DEVELOPMENT REVIEW BOARD
Agenda
ONLINE ZOOM MEETING

May 5, 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/94854433779 (Place mouse over hyperlink, right-click, choose “open hyperlink”)
      Meeting ID: 948 5443 3779
      By phone +1 312 626 6799 or Find your local number: https://cabq.zoom.us/u/adNUaZoA2I

MAJOR CASES
1. **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)  
**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

2. **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]

   **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.

3. **PR-2020-004757**  
**SI-2021-00307 – SITE PLAN**  
(ksketch plat 12-9-20)  
KIMLEY-HORN agent for MACRITCHIE requests the aforementioned action(s) for all or a portion of **TRACT C48 AND C49, TOWN OF ATRISCO GRANT**, zoned NR-BP, located on **VOLCANO RD between CENTRAL AVE and BRISTOL ST** containing approximately 9.59 acre(s). (K-9) [Deferred from 3/31/21, 4/21/21]

   **PROPERTY OWNERS**: JUANITA GARCIA GONZALEZ  
   **REQUEST**: REVIEW OF PROPOSED RV STORAGE FACILITY ON 9.59 ACRE SITE LOCATED AT THE NORTHWEST CORNER OF CENTRAL AVE AND VOLCANO RD

4. **PR-2020-003443**  
**SD-2021-00027– PRELIMINARY PLAT**  
(ksketch plat 3-4-20)  
CONSENSUS PLANNING INC. agent for HOLLY PARTNERS LLC request(s) the aforementioned action(s) for all or a portion of: **20A-1, PARADISE NORTH** zoned MX-L, located on **UNSER BLVD NW between BANDELIER DR NW and McMAHON BLVD NW** containing approximately 19.01 acre(s). (A-11)[Deferred from 3/10/21, 3/31/21, 4/14/2, 4/28/21 ]

   **PROPERTY OWNERS**: HOLLY PARTNERS LLC  
   **REQUEST**: SUBDIVIDE EXISTING LOT INTO 9 NEW LOTS AND PROVIDE REQUIRED PUBLIC INFRASTRUCTURE
5. **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]

PROPERTY OWNERS: AMERSTONE INVESTMENTS LLC  
REQUEST: SITE PLAN FOR CONVERSION OF HOTEL TO MULTI-FAMILY RESIDENTIAL USE

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6. **PR-2019-002761**  
SI-2021-00255 – SITE PLAN AMENDMENT

CONSENSUS PLANNING INC. agent for LEGACY DEVELOPMENT & MANAGEMENT, LLC request(s) the aforementioned action(s) for all or a portion of LOTS 8-A & 23-A BLOCK 26 TRACT A UNIT B, NORTH ALBUQUERQUE ACRES zoned NR-BP and MX-L, located at 6501 EAGLE ROCK AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE, containing approximately 5.6759 acre(s). (C-18) [Deferred from 4/14/21, 4/21/21]

PROPERTY OWNERS: LEGACY DEVELOPMENT & MANAGEMENT, LLC  
REQUEST: MAJOR AMENDMENT TO REMOVE LOT 8-A FROM PRIOR SITE PLAN APPROVAL

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7. **PR-2019-002761**  
SI-2021-00256 – SITE PLAN

CONSENSUS PLANNING INC. agent for LEGACY DEVELOPMENT & MANAGEMENT, LLC request(s) the aforementioned action(s) for all or a portion of LOTS 8-A, 11 & 12, 26 TRACT A UNIT B, NORTH ALBUQUERQUE ACRES zoned MX-L, located at 6700 & 6716 MODESTO AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE, containing approximately 4.7885 acre(s). (C-18) [Deferred from 4/14/21, 4/21/21]

PROPERTY OWNERS: LEGACY DEVELOPMENT & MANAGEMENT, LLC  
REQUEST: SITE PLAN FOR 120-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

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**MINOR CASES**
8. **PR-2019-002761**  
SD-2021-00053 – PRELIMINARY/FINAL PLAT  
SD-2019-00056 - VACATION OF PUBLIC EASEMENT 15-foot gas line easement  
SD-2019-00055 - VACATION OF PUBLIC EASEMENT 20-foot public water line  
SD-2021-00054 – VACATION OF PUBLIC EASEMENT 5-foot PNM and MST&T easement.  

CSI - CARTESIAN SURVEY’S INC. agent for FAIZEL KASSEM C/O KASSAM LAND ACQUISITION 9 LLC request(s) the aforementioned action(s) for all or a portion of **8-A, 11 & 12 BLOCK 26 NAA, TR. A, UNIT B** zoned NR-BP, located on MODESTO AVE between OBSIDIAN ST NE and SAN PEDRO DR NE, containing approximately 4.7885 acre(s). (C-18) [Deferred from 3/31/21, 4/14/21 4/21/21]  

PROPERTY OWNERS: FAIZEL KASSEM C/O KASSAM LAND ACQUISITION 9 LLC  
REQUEST: SUBDIVIDE EXISTING 3 LOTS INTO 1 INDIVIDUAL LOT, VACATE EASEMENTS, GRANT EASEMENTS AND DEDICATE RIGHT-OF-WAY.

