



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

June 30, 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

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/98852933623> (Place mouse over hyperlink, right-click, choose "open hyperlink")

Meeting ID: 988 5293 3623

By phone +1 312 626 6799 or Find your local number: <https://cabq.zoom.us/u/aecfahkr6v>

MAJOR CASES

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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)
- 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
- ** AGENT REQUESTS DEFERRAL TO JULY 21ST.**
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2. [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*]
- 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
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3. [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*]
- 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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4. [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*]

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

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5. [PR-2019-002821](#)
[SI-2021-00667](#) – SITE PLAN

BIRKIE AYER JR. requests the aforementioned action(s) for all or a portion of: **LOT 2-A & 2-B, FRATERNAL ORDER OF POLICE** zoned NR-BP, located on **JEFFERSON ST NE between THE LANE AT 25 and JEFFERSON PLAZA NE** containing approximately 5.009 acre(s). (E-17) [*Deferred from 6/9/21, 6/23/21*]

PROPERTY OWNERS: GROUP 1 REALTY INC.

REQUEST: SITE PLAN DRB FOR PARKING LOT and 22,733 SQF COLLISION CENTER

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6. [PR-2020-004595](#)
[SD-2021-00111](#) – PRELIMINARY PLAT
[VA-2021-00216](#) – SIDEWALK WAIVER

JAG PLANNING & ZONING agent for **505 SOLUTIONS LLC** requests the aforementioned action(s) for all or a portion of: **PARCELS A & B AND PARCELS 1 & 3, LANDS OF ALBUQUERQUE RANCH ESTATES & LANDS OF ALBUQUERQUE ACADEMY** zoned PD, located on **WALKERWAY ST. NE between SPAIN RD NE and ACADEMY RD NE** containing approximately 4.650 acre(s). (E-22)

PROPERTY OWNERS: 505 SOLUTIONS LLC

REQUEST: CREATE 11 LOTS FROM 4 PARCELS (6 LOTS), CREATE TWO TRACTS FOR EASEMENTS, VACATE EASEMENTS AND GRANT EASEMENTS

MINOR CASES

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7. [PR-2020-004595](#)
SD-2021-00122 – VACATION OF PUBLIC EASEMENT 7 foot
SD-2021-00123 – VACATION OF PRIVATE EASEMENT 15 foot
SD-2021-00123 – VACATION OF PRIVATE EASEMENT 20-foot waterline
- JAG PLANNING & ZONING** agent for **505 SOLUTIONS, LLC** requests the aforementioned action(s) for all or a portion of: **PARCELS A & B AND PARCELS 1 & 3** zoned **R-1D**, located on **WALKERWAY ST** between **SPAIN RD NE** and **ACADEMY** containing approximately **4.650** acre(s). (E-22)
- PROPERTY OWNERS:** 505 SOLUTIONS, LLC
REQUEST: VACATION OF A PUBLIC UTILITY EASEMENT AND VACATION OF 7 FOOT AND 15 FOOT PRIVATE ACCESS EASEMENTS.
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8. [PR-2019-002042](#)
VA-2021-00236 – EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT
- MARK GOODWIN AND ASSOCIATES** agent for **SOLARE COLLEGIATE FOUNDATION** requests the aforementioned action(s) for all or a portion of **12-B-1-A AND 12-B-1-B, EL RANCHO GRANDE UNIT 1** zoned **PD**, located on **GIBSON BLVD** between **98TH ST** and **BARBADOS** containing approximately **11** acre(s). (M-9)
- PROPERTY OWNERS:** SOLARE COLLEGIATE FOUNDATION
REQUEST: TWO YEAR EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT
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9. [PR-2020-004771](#)
SD-2021-00120 – PRELIMINARY/FINAL PLAT
- CSI – CARTESIAN SURVEYS, INC** agent for **HOMEWISE INC.** requests 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 **SIMPIER LN SW** containing approximately **0.7783** acre(s). (L-14)
- PROPERTY OWNERS:** HOMEWISE INC
REQUEST: TO INCORPORATE THE VACATED PORTION OF BELL AVENUE SW INTO LOT 1 BLOCK 1 OF GUTIERREZ ADDITION TO CREATE ONE NEW LOT
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10. [PR-2021-005019](#)
(OKA: 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]
- 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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11. [PR-2021-005571](#)
SD-2021-00113 – PRELIMINARY/FINAL PLAT
SD-2021-00114 – VACATION OF PUBLIC EASEMENT
SD-2021-00115 – VACATION OF PUBLIC EASEMENT
- ALLWOODS & MONTGOMERY PLAZA** 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*]
- PROPERTY OWNERS:** MONTGOMERY PLAZA PARTNERS, LLC
REQUEST: SUBDIVIDE EXISTING 3 TRACTS, VACATE EASEMENTS/GRANT EASEMENTS
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12. [PR-2019-004717](#)
(OKA: 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*]
- 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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13. [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)
- PROPERTY OWNERS:** FRANCES McCARTY/McCARTY RVT
REQUEST: LOT CONSOLIDATION FOR 3 LOTS INTO 2 LOTS, VACATION & DEDICATION OF BUILDING ENVELOPES

