DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

June 9, 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 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/99808085640 (Place mouse over hyperlink, right-click, choose “open hyperlink”)
      Meeting ID: 998 0808 5640
      +1 312 626 6799 or Find your local number: https://cabq.zoom.us/u/ate0EdPeQ

MAJOR CASES

1. **PR-2019-003092**  
   **SD-2021-00089 ~ VACATION OF PUBLIC RIGHT OF WAY**

   TIERRA WEST, LLC agent for SWCW LLC requests the aforementioned action(s) for all or a portion of: ALLEY WAY west of LOT 9-A REPLAT OF LOTS 9 & 10, BLOCK 32, RIDGECREST ADDITION zoned MX-M, located at 1425 SAN MATEO BLVD between SAN MATEO BLVD and GIBSON BLVD containing approximately 0.287 acre(s). (L-17)

   **PROPERTY OWNERS:** SSCW, LLC
   **REQUEST:** VACATION OF PUBLIC RIGHT OF WAY
2. **PR-2020-004676**  
**SD-2021-00093 – VACATION OF PUBLIC RIGHT OF WAY**  
MICHELLE HENRIE agent for MACRITCHIE STORAGE VENTURES, LLC requests the aforementioned action(s) for all or a portion of: LOT C48 & C49, TOWN OF ATRISCO GRANT zoned NR-BP, located on VOLCANO RD between CENTRAL AVE SW and 98th ST containing approximately 9.59 acre(s). (K-9)  
**PROPERTY OWNERS:** JUANITA GONZALEZ  
**REQUEST:** VACATE A PORTION OF VOLCANO ROAD

3. **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)  
**PROPERTY OWNERS:** GROUP 1 REALTY INC.  
**REQUEST:** SITE PLAN DRB FOR PARKING LOT and 22,733 SQF COLLISION CENTER

4. **PR-2021-005473**  
**SI-2021-00709 – SITE PLAN**  
HUITT ZOLLARS INC. – SCOTT EDDINGS agent for AARON CARLSON requests the aforementioned action(s) for all or a portion of: LOT 24 UNIT 1, LADERA BUSINESS PARK SUBDIVISION zoned NR-C, located at 7801 LA MORADA PL and UNSER containing approximately 2.7 acre(s). (H-9)  
**PROPERTY OWNERS:** PACIFIC CACTUS, LLC  
**REQUEST:** TO DEVELOP AN UNIMPROVED LOT WITHIN THE LADERA BUSINESS PARK

5. **Project # PR-2019-002571**  
**SD-2020-00097 – VACATION OF PUBLIC EASEMENT**  
**SD-2020-00098 – VACATION OF PUBLIC EASEMENT (Sketch Plat 7/10/19)**  
DENNIS LORENZ agent(s) for PHILLIP PICKARD – DCLP TRUST request(s) the aforementioned action(s) for all or a portion of: NORTHWEST CORNER, NEW MEXICO STATE HIGHWAY DEPARTMENT, TRACT A UNIT A, NORTH ALBUQUERQUE ACRES, zoned NR-LM, located at 7550 PAN AMERICAN between SAN FRANCISCO NE and DEL REY AVE NE, containing approximately 0.14 acre(s). (D-18)[Deferred from 6/10/20, 6/24/20, 7/22/20, 9/23/20, 1/6/21, 4/7/21]  
**PROPERTY OWNERS:** PHILLIP PICKARD  
**REQUEST:** VACATION OF PUBLIC DRAINAGE AND UTILITY EASEMENTS  
**APPLICANT REQUESTS DEFERRAL TO SEPTEMBER 15, 2021**
6. **PR-2020-004747**  
SI-2021-00484 – SITE PLAN  
TIERRA WEST, LLC agent for 98TH & I-40 LAND LLC requests the aforementioned action(s) for all or a portion of: TRACT 2 PLAT OF TRACTS 1 THRU 12, AVALON SUBDIVISION UNIT 5 zoned NR-BP, located on DAYTONA RD NW between I-40 and DAYTONA containing approximately 13.81 acre(s).  
(J-9)[Deferred from 5/5/21, 5/19/21]  
PROPERTY OWNERS: 98TH & I-40 LAND LLC  
REQUEST: SUBDIVIDE INTO TWO TRACTS, SITE PLAN FOR TWO BUILDINGS 9,800 SQF and 12,500 SQF for HEAVY VEHICLE & EQUIPMENT REPAIR, SERVICING AND MAINTENANCE  
** APPLICANT REQUESTS DEFERRAL TO JUNE 16, 2021**

