



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

November 16, 2022

- Jolene Wolfley..... DRB Chair**
- Ernest Armijo..... Transportation**
- David Gutierrez..... Water Authority**
- Tiequan Chen.....Hydrology**
- Jeff Palmer.....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: 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:**

Join Zoom Meeting:

<https://cabq.zoom.us/j/81711919604> (Place mouse over hyperlink, right-click, choose "open hyperlink")

Meeting ID: 817 1191 9604

By phone: +1 346 248 7799 or Find your local number: <https://cabq.zoom.us/u/kegTsk3nfp>

MAJOR CASES

- 1. [PR-2022-007416](#)
[SD-2022-00154](#) – VACATION OF RIGHT-OF-WAY
IDO - 2021**

MODULUS ARCHITECTS agent for **HUTTON ST 17, LLC | POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT** requests the aforementioned action(s) for all or a portion of: **H WLY PORTION OF AND EXC NLY 20, BUENA VENTURA**, zoned **MX-H**, located at **113 EUBANK BLVD NE between EUBANK BLVD NE and CENTRAL AVE NE** containing approximately **1.0618** acre(s). **(K-20)**

PROPERTY OWNERS: POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT
REQUEST: VACATION OF PUBLIC RIGHT-OF-WAY FOR 20' ALLEY ABUTTING THE ENTIRE NORTH PORTION OF THE SUJECT SITE'S PROPERTY LINE

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2. [PR-2022-007701](#)
[SI-2022-01868](#) – SITE PLAN
IDO - 2021

JOE SLAGLE agent for **NUSENDA CREDIT UNION** requests the aforementioned action(s) for all or a portion of: **TRACT 13-A-1, BLOCK 79, SNOWHEIGHTS ADDITION** zoned **MX-L**, located at **2801 JUAN TABO** between **CLAREMONT** and **CANDELARIA** containing approximately **1.24** acre(s). **(H-21)**
[Deferred from 10/26/22]

PROPERTY OWNERS: NEW MEXICO EDUCATORS FEDERAL CREDIT UNION & NUSENDA FEDERAL CREDIT UNION
REQUEST: NEW BUILDING AT CREDIT UNION BRANCH WITH 4 LANE DRIVE THRU CANOPY

3. [PR-2021-006007](#)
[SI-2022-01592](#) – SITE PLAN AMENDMENT
IDO - 2021

BARGHAUSEN CONSULTING ENGINEERS, INC. agent for **COSTCO WHOLESALE | THERESE GARCIA** requests the aforementioned action(s) for all or a portion of: **TR 4B & 4C PLAT FOR RENAISSANCE CENTER TR 4A, 4B, 4C, 4D, 4E& 4F CONT 16.3041 AC**, zoned **MX-M**, located at **1420 RENAISSANCE BLVD** containing approximately **14.10** acre(s). **(F-16)** *[Deferred from 9/14/22, 9/21/22, 10/6/22, 10/19/22, 11/2/22]*

PROPERTY OWNERS: COSTCO WHOLESALE CORP C/O PROPERTY TAX DEPT 116
REQUEST: SITE PLAN AMENDMENT

MINOR CASES

4. [PR-2019-001996](#)
[SD-2022-00176](#) – VACATION OF PUBLIC EASEMENT (*WATERLINE*)
[SD-2022-00177](#) – VACATION OF PUBLIC EASEMENT (*ROADWAY*)
[SD-2022-00178](#) – VACATION OF PUBLIC EASEMENT (*DRAINAGE*)
IDO - 2021

CSI - CARTESIAN SURVEYS, INC. agent for **SONATA GREEN OWNER, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT G, TRACT D, DURANGO SUBD** zoned **R-1B**, located on **STRATER ST NW** near **WEMINUCHE RD NW** containing approximately **3.8065** acre(s). **(C-09)**

PROPERTY OWNERS: SONATA GREEN OWNER LLC
REQUEST: CREATE 23 NEW LOTS FROM 2 EXISTING TRACTS, GRANT EASEMENTS, DEDICATE RIGHT-OF-WAY

