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

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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:  (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/u/kek8D6IDxZ

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.**
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  

**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 MCNAEY** 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

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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.**

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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

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**MINOR CASES**

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DRB 2021
TIERRA WEST, LLC agent for WESTERN HIILS 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 HIILS INVESTMENTS LLC
REQUEST: FINAL SIGN OFF OF EPC SITE PLAN

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

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

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
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, 8/4/21, 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

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**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
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 ENCROACHEMENTS

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)

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.

Other Matters
Action Sheet Minutes – September 1, 2021
DRB Member Signing Session for Approved Cases

ADJOURN