



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

September 15, 2021

- Jolene Wolfley..... DRB Chair
Jeanne Wolfenbarger Transportation
Blaine Carter Water Authority
Ernest Armijo.Hydrology
Angelo Metzgar.....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: (Place mouse over hyperlink, right-click, choose "open hyperlink")

https://cabq.zoom.us/j/85279194692 Meeting ID: 852 7919 4692

By Phone +1 346 248 7799 or Find your local number: https://cabq.zoom.us/j/85279194692

MAJOR CASES

- 1. Project # PR-2019-002571 IDO 2019 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, 6/9/21]

PROPERTY OWNERS: PHILLIP PICKARD

REQUEST: VACATION OF PUBLIC DRAINAGE AND UTILITY EASEMENTS

**AGENT REQUEST DEFERRAL TO DECEMBER 15TH, 2021.

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2. [PR-2021-004968](#) IDO 2019
[SD-2021-00145](#) – BULK PLAT
[SD-2021-00146](#) – VACATION OF PUBLIC EASEMENT 20' waterline note 3
[SD-2021-00147](#) – VACATION OF PUBLIC EASEMENT 20' waterline note 4
[SD-2021-00148](#) – VACATION OF PUBLIC EASEMENT 20' waterline note 5
[SD-2021-00149](#) – VACATION OF PUBLIC EASEMENT Roadway
[SD-2021-00150](#) – VACATION OF PUBLIC EASEMENT Storm Drain
Sketch plat 1-27-2021
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BOHANNAN HUSTON INC. agent for **ELK HAVEN** requests the aforementioned action(s) for all or a portion of: **TRACT B-1 & B-2, LA CUENTISTA SUBDIVISION** zoned R-ML, located on **ROSA PARKS RD NW between UNSER BLVD NW and KIMMICK DR NW** containing approximately 59.0 acre(s). (C-10) *[Deferred from 8/11/21, 8/25/21]*

PROPERTY OWNERS: PULTE GROUP
REQUEST: BULK PLAT, VACATIONS OF PUBLIC EASEMENT

****AGENT REQUESTS DEFERRAL TO SEPTEMBER 22ND, 2021.**

3. [PR-2020-004138](#) IDO 2019
[SD-2021-00151](#) – PRELIMINARY PLAT
Sketch plat 3-10-2021

HUITT-ZOLLARS INC. – SCOTT EDDINGS agent for **QUESTA DEL ORO, LLC – TIM MCNANEY** requests the aforementioned action(s) for all or a portion of: **TRACT 3 & A-1-A-4, MESA DEL SOL INNOVATION PARK** zoned PC, located between **SAGAN LOOP and DE KOONING LOOP** containing approximately 22.0366 acre(s). (R-15) *{Deferred from 8/11/21}*

PROPERTY OWNERS: QUESTA DEL ORO LLC / MDS INVESTMENTS
REQUEST: SINGLE FAMILY RESIDENTIAL SUBDIVISION ON TRACT A-1-A-3. TRACT A-1-A-4 SPLIT FOR EXTENSION OF DEIKENBORN DRIVE

4. [PR-2020-004138](#) IDO 2019
[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) *[Deferred from 5/19/21, 5/26/21, 6/23/21, 7/14/21, 7/28/21, 8/18/21, 9/1/21]*

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

5. [PR-2020-005689](#) IDO 2019
[SI-2021-00987](#) – SITE PLAN AMENDMENT

CONSENSUS PLANNING INC. agent for **LEGACY DEVELOPMENT & MANAGEMENT LLC (KLG 10, LLC)**, requests the aforementioned action(s) for all or a portion of: **TRACT B-1-A, MESA DEL NORTE ADDITION** zoned MX-M, located on **CONSTITUTION AVE NE, between LOUISIANA BLVD NE and MESILLA ST NE** containing approximately 1.7414 acre(s). (J-19) *[Deferred from 8/11/21, 8/25/21, 9/1/21]*

PROPERTY OWNERS: LEGACY DEVELOPMENT & MANAGEMENT LLC (KLG 10, LLC)
REQUEST: 151 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

6. [PR-2020-004457](#) IDO 2019
SD-2021-00025 – PRELIMINARY PLAT
VA-2021-00033 – WAIVER
VA-2021-00034 – TEMPORARY DEFERRAL
OF SIDEWALK

RIO GRANDE ENGINEERING agent for BARBARA MUELLER request(s) the aforementioned action(s) for all or a portion of **TRACT 22 VOLCANO CLIFFS SUBD UNIT 6 LOT 22, VOLCANO CLIFFS UNIT 6** zoned RA-1 , located on **QUIVIRA DR between VISTA VIEJA AVE and RETABLO RD** containing approximately 6.0 acre(s). (D-9)[*Deferred from 3/3/21, 5/26/21, 7/21/21, 7/28/21, 8/25/21*]

