



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

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/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/j/94854433779>

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
(sketch 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
(sketch 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 4/14/2, 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 4/14/2, 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 4/21/211*]
- 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 – PRELIINARY/FINAL PLAT
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- 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 CTREATING 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
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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.
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16. **Other Matters**
 17. **Action Sheet Minutes: April 28, 2021**
 18. **DRB Member Signing Session for
Approved Cases**
 19. **ADJOURN**