7. **PR-2019-002063**  
SD-2021-00086 – PRELIMINARY PLAT  
SD-2021-00087 – VACATION OF PUBLIC EASEMENT  
SD-2021-00088 – VACATION OF PUBLIC EASEMENT  
VA-2021-00126 – TEMPORARY DEFERRAL OF SIDEWALK  
VA-2021-00129 – SIDEWALK WAIVER  
MARK GOODWIN & ASSOCIATES, PA agent for VUELO, LLC requests the aforementioned action(s) for all or a portion of: LOT 1-P1 THRU 26-PA, TRACT A, SAGE RANCH zoned R-T, located on SAGE RANCH CT between SAGE RD and BENAVIDEZ RD containing approximately 3.7742 acres.  
(M-9) [Deferred from 5/26/21]  
PROPERTY OWNERS: VUELO, LLC  
REQUEST: SEE DESCRIPTION

8. **PR-2019-003169**  
SD-2020-00115 – PRELIMINARY PLAT  
VA-2020-00192 – TEMPORARY DEFERRAL OF SIDEWALK  
(Sketch Plat 12/18/19)  
RON HENSLEY/THE GROUP agent(s) for CLEARBOOK INVESTMENTS INC. request(s) the aforementioned action(s) for all or a portion of: 01 UNIT 3 ATRISCO GRANT EXC NW'LY POR TO R/W, zoned MX-M, located at SAGE RD between COORS and 75TH ST, containing approximately 9.56 acre(s).  
(L-10)[Deferred from 7/22/20, 8/5/20, 9/2/20, 9/30/20, 11/18/20, 12/9/20, 2/3/21, 4/7/21, 4/28/21, 5/26/21]  
PROPERTY OWNERS: CLEARBOOK INVESTMENTS INC, HENRY SCOTT TRUSTEE HENRY RVT  
REQUEST: SUBDIVISION OF TRACT INTO 62 LOTS AND 2 TRACTS AND SIDEWALK DEFERRAL

9. **PR-2020-004024**  
SD-2021-00029 – PRELIMINARY PLAT  
(sketch plat 10-14-20)  
CSI – CARTESIAN SURVEYS INC. agent for DIAMOND TAIL REALTY, LLC request(s) the aforementioned action(s) for all or a portion of: TRACTS H-5, VENTURA RANCH zoned MX-M, located on UNIVERSE BLVD NW between PASEO DEL NORTE NW and PARADISE BLVD NW containing approximately 8.7797 acre(s).  
(B-10)[Deferred from 3/10/21, 3/31/21, 4/28/21, 5/12/21, 5/26/21]  
PROPERTY OWNERS: DIAMOND TAIL REALTY, LLC  
REQUEST: REPLAT 5 LOTS INTO 6
10. **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)

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

11. **PR-2019-002573**  
SD-2021-00105 – AMENDMENT TO INFRASTRUCTURE LIST  

GARCIA/KRAEMER & ASSOCIATES agent(s) for JOHN MARK JONES request(s) the aforementioned action(s) for all or a portion of: LOT 5, UNIT 3, NORTH ALBUQUERQUE ACRES, zoned R-D, located at 8500 GLENDALE AVE NE between BARSTOW ST NE and VENTURA ST NE, containing approximately 0.8864 acre(s). (B-20)

**PROPERTY OWNERS:** JOHN MARK JONES  
**REQUEST:** MINOR AMENDMENT TO APPROVED INFRASTRUCTURE LIST

12. **PR-2018-001542**  
VA-2021-00151 – EXTENSION OF INFRASTRUCTURE LIST  

ISAACSON & ARFMAN INC. agent(s) for TITAN NOB HILL, LLC request(s) the aforementioned action(s) for all or a portion of LOT 1-A, BLOCK 2, MESA GRANDE ADDITION zoned MX-M, located at 4101 CENTRAL AVE NE between SIERRA DR NE and MONTCLAIRE DR NE, containing approximately 2.2496 acre(s). (K-17)

