



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

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/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.
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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
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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
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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 FITZGERALD 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
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8. [PR-2021-005195](#)
[SI-2021-01747](#) – SITE PLAN

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, 12/1/21, 12/15/21, 1/5/22, 1/19/22]

PROPERTY OWNERS: JC SIX LLC

REQUEST: SITE PLAN APPROVAL REQUEST FOR MULTI-FAMILY APARTMENT HOME COMMUNITY

****AGENT REQUESTS DEFERRAL TO FEBRUARY 2ND, 2022.**

9. [PR-2019-002738](#)
[SD-2021-00018](#) -
PRELIMINARY/FINAL PLAT
(Sketch Plat 10/14/20)

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 & 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]

PROPERTY OWNERS: MCDONALDS REAL ESTATE COMPANY

REQUEST: LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT

10. [PR-2019-002063](#)
[SD-2021-00261](#) – FINAL PLAT

MARK GOODWIN & ASSOCIATES, PA 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]

PROPERTY OWNERS: WESTWAY HOMES

REQUEST: FINAL PLAT APPROVAL FOR SAGE RANCH SUBDIVISION

MINOR CASES

11. [PR-2021-006258](#)
[SD-2022-00005](#) – PRELIMINARY/FINAL
PLAT

CSI – CARTESIAN SURVEYS, INC. 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 & D-17)**

PROPERTY OWNERS: BRUNACINI DEVELOPMENT LTD CO.

REQUEST: CREATE ONE NEW TRACT FROM TWO EXISTING PORTIONS OF TRACTS

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

SKETCH PLAT

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 LARRANAGA

REQUEST: LOT LINE ADJUSTMENT TO CREATE TWO NEW TRACTS FROM TWO EXISTING TRACTS

Other Matters

Action Sheet Minutes – 2021

DRB Member Signing Session for Approved Cases

ADJOURN