



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

May 19, 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/97482526476> Place mouse over hyperlink, right-click, choose "open hyperlink")

Meeting ID: 974 8252 6476

By Phone +1 312 626 6799 or Find your local number: <https://cabq.zoom.us/j/97482526476>

MAJOR CASES

1. [PR-2020-004138](#)

SI-2021-00574- SITE PLAN DRB

JEEBS AND ZUZU LLC agent for **MESA APARTMENTS LLC** requests the aforementioned action(s) for all or a portion of: **TRACT A-4, MESA DEL SOL INNOVATION PARK** zoned **PC**, located on **UNIVERSITY BLVD and BOBBY FOSTER RD SE** containing approximately 14.45 acre(s). (R-15 & R-16)

PROPERTY OWNERS: MESA APARTMENTS LLC/MDS INVESTMENTS LLC
REQUEST: SITE PLAN DRB FOR 318 UNIT MULTI-FAMILY COMPLEX

**** REQUEST RECEIVED BY AGENT FOR DEFERRAL TO MAY 26, 2021.**

2. [PR-2020-004747](#)
[SI-2021-00484](#) – SITE PLAN
[SD-2021-00074](#) – PRELIMINARY PLAT

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*]

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

3. [PR-2020-004820](#)
(1003119)
[SI-2020-001468](#) – SITE PLAN

CONSENSUS PLANNING INC. agent(s) for **MOUNTAIN CLASSIC REAL ESTATE** request(s) the aforementioned action(s) for all or a portion of: **TRACT 4-B1, HOME DEVELOPMENT ADDITION** zoned MX-M located at **25 HOTEL CIRCLE NE between LOMAS BLVD and INTERSTATE 40**, containing approximately 5.043 acre(s). (K-21)[*Deferred from 1/13/21, 2/3/21, 2/24/21, 3/10/21, 3/31/21, 4/21/21, 5/5/21*]

PROPERTY OWNERS: AMERSTONE INVESTMENTS LLC

REQUEST: SITE PLAN FOR CONVERSION OF HOTEL TO MULTI-FAMILY RESIDENTIAL USE

****AGENT REQUESTS DEFERRAL TO MAY 26, 2021.**

4. [PR-2018-001198](#)
[SI-2021-00383](#)- SITE PLAN

CONSENSUS PLANNING agent for **PV TRAILS ALBUQUERQUE, LLC (C/O PRICE LAND DEVELOPMENT GROUP)** request(s) the aforementioned action(s) for all or a portion of **TRACT 11 (FORMERLY TRACT 1), CATALONIA (THE TRAILS)** zoned R-ML, located on **WOODMONT AVE NW between PASEO DEL NORTE and GIRONA AVE NW**, containing approximately 13.9 acre(s). (C-8)[*Deferred from 4/14/21, 5/12/21*]

PROPERTY OWNERS: PV TRAILS ALBUQUERQUE, LLC (C/O PRICE LAND DEVELOPMENT GROUP)

REQUEST: SITE PLAN APPROVAL FOR A 333-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

5. [PR-2020-004475](#)
SI-2021-00254 – SITE PLAN
- JOE SLAGLE, ARCHITECT** agent for **CURTIS PINO** request(s) the aforementioned action(s) for all or a portion of **LOT 21, TRACT 2 BLOCK 9 UNIT 3, NORTH ALBUQUERQUE ACRES** zoned MX-L, located at **7413 HOLLY AVE NE between LOUISIANA and WYOMING**, containing approximately 1.0031 acre(s). (C-19)[Deferred from 3/31/21, 4/14/21, 5/5/21, 5/12/21]
- PROPERTY OWNERS:** CURTIS AND REBECCA PINO
REQUEST: 4,800 SQ FT DENTAL OFFICE AT GROUND LEVEL WITH 1000 SQ FT MEETING ROOM AT UPPER FLOOR. 3800 SQ FT OF LEASE SPACE ALSO INCLUDED.
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MINOR CASES

