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

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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/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/u/adC68bUpI

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).

   **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).

   **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).

   **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 LOTABURGER 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

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

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
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.**

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.**

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

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
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

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

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

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

17. Other Matters

18. Action Sheet Minutes – May 12th, 2021

19. DRB Member Signing Session for Approved Cases

ADJOURN