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

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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/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
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.**

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

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
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

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

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**
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.

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

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

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
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

12. **PR-2019-004717**  
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.

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, OXBOB 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

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**SKETCH PLAT**

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DRB 2021
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

15. **PR-2021-005627**  
**PS-2021-00071 – SKETCH PLAT**  
CONSENSUS PLANNING INC. agent for SANDIA PEAK GRID, C/OABLE 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 HIGH-VOLTAGE TRANSMISSION SYSTEM AT THE REEVES SUBSTATION, AND A RELATED RE-PLAT OF THE PROPERTY

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

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
Other Matters

Action Sheet Minutes – June 23, 2021

DRB Member Signing Session for Approved Cases

ADJOURN