



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

June 30, 2021

Jolene Wolfley..... DRB Chair
Jeanne Wolfenbarger Transportation
Blaine Carter Water Authority
Ernest Armijo.Hydrology
Carl Garcia.....Code Enforcement
Cheryl Somerfeldt.....Parks and Rec

Angela Gomez ~ DRB Hearing Monitor

MAJOR CASES

- 1. PR-2021-005390
SI-2021-00832 – SITE PLAN
VA-2021-00217 – SIDEWALK WIDTH WAIVER
CONSENSUS PLANNING, INC. agent for GREATER ALBUQUERQUE HOUSING PARTNERSHIP requests the aforementioned action(s) for all or a portion of: LOTS 1-22, VALLEY VIEW ADDITION zoned MX-M, located at 5000 CENTRAL AVE SE between JACKSON ST SE and SAN MATEO BLVD containing approximately 1.61 acre(s). (K-17)
PROPERTY OWNERS: GREATER ALBUQUERQUE HOUSING PARTNERSHIP
REQUEST: SITE PLAN FOR 4-STORY MIXED-USE DEVELOPMENT WITH 92 DWELLING UNITS AND 2,000 SQ FT. COMMERCIAL, WAIVER FOR SIDEWALK WIDTH ALONG JACKSON STREET
DEFERRED TO JULY 21ST 2021.

2. PR-2021-005411
SI-2021-00760 – SITE PLAN
SD-2021-00100 – PRELIMINARY PLAT
SD-2021-00101 – VACATION OF PRIVATE EASEMENT-PNM
SD-2021-00102 - VACATION OF PRIVATE EASEMENT-TEMP CONSTRUCTION
SD-2021-00103 - VACATION OF PRIVATE EASEMENT-NMDOT
TIERRA WEST, LLC agent for ALBUQUERQUE ANUSA, LLC – CHARLES W SABADASH III requests the aforementioned action(s) for all or a portion of: zoned NR-LM, located at 9100 PAN AMERICAN between ALAMEDA PL NE and GLENDALE containing approximately 5.2896 acre(s). (B-18) [Deferred from 6/16/21]
PROPERTY OWNERS: ALBUQUERQUE ANUSA, LLC, MELLOY BROTHERS MOTOR LTD CO
REQUEST: SITE PLAN FOR LIGHT VEHICLE SALES AND RENTAL, MAJOR PRELIMINARY PLAT, PRIVATE EASEMENT VACATIONS
DEFERRED TO JULY 14TH, 2021.

3. [PR-2021-005508](#)
SI-2021-00809 – SITE PLAN

GARCIA/KRAEMER & ASSOCIATES agent for **JP MORGAN CHASE C/O SUNIL DUBEY** requests the aforementioned action(s) for all or a portion of: **TRACT A-1-A-1, THE PLAZA AT PASEO DEL NORTE** zoned **MX-M**, located at **9261 COORS BLVD between PASEO DEL NORTE NW and IRVING BLVD NW** containing approximately 25.97 acre(s). (C-13) *[Deferred from 6/23/21]*

PROPERTY OWNERS: CPP PASEO I LLC & CPP PASEO II LLC
REQUEST: CONSTRUCTION OF A 3291 SQUARE FOOT BANK BUILDING WITH DRIVE THRU ON A 1.257 ACRE PAD SITE WITHIN AN EXISTING 25.97 ACRE SHOPPING CENTER SITE

DEFERRED TO JULY 14TH, 2021

4. [PR-2018-001579](#)
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]*

PROPERTY OWNERS: WINROCK PARTNERS LLC
REQUEST: SITE PLAN FOR NEW PARK CONCEPT TO INCLUDE WATERFEATURES, 2 INTERNAL PAD SITES FOR FUTURE USERS, 2 BUILDINGS ALONG DILLARDS. PARK INCLUDES KIDS PLAYING AREA, PATHS AND BRIDGES

DEFERRED TO JULY 14TH, 2021.

