DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

January 19, 2022

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
      https://cabq.zoom.us/j/81364886642  (Place mouse over hyperlink, right-click, choose “open hyperlink”)
      Meeting ID: 813 6488 6642
      By phone  1 346 248 7799 or Find your local number: https://cabq.zoom.us/u/kbMSxzn4iw

MAJOR CASES AND ASSOCIATED MINORS

1. PR-2018-001284
   SI-2021-01962 – SITE PLAN AMENDMENT
   VA-2021-00458 – SIDEWALK WIDTH WAIVER

   CONSENSUS PLANNING, INC. agent for LEGACY DEVELOPMENT & MANAGEMENT, LLC requests the aforementioned action(s) for all or a portion of: A-2-A-1-A and A-2-A-2-A; A-2 and 2A, BLOCK F, PARK SQUARE; BEVERLY-WOOD ADDITION zoned MX-H, located on 6500 AMERICAS PARKWAY, 6400 INDIAN SCHOOL RD between INDIAN SCHOOL RD and LOUISIANA BLVD NE containing approximately 5.0 acre(s). (J-18)
   [Deferred from 12/15/21, 1/5/22]

   PROPERTY OWNERS: LEGACY MUP LLC; KLG 18 LLC; KLG 29 LLC
   REQUEST: ADD ADDITIONAL PROPERTY TO SITE PLAN DRB FOR DEVELOPMENT OF A PARKING LOT
2. **PR-2018-001284**  
SD-2022-00004 – PRELIMINARY/FINAL PLAT  
SD-2022-00007 – VACATION OF PRIVATE EASEMENT  

CSI – CARTESIAN SURVEYS, INC. agent for LEGACY HOSPITALITY requests the aforementioned action(s) for all or a portion of: TRACT 2-A and A-2; TRACT A-2-A-2-A, BEVERLY-WOOD ADDITION; PARK SQUARE zoned MX-H, located at 6500 AMERICAS PARKWAY NE between INDIAN SCHOOL RD and I-40 containing approximately 3.3866 acre(s). (J-18)

**PROPERTY OWNERS:** LEGACY HOSPITALITY  
**REQUEST:** CREATE ONE NEW TRACT FROM THREE EXISTING TRACTS, VACATE EASEMENTS AND GRANT EASEMENTS AS SHOWN ON PLAT

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**MAJOR CASES**

3. **PR-2021-006238**  
SI-2021-01916 - SITE PLAN  
SD-2022-00001 – PRELIMINARY/FINAL PLAT  

CONSENSUS PLANNING. agent for TITAN DEVELOPMENT requests the aforementioned action(s) for all or a portion of: LOTS 15-18, BLOCK 20 UNITS A and B, NORTH ALBUQUERQUE ACRES zoned MX-L, located at ALAMEDA BLVD between SAN PEDRO AND LOUISIANA BLVD NE and JEFFERSON ST NE containing approximately 2.77 acre(s). (C-18) [Deferred from 12/8/21, 1/12/22]

**PROPERTY OWNERS:** SIEGELE, FREDRICK J SUCESSOR SIEGELE IRRVT  
**REQUEST:** SITE PLAN FOR 105 UNIT APARTMENT COMPLEX

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4. **PR-2018-001579** IDO 2019  
SI-2021-00304 – SITE PLAN  
SI-2021-00305 – SITE PLAN AMENDMENT  

MODULUS ARCHITECTS INC. C/O ANGELA WILLIAMSON agent for WINROCK PARTNERS LLC requests the aforementioned action(s) for all or a portion of: PARCEL Z FINAL PLAT PARCEL Z AND TRACTS A, D, E, F-1, G & H, zoned MX-H, located at 2100 LOUISIANA BLVD NW between INDIAN SCHOOL and I-40 containing approximately 28.8654 acre(s). (J-19) [Deferred from 3/31/21, 4/28/21, 5/26/21, 6/23/21, 6/30/21, 7/14/21, 7/21/21, 7/28/21, 8/11/21, 8/25/21, 9/22/21, 11/10/21, 12/15/21, 1/5/22]

**PROPERTY OWNERS:** WINROCK PARTNERS LLC  
**REQUEST:** SITE PLAN FOR NEW PARK CONCEPT TO INCLUDE WATER FEATURES, 2 INTERNAL PAD SITES FOR FUTURE USERS, 2 BUILDINGS ALONG DILLARDS. PARK INCLUDES KIDS PLAYING AREA, PATHS AND BRIDGES.
5. **PR-2021-006336**  
**SI-2021-02091 – SITE PLAN**  
TIERRA WEST, LLC - VINCE CARRICA agent for DENNIS ROMERO requests the aforementioned action(s) for all or a portion of: LOT 1, BLOCK 3 TOWN OF ATRISCO GRANT zoned NR-BP, located on 10320 CENTRAL AVE SW between CENTRAL AVE and SUNSET GARDENS containing approximately 4.0 acre(s). (L-08) [Deferred from 1/5/22]  
**PROPERTY OWNERS:** DENNIS ROMERO  
**REQUEST:** DRB SITE PLAN FOR SELF STORAGE FACILITY

6. **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, 9/15/21, 9/22/21, 10/20/21, 11/10/21, 12/1/21, 1/5/22, 1/12/22]  
**PROPERTY OWNERS:** WESTERN HILLS INVESTMENTS LLC  
**REQUEST:** FINAL SIGN OFF OF EPC SITE PLAN