6. [PR-2021-005009](#)
SD-2021-00091 – PRELIMINARY/FINAL PLAT
- WAYJOHN SURVEYING INC.** agent(s) for **BLAKES LOTA BURGER LLC** request(s) the aforementioned action(s) for all or a portion of **PARCELS 6 THRU 10, ATRISCO BUSINESS PARK** zoned MX-M, located at **NE Corner of COORS BLVD and FORTUNA ROAD**, containing approximately 1.3523 acre(s). (J-10)
- PROPERTY OWNERS:** BLAKE'S LOTABURGER
REQUEST: COMBINE 5 LOTS INTO ONE LOT
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7. [PR-2020-003658](#)
SD-2021-00092- PRELIMINARY/FINAL PLAT
- ISAACSON & ARFMAN INC.** agent(s) for **CRP-GREP OVERTURE ANDALUCIA OWNER LLC** request(s) the aforementioned action(s) for all or a portion of: **TR 4 LOT 4, NORTH ANDALUCIA AT LA LUZ**, zoned PD, located at **5301 ANTEQUIERA RD NW**, containing approximately 7.7007 acre(s). (E-12)
- PROPERTY OWNERS:** SILVER LEAF VENTURES LLC
REQUEST: REPLAT TO INCLUDE PREVIOUSLY VACATED TRACT
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8. [PR-2020-004452](#)
SD-2021-00095 – PRELIMINARY/FINAL PLAT
VA-2021-00146 – SIDEWALK WIDTH WAIVER
- ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **BRUCE CHARLES & GOTTSCHALK LVT** request(s) the aforementioned action(s) for all or a portion of **LOTS 22 & 23, CASA GRANDE ESTATES** zoned R-1, located at **3036 – 3100 PALO ALTO DR between CASA BONITA DR and CANDELARIA RD**, containing approximately 0.5561 acre(s). (G-23)
- PROPERTY OWNERS:** SUE GOTTSCHALK, BRUCE PAUL CHARLES & MERRILY CHARLES ROCCO
REQUEST: LOT LINE ADJUSTMENT
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9. [PR-2019-002609](#)
SD-2020-00217 – PRELIMINARY/FINAL
PLAT
- ARCH + PLAN LAND USE CONSULTANTS agent(s) for JABRE INVESTMENTS LLC request(s) the aforementioned action(s) for all or a portion of: **LOT 14, FLORAL GARDENS**, zoned R-1, located at **2454 ROSE NW between FLORAL RD and SARITA AVE**, containing approximately 0.4117 acre(s). (H-13)[*Deferred from 12/16/20, 1/27/21, 2/24/21, 3/31/21, 4/28/21*]
- PROPERTY OWNERS: JABRE INVESTMENTS LLC
REQUEST: CREATE 2 LOTS FROM 1 EXITING LOT
- **AGENT REQUESTS DEFERRAL TO JUNE 23, 2021.**
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10. [PR-2019-002738](#)
SD-2021-00018 - PRELIMINARY/FINAL
PLAT
(*Sketch Plat 10/14/20*)
- ARCH + PLAN LAND USE CONSULTANTS agent(s) for McDONALD'S REAL ESTATE COMPANY request the aforementioned action(s) for all or a portion of: **LOTS A & B BLOCK 101, BEL AIR SUBDIVISION**, zoned MX-M, located at **5900 MENAUL BLVD NE**, containing approximately 0.9457 acre(s). (H-18)[*Deferred from 2/3/21, 2/24/21, 3/17/21, 4/28/21*]
- PROPERTY OWNERS: MCDONALDS REAL ESTATE COMPANY
REQUEST: LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT
- **AGENT REQUESTS DEFERRAL TO JUNE 23, 2021.**
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11. [PR-2021-0005356](#)
SD-2021-00097 – PRELIMINARY/FINAL
PLAT
- JAG PLANNING & ZONING agent(s) for TRUMBULL DEVELOPMENT, LLC / JOHN STROUD request(s) the aforementioned action(s) for all or a portion of: **LOTS 6-10, BLOCK 46, SKYLINE HEIGHTS ADDITION, LOTS 9&10 BLOCK 47, SKYLINE HEIGHTS ADDITION** zoned NR-LM, located on **TRUMBULL AVE SE between CONCHAS ST SE and EUBANK BLVD SE**, containing approximately 1.2385 acre(s). (L-20)
- PROPERTY OWNERS: TRUMBULL DEVELOPMENT, LLC JOHN STROUD
REQUEST: COMBINE SEVEN LOTS INTO ONE LOT/GRANT EASEMENTS
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12. [PR-2020-003491](#)
SD-2021-00094 – AMENDMENT TO
INFRASTRUCTURE LIST
- SBS CONSTRUCTION AND ENGINEERING, LLC agent(s) for JARDIN DEL VALLE ESTATES, LLC request(s) the aforementioned action(s) for all or a portion of: **TRACTS 1-A-1, 1-B-1 AND 1-B-2, ALVARADO GARDENS UNIT 1** zoned R-A, located at **2311 MATTHEW AVE NW**, containing approximately 1.0012 acre(s). (G-13)
- PROPERTY OWNERS: JARDIN DEL VALLE ESTATES, LLC
REQUEST: AMENDMENT TO INFRASTRUCTURE LIST DELETING STORM SEWER ITEMS FROM LIST, REMOVE AND REPLACE DROP INLET, AND REMOVE VALLEY GUTTER FROM PRIVATE DRIVE
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SKETCH PLAT