5. [PR-2019-002821](#)
[SI-2021-00667](#) – SITE PLAN

BIRKIE AYER JR. requests the aforementioned action(s) for all or a portion of: **LOT 2-A & 2-B, FRATERNAL ORDER OF POLICE** zoned NR-BP, located on **JEFFERSON ST NE** between **THE LANE AT 25** and **JEFFERSON PLAZA NE** containing approximately 5.009 acre(s). (E-17) [*Deferred from 6/9/21, 6/23/21*]

PROPERTY OWNERS: GROUP 1 REALTY INC.

REQUEST: SITE PLAN DRB FOR PARKING LOT and 22,733 SQF COLLISION CENTER

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO TRANSPORTATION FOR DIMENSIONING OF ALL PARKING SPACES AND BICYCLE RACK LOCATION, FOR SIGNAGE USAGE TO DESIGNATE EMPLOYEE AND CUSTOMER PARKING, TO LABEL ALL CURB RAMPS AND ADA PATHWAYS, TO REFERENCE CURB RAMP DETAILS AS APPLICABLE, TO REFERENCE CURB DETAIL ON THE SITE PLAN, AND FOR A FINDING INDICATING THAT THE PLATTING ACTION SHALL OCCUR PRIOR TO CERTIFICATE OF OCCUPANCY TO ADDRESS REDEFINITION OF EASEMENT BOUNDARIES TO FIT THE SITE PLAN, AVOID LANDLOCKING ANY PARCELS, AND COME TO AN AGREEMENT WITH ADJACENT PROPERTY OWNERS ON ACCESS PERMISSIONS. PLANNING ACCEPTS DELEGATION TO CORRECT THE DIRECTION OF ELEVATIONS AND FOR A SEPARATE CONNECTION FOR THE IRRIGATION METER AS STIPULATED BY THE WATER AUTHORITY AND WITH A FINDING INDICATING THE NECESSITY OF AN ADMINISTRATIVE AMENDMENT ACTION TO REMOVE ACCESS EASEMENTS FROM THE SITE PLAN FOLLOWING THE PLAT, AND PRIOR TO THE CERTIFICATE OF OCCUPANCY.

6. [PR-2020-004595](#)
[SD-2021-00111](#) – PRELIMINARY PLAT
[VA-2021-00216](#) – SIDEWALK WAIVER

JAG PLANNING & ZONING agent for **505 SOLUTIONS LLC** requests the aforementioned action(s) for all or a portion of: **PARCELS A & B AND PARCELS 1 & 3, LANDS OF ALBUQUERQUE RANCH ESTATES & LANDS OF ALBUQUERQUE ACADEMY** zoned PD, located on **WALKERWAY ST. NE** between **SPAIN RD NE** and **ACADEMY RD NE** containing approximately 4.650 acre(s). (E-22)

PROPERTY OWNERS: 505 SOLUTIONS LLC

REQUEST: CREATE 11 LOTS FROM 4 PARCELS (6 LOTS), CREATE TWO TRACTS FOR EASEMENTS, VACATE EASEMENTS AND GRANT EASEMENTS

DEFERRED TO JULY 28TH, 2021.