7. **PR-2020-003847**  
**SI-2021-01955 – SITE PLAN**  
WILL GLEASON, DEKKER/PERICH/SABATINI agent for CITY OF ALBUQUERQUE requests the aforementioned action(s) for all or a portion of: MAP 33 TR 90C,001 001REPL of FITZGERALD ADD, ALL of LOT 2, BLK 1, REPLAT of FITZGERALD ,003 001 REPL of FITGERALD ADD zoned MX-M, located on 3525 4TH ST NW, 420 FITZGERALD RD NW between MILDRED AVE NW and FITZGERALD RD NW containing approximately 2.103 acre(s). (G-14) [Deferred from 12/15/21, 1/12/22]  
**PROPERTY OWNERS:** CITY of ALBUQUERQUE  
**REQUEST:** MULTI-FAMILY APARTMENT HOME COMMUNITY
<table>
<thead>
<tr>
<th>Case Number</th>
<th>Description</th>
<th>Details</th>
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<tbody>
<tr>
<td>PR-2021-005195</td>
<td>SITE PLAN</td>
<td>DEKKER/PERICH/SABATINI – WILL GLEASON agent for JC SIX LLC requests the aforementioned action(s) for all or a portion of: TRACT 6A-1, UNIT 1, JOURNAL CENTER PHASE 2 zoned MX-H, located on 7501 JEFFERSON ST NE between JEFFERSON ST and MASTHEAD ST NE containing approximately 5.1536 acre(s). (D-17) [Deferred from 11/10/21, 12/21/21, 12/15/21, 1/5/22, 1/19/22]</td>
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<td>SI-2021-01747</td>
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<td>PROPERTY OWNERS: JC SIX LLC REQUEST: SITE PLAN APPROVAL REQUEST FOR MULTI-FAMILY APARTMENT HOME COMMUNITY</td>
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<td><strong>AGENT REQUESTS DEFERRAL TO FEBRUARY 2ND, 2022.</strong></td>
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<td>PR-2019-002738</td>
<td>SD-2021-00018 - PRELIMINARY/FINAL PLAT</td>
<td>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 &amp; 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, 5/19/21, 6/23/21, 7/28/21, 9/1/21, 10/6/21, 11/10/21, 12/1/21, 12/15/21, 1/5/22]</td>
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<td>SD-2021-00261 – FINAL PLAT</td>
<td>PROPERTY OWNERS: MCDONALDS REAL ESTATE COMPANY REQUEST: LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT</td>
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<td>MARK GOODWIN &amp; ASSOCIATES, PA</td>
<td>agent for BOKAY CONSTRUCTION, INC. requests the aforementioned action(s) for all or a portion of: LOT 1-PA THRU 31-P1, SAGE RANCH zoned R-T, located on SAGE RANCH COURT between SAGE RANCH RD and BENAVIDEZ RD containing approximately 3.7742 acre(s). (M-9) [Deferred from 1/5/2, 1/12/22]</td>
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<td>CSI – CARTESIAN SURVEYS, INC.</td>
<td>agent for BRUNACINI DEVELOPMENT LTD CO. requests the aforementioned action(s) for all or a portion of: TRACT A-1-A, A-2-A, UNIT 2, JOURNAL CENTER PHASE 2 zoned NR-BP, located on RUTLEDGE ST NE between RUTLEDGE RD NE and BARTLETT ST NE containing approximately 4.7483 acre(s). (D-16 &amp; D-17)</td>
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<td>SD-2022-002063</td>
<td>PROPERTY OWNERS: BRUNACINI DEVELOPMENT LTD CO. REQUEST: CREATE ONE NEW TRACT FROM TWO EXISTING PORTIONS OF TRACTS</td>
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12. **PR-2021-006259**  
**SD-2022-00002** – PRELIMINARY/FINAL PLAT  
**SD-2022-00006** – VACATION OF PRIVATE EASEMENT

CSI – CARTESIAN SURVEYS, INC. agent for GUARDIAN AIRPORT PARKING, LLC requests the aforementioned action(s) for all or a portion of: LOT 4-A AND 5 THRU 12, BLOCK 5, CLAYTON HEIGHTS zoned MX-M, located at 1713 YALE BLVD SE between ROSS AVE SE and ANDERSON AVE SE containing approximately 1.7568 acre(s). (L-15)

**PROPERTY OWNERS:** GUARDIAN AIRPORT PARKING  
**REQUEST:** CREATE ONE NEW TRACT FROM 9 EXISTING LOTS BY LOT LINE ELIMINATION, DEDICATION OF ADDITIONAL RIGHT-OF-WAY TO ROSS AVE SE, AND AN ADMINISTRATIVE DECISION REGARDING DEFICIENT WIDTH OF YALE BLVD SE RIGHT-OF-WAY

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13. **PR-2022-006469**  
**PS-2022–00002** – SKETCH PLAT

CSI – CARTESIAN SURVEYS, INC. agent for VMD, LLC – C/O VICTOR LARRANAGA requests the aforementioned action(s) for all or a portion of: MRGCD MAP 44 zoned NR-LM, located at 3024 BROADWAY BLVD SE between WOODWARD RD SE and WESMECO DR SE containing approximately 1.5 acre(s). (M-14)

**PROPERTY OWNERS:** VMD, LLC/VICTOR LARRANGA  
**REQUEST:** LOT LINE ADJUSTMENT TO CREATE TWO NEW TRACTS FROM TWO EXISTING TRACTS

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Other Matters

Action Sheet Minutes – 2021

DRB Member Signing Session for Approved Cases

ADJOURN