PROPERTY OWNERS: MUELLER BARBARA A
REQUEST: PRELIMINARY PLAT, VARIANCE, TEMP SIDEWALK DEFERRAL

7. [PR-2021-005019](#) IDO 2019
(AKA: 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)[*Deferred from 6/9/21, 6/16/21, 6/30/21, 7/14/21, 7/21/21, 8/18/21*]

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

****AGENT REQUESTS DEFERRAL TO SEPTEMBER 22ND, 2021.**

8. [PR-2021-005414](#) IDO 2019
SI-2021-01031 – SITE PLAN
SD-2021-00136 – PRELIMINARY PLAT
SD-2021-00137 – VACATION OF PUBLIC
EASEMENT 90' Drainage
SD-2021-00138 – VACATION OF PUBLIC
EASEMENT 10' Utility
SD-2021-00139 – VACATION OF PRIVATE
EASEMENT 40' x 30' Access
Sketch plat 5-12-2021

TIERRA WEST, LLC agent for LA MAME LLC requests the aforementioned action(s) for all or a portion of: **TRACT F-4-A PLAT OF TRACTS F-3-A, F-4-A & F-6-A, ATRISCO BUSINESS PARK UNIT 3** zoned MX-M, located at **441 & 457 COORS BLVD between COORS BLVD NW and BLUEWATER RD NW** containing approximately 8.94 acre(s). (J-10) [*8/4/21, 8/25/21*]

PROPERTY OWNERS: LA MAME, LLC
REQUEST: DRB SITE PLAN, PRELIMINARY PLAT, VACATION ACTIONS

MINOR CASES

9. [PR-2021-005222](#) IDO 2019
[SI-2021-01237](#) – EPC SITE PLAN
SIGN OFF

TIERRA WEST, LLC agent for WESTERN HILLS INVESTMENTS LLC requests the aforementioned action(s) for all or a portion of: **TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C, C4A, SEVEN BAR RANCH** zoned NR-BP, located at **3615 HWY 528 between CALLE CUERVO NW and HWY 528** containing approximately 1.99 acre(s). (A-14)*[Deferred from 8/18/21]*

PROPERTY OWNERS: WESTERN HILLS INVESTMENTS LLC
REQUEST: FINAL SIGN OFF OF EPC SITE PLAN

10. [PR-2021-005371](#) IDO 2020
[SD-2021-00186](#) – PRELIMINARY/FINAL
PLAT

CSI – CARTESIAN SURVEYS, INC. agent for HOMEWISE, INC. requests the aforementioned action(s) for all or a portion of: **LOTS 5 & 6, UTE ADDITION** zoned R1-D, located at **3534 & 3536 UTE RD NW between 50TH ST NW and 47TH ST NW** containing approximately 0.2824 acre(s). (K-11)

PROPERTY OWNERS: HOMEWISE, INC.
REQUEST: PLAT REVIEW FOR SUBDIVISION BY LOT LINE ADJUSTMENT TO FORMALIZE A SUBDIVISION BY DEED OF LOTS 5 AND 6 OF THE UTE ADDITION, WITH ADMINISTRATIVE REQUESTS FOR STAFF DETERMINATIONS OF SIDEWALK WIDTH AND RIGHT OF WAY WIDTH FOR UTE ROAD NW

11. [PR-2020-004664](#) IDO 2020
[SD-2021-00170](#) – PRELIMINARY/FINAL
PLAT

COMMUNITY SCIENCES CORPORATION agent for HOUSE OF LIFE MINISTRIES, LLC requests the aforementioned action(s) for all or a portion of: **LOT 2, COORS VILLAGE** zoned MX-T, located at **QUAKER HEIGHTS PL NW between MILNE RD NW and WESTERN TRAILS NW** containing approximately 5.0708 acre(s). (F-11)

PROPERTY OWNERS: HOUSE OF LIFE MINISTRIES, LLC
REQUEST: DIVIDE EXISTING TRACT 2, COORS VILLAGE INTO TWO NEW TRACTS 2-A AND 2-B

12. [PR-2018-001217](#) IDO 2019
[SD-2021-00460](#) – PRELIMINARY/FINAL
PLAT
Sketch plat 5-12-2021

ISAACSON & ARFMAN INC. agent for FOURTH STREET & MENAUL INC. requests the aforementioned action(s) for all or a portion of: **LOT 1-A-1-A, WALGREEN ADDITION** zoned MX-M, located at **300 MENAUL BLVD NW between 2ND STREET NW and 4TH STREET NW** containing approximately 9.6037 acre(s). (H-14)*[Deferred from 8/4/21]*

PROPERTY OWNERS: FOURTH STREET & MENAUL INC
REQUEST: PRELIMINARY/FINAL PLAT APPROVAL

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13. [PR-2020-004748](#) IDO 2019
SD-2021-00152 – PRELIMINARY/FINAL
PLAT
Sketch plat 12-2-2020