**PROPERTY OWNERS:** TITAN NOB HILL  
**REQUEST:** EXTENSION OF INFRASTRUCTURE LIST

13. **PR-2020-004604**  
SD-2021-0007 – AMENDMENT TO INFRASTRUCTURE LIST  

CONSENSUS PLANNING INC. agent(s) for TITAN DEVELOPMENT request(s) the aforementioned action(s) for all or a portion of LOTS 17 – 20, PARCEL 4 BLOCK 9, NORTH ALBUQUERQUE ACRES, zoned MX-L, located on HOLLY AVE NE between VENTURA ST NE and DESERT SHADOW WAY NE, containing approximately 3.5 acre(s). (C-20)

**PROPERTY OWNERS:** TITAN DEVELOPMENT  
**REQUEST:** AMENDMENT TO INFRASTRUCTURE LIST TO INCLUDE ROUNDABOUT
SD-2020-00193 – PRELIMINARY/FINAL PLAT  
VA-2020-00377 - WAIVER TO IDO  
*(Sketch Plat 8/12/20)*

Consortium Planning Inc. agent(s) for GROUP II U26 VC, LLC requests the aforementioned action(s) for all or a portion of: TRACT 1 BLOCK 2 UNIT 26, VOLCANO CLIFFS SUBDIVISION, zoned MX-L located on KIMMICK DR NW between PASEO DEL NORTE and ROSA PARKS RD NW, containing approximately 15.7217 acre(s). (C-11) [Deferred from 12/2/20, 1/13/21]

**PROPERTY OWNERS:** GROUP II U26 VC, LLC  
**REQUEST:** MINOR SUBDIVISION PLAT TO SPLIT LOT TO MATCH EPC APPROVED ZONE BOUNDARY. BULK LAND WAIVER TO DEFER INFRASTRUCTURE TO FUTURE PLATTING/SITE PLAN ACTIONS.

15. **PR-2021-004038**  
SD-2021-00098 – PRELIMINARY/FINAL PLAT

Steven J. Sandoval PS agent(s) for VIA REAL ESTATE, LLC request(s) the aforementioned action(s) for all or a portion of: LOTS 4 THRU 6, BLOCK 8, BROAD ACRES SUBDIVISION zoned MX-M, located at 7521 MENAUL BLVD NE between LOUISIANA BLVD and WYOMING BLVD, containing approximately 0.717 acre(s). (H-19) [Deferred from 5/26/21]

**PROPERTY OWNERS:** KREIDER SHIRLEY A TRUSTEE KREIDER RVT  
**REQUEST:** LOT CONSOLIDATION COMBINING LOTS 3 THRU 6 OF BLOCK 8, BROADACRES SUBDIVISION AT THE NORTHWEST CORNER OF MENAUL AND PENNSYLVANIA

**SKETCH PLAT**

16. **PR-2021-005483**  
PS-2021-00066 - SKETCH PLAT

Base Design Build agent(s) for ELI II YONG LEE request(s) the aforementioned action(s) for all or a portion of W 2.8 FT OF LOT 5 & ALL LOT 6 & E 17 FT OF LOT 7 BLK 1 SUMMER GARDENS ADD and 8-A 1 REPLAT OF WESTERLY 11 FT OF LOT 7 & ALL OF LOT 8 BLOCK 1 SUMMER GARDENS ADD, SUMMER GARDENS ADDITION zoned R-T, located at 1523 AND 1515 MOUNTAIN RD between 15TH ST NW and 18TH ST NW, containing approximately 0.23 acre(s). (J-13)

**PROPERTY OWNERS:** ELI II YONG LEE, LUIS ARAGON  
**REQUEST:** COMBINE ADJACENT LOTS INTO ONE NEW LOT FOR SINGLE FAMILY HOME

Other Matters -

Action Sheet Minutes – May 26th, 2021

DRB Member Signing Session for Approved Cases
ADJOURN