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5. [PR-2019-002598](#)
[SD-2022-00146](#) – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 6-8-22
IDO - 2021
- CSI – CARTESIAN SURVEYS, INC. agent for BUCK BUCKNER requests the aforementioned action(s) for all or a portion of: **TRACT J, VISTA DE LA LUZ** zoned **PD**, located at **5401 SEVILLA AE NW between COORS BLVD NW and COSTA ALAMERIA DR NW** containing approximately **1.8731** acre(s). **(F-11)** [Deferred from 10/19/22, 11/2/22]
- PROPERTY OWNERS:** VIA REAL ESTATE LLC
REQUEST: CREATE TWO NEW LOTS FROM ONE EXISTING LOT, GRANT EASEMENTS – CURRENTLY NO PLANNED DEVELOPMENT
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6. [PR-2019-002309](#)
[SD-2022-00166](#) – PRELIMINARY/FINAL
PLAT
IDO - 2021
- TIERRA WEST, LLC agent for WYMONT LLC requests the aforementioned action(s) for all or a portion of: **TRACT 1-A & TRACT 2-A, WYMONT SUBDIVISION** zoned **MX-M**, located at **8240/8280 MONTGOMERY BLVD NE between MONTGOMERY BLVD NE and WYOMING BLVD NE** containing approximately **2.1952** acre(s). **(G-19)**
- PROPERTY OWNERS:** WYMONT LLC
REQUEST: MINOR PRELIMINARY/FINAL PLAT
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7. [PR-2021-005984](#)
[SI-2022-00269](#) – PRELIMINARY/FINAL
PLAT
- JAG PLANNING & ZONING, LLC/JUANITA GARCIA agent for VICTOR WUAMETT/HERREN-OPHIR requests the aforementioned action(s) for all or a portion of: **LOT B-1, LOT A-1 & LOT 11 BLOCK 9, RIDGE PARK ADDITION** zoned **MX-L**, located at **2109-2111 SAN MATEO BLVD NE between INDIAN SCHOOL NE and HAINES NE** containing approximately **0.4017** acre(s). **(J-17)** [Deferred from 2/16/22, 4/20/22, 4/27/22, 8/17/22, 10/19/22]
- PROPERTY OWNERS:** HERRIN-OPHIR LLC
REQUEST: MINOR PRELIMINARY/FINAL PLAT TO VACATE A PORTION OF SAN MATEO BOULEVARD AND GRANT ANY EASEMENTS AS SHOWN
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8. [PR-2022-007466](#)
[SD-2022-00142](#) – PRELIMINARY/FINAL
PLAT
IDO - 2021
- JAG PLANNING & ZONING, LLC | JUANITA GARCIA agent for EVAN DAVIS | SILVER TOWNHOMES, LLC requests the aforementioned action(s) for all or a portion of: **LOTS 11 THRU 22 BLOCK 30, VALLEY VIEW ADDTION** zoned **MX-T**, located on **JEFFERSON SE between CENTRAL AVE SE and SILVER AVE SE** containing approximately **0.8609** acre(s). **(K-17)** [Deferred from 10/19/22, 10/26/22, 11/2/22]
- PROPERTY OWNERS:** S: MCCANNA R J IIX
REQUEST: COMBINE 12 LOTS INTO 1 LOT AND GRANT EASEMENTS
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SKETCH PLATS

9. [PR-2022-007872](#)
[PS-2022-00243](#) – SKETCH PLAT
IDO - 2021

MAESTAS DEVELOPMENT GROUP LLC | WES BUTERO requests the aforementioned action(s) for all or a portion of: **TRACT C-1-A, ACADEMY ACRES** zoned **MX-L**, located at **7330 SAN ANTONIO DR NE** between **SAN ANTONIO DRIVE NE** and **SAN ANTONIO PLACE NE** containing approximately **0.965** acre(s). **(E-19)**

PROPERTY OWNERS: FIRST JUMP LLC
REQUEST: COMMERCIAL REDEVELOPMENT

10. [PR-2022-007876](#)
[PS-2022-00245](#) – SKETCH PLAT
IDO - 2021

PLAZA STREET FUND 287, LLC requests the aforementioned action(s) for all or a portion of: **TRACT A-1, PRINCESS JEANNE PARK** zoned **MX-M**, located at **912 EUBANK** containing approximately **1.389** acre(s). **(J-21)**

PROPERTY OWNERS: RMG912 LLC
REQUEST: DEMOLISH EXISTING STRUCTURE FOR NEW DRIVE-THRU RESTAURANT

Other Matters

Action Sheet Minutes – November 9th, 2022

DRB Member Signing Session for Approved Cases

ADJOURN