TIM SOLINSKI agent for **AUI INC.** requests the aforementioned action(s) for all or a portion of: *62 4 ARMIJO BROS ADDN LOTS 62, 63 & 64 & LOTS R, S & T & ALLEY ADJ LT, LOTS 1-5 ALL LOT 6 EXC A SELY PORTION BLK C OF THE MANDELL BUSINESS AND RESIDENCE ADDN AND AN UNPLATTED STRIP OF LAND W OF AND ADJ THERE , PORTION OF LOTS 7 & 8 BLOCK C MANDELL BUSINESS AND RESIDENCE ADDN & PORTION OF P & Q PERFECTO MARIANO JESUS ARMIJO ADD, TRACT A2 PLAT OF TRACTS A-1 & A-2, zoned MX-FB-UD, located at **ONE CIVIC PLAZA & 400 MARQUETTE between MARQUETTE and TIJERAS** containing approximately 2.2273 acre(s). (J-14) *Deferred from 7/28/21, 8/4/2, 8/11/21, 8/25/21]*

PROPERTY OWNERS: BERNALILLO COUNTY, CITY OF ALBUQUERQUE
REQUEST: REPLAT TO CONSOLIDATE 22 LOTS/TRACTS INTO 2 TRACTS, DEDICATE ADDITIONAL PUBLIC RIGHTS-OF-WAY AND TO GRANT EASEMENTS

SKETCH PLAT

14. [PR-2021-005984](#) IDO 2020
PS-2021-00110 – SKETCH PLAT

JAG PLANNING & ZONING – JUANITA GARCIA agent for **VICTOR WUAMETT/HERREN-OPHIR LLC** requests the aforementioned action(s) for all or a portion of: **LOTS B-1, LOT A-1 AND 11, BLOCK 9, PARK RIDGE ADDITION** zoned MX-L, located at **2109 – 2121 SAN MATEO NE between INDIAN SCHOOL NE and HAINES NE** containing approximately 0.4017 acre(s). (J-17)

PROPERTY OWNERS: VICTOR WUAMETT/HERREN-OPHIR LLC
REQUEST: VACATE 7,847.8637 OF RIGHT-OF-WAY ALONG THE EAST SIDE OF BUILDINGS

15. [PR-2021-005980](#) IDO 2020
PS-2021-00109 – SKETCH PLAT

ANTONIO A. RIVERA requests the aforementioned action(s) for all or a portion of: **LOTS 13 THRU 16 BLOCK 8, JOHN BARON BURG PARK** zoned R1-A, located on **22ND ST NW between ASPEN and I-40** containing approximately 0.3214 acre(s). (H-13)

PROPERTY OWNERS: SCOTT SHAROT & DALE HARRIS
REQUEST: REPLAT EXISTING 4 LOTS INTO 2 LOTS, PROPOSED REPLAT WILL ELIMINATE CURRENT ENCROACHMENT OF EXISTING HOUSE ON ONE OF THE LOTS AND WILL CREATE A SINGLE LOT FOR THE HOUSE, WITH COMPLIANT SETBACK CONDITIONS

16. [PR-2021-005978](#) IDO 2020
PS-2021-00108 – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent for **GARY SMITH** requests the aforementioned action(s) for all or a portion of: **TRACT A, LANDS OF RAY GUTIERREZ** zoned MX-T, located at **2505 6TH ST NW between MENAUL BLVD and TOWNER AVE** containing approximately 0.113 acre(s). (H-14)

PROPERTY OWNERS: GARY SMITH

REQUEST: REPLAT TO ACQUIRE PUBLIC RIGHT OF WAY DUE TO ENCROACHMENTS

17. [PR-2020-004086](#) IDO 2020
PS-2021-00107 – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent for **TITAN HD LLC/AMERICUS LLC** requests the aforementioned action(s) for all or a portion of: **TRACTS 1 & 2, THE FOOTHILLS** zoned RM-H/MX-L, located at **TRAMWAY BLVD NE between SAN ANTONIO DR and ACADEMY RD** containing approximately 24.1690 acre(s). (E-22)

PROPERTY OWNERS: TITAN HD LLC/AMERICUS LLC

REQUEST: INTERIOR LOT LINE ADJUSTMENT (2 LOTS INTO 2 LOTS)

18. [PR-2021-005953](#) IDO 2020
PS-2021-00106 – SKETCH PLAT

YVETTE ANN CHAVEZ PENA & CARMEN L. CHAVEZ requests the aforementioned action(s) for all or a portion of: **LOTS 8 AND 9, LAVALAND** zoned R-1, located at **629 & 631 57TH ST between COORS and FORTUNA** containing approximately 0.36 acre(s). (J-11)

PROPERTY OWNERS: BOBBY CHAVEZ, CARMEN CHAVEZ

REQUEST: LOT LINE ADJUSTMENT BETWEEN LOTS 8 & 9 TO INCORPORATE AN ACCESSORY BUILDING ONTO LOT 9 AND PROVIDE BACKYARD ACCESS TO LOT 9.

19. Other Matters

Action Sheet Minutes – September 1, 2021

DRB Member Signing Session for Approved Cases

ADJOURN