SKETCH PLAT

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14. [PR-2021-005630](#)
[PS-2021-00074](#) – SKETCH PLAT
- NV5 ENGINEERING** requests the aforementioned action(s) for all or a portion of: **TRACT RR-3-B, WESTLAND SOUTH** zoned **R-ML, located on DENNIS CHAVEZ between 98th ST and 118th ST NW** containing approximately **11.194** acre(s). (**P-9**)
- PROPERTY OWNERS:** ALBUQUERQUE RIO BRAVO PARTNERS LLC & PEORIA CAR WASH PARTNERS LLC ETAL
REQUEST: SUBDIVISION OF TRACT INTO SINGLE FAMILY DETACHED LOTS
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15. [PR-2021-005627](#)
[PS-2021-00071](#) – SKETCH PLAT
- CONSENSUS PLANNING INC.** agent for **SANDIA PEAK GRID, C/O ABLE GRID ENERGY SOLUTIONS/TOM KRUGER** requests the aforementioned action(s) for all or a portion of: **LOT 5 AND 6A, BLUE SKY BUSINESS PARK** zoned **NR-GM, located at 7800 & 7850 JACS LN NE off of EL PUEBLO RD NE** containing approximately **6.09** acre(s). (**D-16**)
- PROPERTY OWNERS:** MICHAEL JACOBS
REQUEST: REVIEW FOR BATTERY ENERGY STORAGE SYSTEM (BESS) FACILITY, TO BE INTERCONNECTED TO THE HGH-VOLTAGE TRANSMISSION SYSTEM AT THE REEVES SUBSTATION, AND A RELATED RE-PLAT OF THE PROPERTY
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16. [PR-2021-005628](#)
[PS-2021-00072](#) – SKETCH PLAT
- BOHANNAN HUSTON INC.** agent for **MDS INVESTMENTS, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT A-1-A-1-A, MESA DEL SOL INNOVATION PARK** zoned **PC, located on UNIVERSITY between STRYKER RD and UNIVERSITY BLVD** containing approximately **1598.6338** acre(s). (**R-14-17, S14-17, T15-17**)
- PROPERTY OWNERS:** MDS INVESTMENTS
REQUEST: SKETCH PLAT FOR THE RE-PLAT OF TRACT A-1-A-1-A TO DEDICATE RIGHT OF WAY FOR MESA DEL SOL TOWN CENTER
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17. [PR-2021-005629](#)
[PS-2021-00073](#) – SKETCH PLAT
- BOHANNAN HUSTON INC.** agent for **NETFLIX STUDIOS, LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 22A, 22B, 22C, AND TRACT P, MESA DEL SOL INNOVATION PARK I & II** zoned **PC, located at 5630 UNIVERSITY UNIVERSITY BLVD SE between EASTMAN CROSSING and UNIVERSITY BLVD** containing approximately **41.3495** acre(s). (**R-16**)
- PROPERTY OWNERS:** CABQ
REQUEST: SKETCH PLAT FOR THE RE-PLAT OF LOTS 22-A, 22-B, 22-C, AND TRACT P OF MESA DEL SOL INNOVATION PARK II FOR THE NETFLIX EXPANSION
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Other Matters

Action Sheet Minutes – June 23, 2021

DRB Member Signing Session for Approved Cases

ADJOURN