13. [PR-2021-005459](#)
[PS-2021-00060](#) -SKETCH PLAT
- TIERRA WEST, LLC / RONALD BOHANNAN agent(s) for CONTRACTORS LEASING, LLC request(s) the aforementioned action(s) for all or a portion of: **LOT 1A BLOCK 2, SUNPORT PARK** zoned NR-BP, located on **2900 TRANSPORT between FLIGHTWAY and TRANSPORT**, containing approximately 10.69 acre(s). (M-15)
- PROPERTY OWNERS:** CONTRACTORS LEASING, LLC
REQUEST: SKETCH PLAT REVIEW AND COMMENT
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14. [PR-2021-005458](#)
[PS-2021-00059](#) -SKETCH PLAT
- GARCIA/KRAEMER & ASSOCIATES agent(s) for **SOME INVESTMENTS LLC** request(s) the aforementioned action(s) for all or a portion of **BLOCK 56-A SKYLINE HEIGHTS ADDITION**, zoned NR-C, located at **600 MOON ST SE between SANTA CLARA SE and SOUTHERN SE**, containing approximately 2.86 acre(s). (L-20)
- PROPERTY OWNERS:** SOME INVESTMENTS, LLC
REQUEST: CREATE TWO LOTS FROM ONE
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15. [PR-2021-005457](#)
[PS-2021-00058](#) -SKETCH PLAT
- OSBALDO PEREZ requests the aforementioned action(s) for all or a portion of: **LOTS 19 & 20, BLOCK 7, ORIGINAL TOWNSITE OF WESTLAND** zoned MX-M, located at **8737 CENTRAL AVE NW** containing approximately .5 acre(s). (K-9)
- PROPERTY OWNERS:** OSBALDO PEREZ & ADILENE TORRES-BUSTOS
REQUEST: VACATE ALLEY
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16. [PR-2020-004771](#)
[PS-2021-00061](#) -SKETCH PLAT
- CSI – **CARTESIAN SURVEYS, INC.** agent(s) for **HOMEWISE INC.** request(s) 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 A VACATED PORTION OF BELL AVE INTO EXISTING LOT 1 BLOCK 1 OF GUTIERREZ ADDITION COMBINING PARCELS INTO ONE NEW LOT
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17. Other Matters
18. Action Sheet Minutes – May 12th, 2021
19. DRB Member Signing Session for Approved Cases

ADJOURN