MINOR CASES

7. [**PR-2020-004595**](#)
SD-2021-00122 – VACATION OF PUBLIC EASEMENT 7 foot
SD-2021-00123 – VACATION OF PRIVATE EASEMENT 15 foot
SD-2021-00124 – VACATION OF PRIVATE EASEMENT 20-foot waterline
- JAG PLANNING & ZONING** agent for **505 SOLUTIONS, LLC** requests the aforementioned action(s) for all or a portion of: **PARCELS A & B AND PARCELS 1 & 3** zoned **R-1D**, located on **WALKERWAY ST between SPAIN RD NE and ACADEMY** containing approximately **4.650** acre(s). (**E-22**)
- PROPERTY OWNERS:** 505 SOLUTIONS, LLC
REQUEST: VACATION OF A PUBLIC UTILITY EASEMENT AND VACATION OF 7 FOOT AND 15 FOOT PRIVATE ACCESS EASEMENTS.
- DEFERRED TO JULY 28TH, 2021.**
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8. [**PR-2019-002042**](#)
VA-2021-00236 – EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT
- MARK GOODWIN AND ASSOCIATES** agent for **SOLARE COLLEGIATE FOUNDATION** requests the aforementioned action(s) for all or a portion of **12-B-1-A AND 12-B-1-B, EL RANCHO GRANDE UNIT 1** zoned **PD**, located on **GIBSON BLVD between 98TH ST and BARBADOS** containing approximately **11** acre(s). (**M-9**)
- PROPERTY OWNERS:** SOLARE COLLEGIATE FOUNDATION
REQUEST: TWO YEAR EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT
- IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE TWO-YEAR EXTENSION OF THE INFRASTRUCTURE IMPROVEMENTS AGREEMENT.**
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9. [**PR-2020-004771**](#)
SD-2021-00120 – PRELIMINARY/FINAL PLAT
- CSI – CARTESIAN SURVEYS, INC** agent for **HOMEWISE INC.** requests the aforementioned action(s) for all or a portion of: **LOT 1 BLOCK 1, GUTIERREZ ADDITION**, zoned **MX-L**, located at **1407 4TH ST SW between BELL AVE SW and SIMPIER LN SW** containing approximately **0.7783** acre(s). (**L-14**)
- PROPERTY OWNERS:** HOMEWISE INC
REQUEST: TO INCORPORATE THE VACATED PORTION OF BELL AVENUE SW INTO LOT 1 BLOCK 1 OF GUTIERREZ ADDITION TO CREATE ONE NEW LOT
- IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE PRELIMINARY/ FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR THE APPLICATION NUMBER TO BE ADDED TO THE PLAT AND FOR THE AGIS DXF FILE.**
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10. [PR-2021-005019](#)
(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]
- PROPERTY OWNERS:** PAY AND SAVE, INC
REQUEST: COMBINE 15 EXISTING PARCELS INTO ONE PROPOSED TRACT, VACATE PUBLIC EASEMENT, GRANT PUBLIC EASEMENT
- DEFERRED TO JULY 14TH, 2021.**
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11. [PR-2020-004640](#)
(AKA: PR-2020-005571)
SD-2021-00113 – PRELIMINARY/FINAL PLAT
SD-2021-00114 – VACATION OF PUBLIC EASEMENT
SD-2021-00115 – VACATION OF PUBLIC EASEMENT
- ALLWOODS & MONTGOMERY PLAZA agent(s) for MONTGOMERY PLAZA PARTNERS LLC request(s) the aforementioned action(s) for all or a portion of: A, B, 1-C, ALLWOODS & MONTGOMERY PLAZA zoned MX-M, located at 4595 & 4601 SAN MATEO BLVD NE between MONTGOMERY BLVD NE and SAN MATEO BLVD NE, containing approximately 8.8 acre(s). (F-17)[Deferred from 6/16/21]
- PROPERTY OWNERS:** MONTGOMERY PLAZA PARTNERS, LLC
REQUEST: SUBDIVIDE EXISTING 3 TRACTS, VACATE EASEMENTS/GRANT EASEMENTS
- DEFERRED TO JULY 14TH, 2021.**
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12. [PR-2019-004717](#)
(AKA: PR-2019-003222)
SD-2021-00116 – PRELIMINARY/FINAL PLAT
- TRB HOLDINGS LLC request(s) the aforementioned action(s) for all or a portion of: LOTS 8-10 AND VACATED PORTION OF CITY RIGHT OF WAY, BLOCK 3, PANORAMA ADDITION zoned MX-M, located at 12701, 12712 & 12714 COPPER AVE NE between CHELWOOD and TRAMWAY, containing approximately 0.302 acre(s). (K-22)[Deferred from 6/23/21]
- PROPERTY OWNERS:** TRB HOLDINGS LLC
REQUEST: RE-PLAT OF A CONSOLIDATION OF THREE LOTS WITH THE SAME ZONING, AFTER VACATING A RIGHT OF WAY.
- DEFERRED TO JULY 14TH, 2021.**
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13. [PR-2021-005017](#)
[SD-2021-00121](#) – PRELIMINARY/FINAL
PLAT
[VA-2021-00237](#) – SIDEWALK WAIVER