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9. **PR-2020-004138**  
SD-2021-00076 – PRELIMINARY/FINAL PLAT  

HUITT-ZOLLARS, INC. SCOTT EDDINGS agent(s) for MDS DEVELOPMENT, LLC request(s) the aforementioned action(s) for all or a portion of: **TRACT A-1-A-5 & TRACT A-4, MESA DEL SOL INNOVATION PARK** zoned PC, located on BOBBY FOSTER, containing approximately 33.3 acre(s). (R-15) [Deferred from 4/21/21]  

PROPERTY OWNERS: MDS INVESTMENTS  
REQUEST: FINAL PLAT CREATING FOUR LOTS FROM TWO.

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10. **PR-2021-005296**  
SD-2021-00058 - PRELIMINARY/FINAL PLAT  

ISAACSON & ARFMAN, INC. agent(s) for STORAGE ENTERPRISES request(s) the aforementioned action(s) for all or a portion of: **TRACT 1-A1, MUELLER INDUSTRIAL, TRACT C4, LANDS OF MENAUL SCHOOL, INC.,** zoned NR-GM, located at **720 CANDELARIA RD NE between CANDELARIA RD NE and MENAUL BLVD NE**, containing approximately 7.8883 acre(s). (H-15) [Deferred from 4/7/21, 4/21/21]  

PROPERTY OWNERS: STORAGE ENTERPRISES LLC & RJ ENTERPRISEINVESTMENTS LLC  
REQUEST: SUBDIVISION OF LAND.

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11. **PR-2021-005079**  
SD-2021-00084 – PRELIMINARY/FINAL PLAT  
VA-2021-00108 – SIDEWALK WAIVER  
Amherst  
VA-2021-00111 - SIDEWALK WAIVER  
Hyder  

ARCH + PLAN LAND USE CONSULTANTS agent(s) for REID FAMILY RVT request(s) the aforementioned action(s) for all or a portion of: **LOTS 9 THRU 12, BLOCK 17, MONTEREY HILLS ADDITION**, zoned R1-D, located at **3335 HYDER SE**, containing approximately 0.9626 acre(s). (L-16)  

PROPERTY OWNERS: REID FAMILY RVT  
REQUEST: LOT CONSOLIDATION OF 4 LOTS INTO 1 LOT AND WAIVER OF 1.5 FOOT TO REQUIRED MINIMUM OF 5’ SIDEWALK WIDTH ON AMHERST DRIVE.
12. **PR-2018-001842**  
SD-2021-00085 – FINAL PLAT  
ARCH + PLAN LAND USE CONSULTANTS agent(s) for CLEARBROOK INVESTMENTS request(s) the aforementioned action(s) for all or a portion of: TRACT 4-A, HORIZON VILLAGE, zoned R-ML, located on HORIZON BLVD between ALAMEDA BLVD and BALLOON MUSEUM DR, containing approximately 2.92 acre(s). (C-17)  

**PROPERTY OWNERS:** CLEARBROOK INVESTMENTS  
**REQUEST:** CREATE 30 LOTS FROM ONE EXISTING TRACT

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**SKETCH PLAT**

13. **PR-2021-004967**  
PS-2021-00055 – SKETCH PLAT  
ARCH + PLAN LAND USE CONSULTANTS agent(s) for JOSEPH AND LAURIE GRADY request(s) the aforementioned action(s) for all or a portion of: LOTS A-2-A & LOT A1-A1, zoned R-A, located at 3815 PEDRONCELLI NW between RIO GRANDE BLVD and ELFEGO RD, containing approximately 1.2324 acre(s). (F-13)  

**PROPERTY OWNERS:** JOSEPH AND LAURIE GRADY  
**REQUEST:** CREATE 4 LOTS FROM 2 EXISTING LOTS

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14. **PR-2021-005390**  
PS-2021-00053 - SKETCH PLAT  
CSI – CARTESIAN SURVEY’S INC. agent(s) for GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the aforementioned action(s) for all or a portion of: LOTS 1 THRU 22 BLOCK 34, VALLEY VIEW ADDITION zoned MX-M, located at 5000 CENTRAL AVE SE between JACKSON ST SE and MANZANO ST SE, containing approximately 1.5900 acre(s). (K-17)  

**PROPERTY OWNERS:** VICTOR AND FRANCISCA MARTINEZ  
**REQUEST:** REVIEW FOR LOT LINE ELIMINATION TO CREATE ONE NEW LOT FROM 22 EXISTING LOTS

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15. **PR-2021-005391**  
PS-2021-00054 - SKETCH PLAT  
SBS CONSTRUCTION agent(s) for ELICEO AND ADELITA MORALES request(s) the aforementioned action(s) for all or a portion of: TRACT 474 AND 473 UNIT 7, TOWN OF ATRISCO GRANT zoned A-1, located at SAGE RD SW, between SAN IGNACIO RD SW and SAGE RD SW containing approximately 10.00 acre(s). (L-10)  

**PROPERTY OWNERS:** ELICEO AND ADELITA MORALES  
**REQUEST:** REQUEST INFORMATION FOR POSSIBILITY OF ANNEXATION AND ESTABLISHMENT OF ZONING.
16. Other Matters

17. Action Sheet Minutes: April 28, 2021

18. DRB Member Signing Session for Approved Cases

19. ADJOURN