [PR-2019-004717](#)  
(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
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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
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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
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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
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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
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19. [PR-2019-0002309](#)  
PS-2021-00091 – SKETCH PLAT
- TIERRA WEST, LLC** agent for **WYMONT 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