ARCH + PLAN LAND USE CONSULTANTS agent for **FRANCES McCARTY/McCARTY** RVT request(s) the aforementioned action(s) for all or a portion of: **27 P-1, 28 P-1 & 29 P-1, OXBOW BLUFF** zoned **R-1D**, located at **4110 WATERWILLOW** between **SILVERY MINNOW PL** and **GREY HAWK PL**, containing approximately **1.9940** acre(s). (F-11)

PROPERTY OWNERS: FRANCES McCARTY/McCARTY RVT
REQUEST: LOT CONSOLIDATION FOR 3 LOTS INTO 2 LOTS, VACATION & DEDICATION OF BUILDING ENVELOPES

DEFERRED TO JULY 21ST, 2021.

SKETCH PLAT

14. [PR-2021-005630](#)
[PS-2021-00074](#) – SKETCH PLAT

NV5 ENGINEERING requests the aforementioned action(s) for all or a portion of: **TRACT RR-3-B, WESTLAND SOUTH** zoned **R-ML**, located on **DENNIS CHAVEZ** between **98th ST** and **118th ST NW** containing approximately **11.194** acre(s). (P-9)

PROPERTY OWNERS: ALBUQUERQUE RIO BRAVO PARTNERS LLC & PEORIA CAR WASH PARTNERS LLC ETAL
REQUEST: SUBDIVISION OF TRACT INTO SINGLE FAMILY DETACHED LOTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

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15. [PR-2021-005627](#)
[PS-2021-00071](#)– SKETCH PLAT

CONSENSUS PLANNING INC. agent for **SANDIA PEAK GRID, C/O ABLE GRID ENERGY SOLUTIONS/TOM KRUGER** requests the aforementioned action(s) for all or a portion of: **LOT 5 AND 6A, BLUE SKY BUSINESS PARK** zoned **NR-GM**, located at **7800 & 7850 JACS LN NE** off of **EL PUEBLO RD NE** containing approximately **6.09** acre(s). (D-16)

PROPERTY OWNERS: MICHAEL JACOBS
REQUEST: REVIEW FOR BATTERY ENERGY STORAGE SYSTEM (BESS) FACILITY, TO BE INTERCONNECTED TO THE HGH-VOLTAGE TRANSMISSION SYSTEM AT THE REEVES SUBSTATION, AND A RELATED RE-PLAT OF THE PROPERTY

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

16. [PR-2021-005628](#)
PS-2021-00072 – SKETCH PLAT

BOHANNAN HUSTON INC. agent for **MDS INVESTMENTS, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT A-1-A-1-A, MESA DEL SOL INNOVATION PARK** zoned **PC**, located on **UNIVERSITY** between **STRYKER RD** and **UNIVERSITY BLVD** containing approximately **1598.6338** acre(s). (R-14-17, S14-17, T15-17)

PROPERTY OWNERS: MDS INVESTMENTS

REQUEST: SKETCH PLAT FOR THE RE-PLAT OF TRACT A-1-A-1-A TO DEDICATE RIGHT OF WAY FOR MESA DEL SOL TOWN CENTER

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

17. [PR-2021-005629](#)
PS-2021-00073 – SKETCH PLAT

BOHANNAN HUSTON INC. agent for **NETFLIX STUDIOS, LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 22A, 22B, 22C, AND TRACT P, MESA DEL SOL INNOVATION PARK I & II** zoned **PC**, located at **5630 UNIVERSITY UNIVERSITY BLVD SE** between **EASTMAN CROSSING** and **UNIVERSITY BLVD** containing approximately **41.3495** acre(s). (R-16)

PROPERTY OWNERS: CABQ

REQUEST: SKETCH PLAT FOR THE RE-PLAT OF LOTS 22-A, 22-B, 22-C, AND TRACT P OF MESA DEL SOL INNOVATION PARK II FOR THE NETFLIX EXPANSION

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

Other Matters – None.

Action Sheet Minutes were approved for June 23, 2021

DRB Member Signing Session for Approved Cases – None signed.

ADJOURNED.