



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes

ONLINE ZOOM MEETING

January 27, 2021

- Jolene Wolfley..... DRB Chair
Jeanne Wolfenbarger Transportation
Kris Cadena Water Authority
Ernest Armijo.City Engineer/Hydrology
Carl Garcia.....Code Enforcement
Cheryl Somerfeldt.....Parks and Rec

Angela Gomez ~ DRB Hearing Monitor

MAJOR & ASSOCIATED MINOR CASES

- 1. PR-2020-004604
SI-2020-01467 – SITE PLAN

CONSENSUS PLANNING INC. agent(s) for TITAN DEVELOPMENT request(s) the aforementioned action(s) for all or a portion of: LOTS 17, 18, 19, AND 20 BLK 9, NORTH ALBUQUERQUE ACRES TRACT 3, UNIT 3, and PARCEL 4 of DESERT RIDGE PLACE UNIT 1, zoned MX-L located on HOLLY AVE NE between VENTURA ST NE and DESERT SHADOW WAY, containing approximately 3.5 acre(s). (C-20){Deferred from 1/13/21}

PROPERTY OWNERS : FRANK A & CATHERINE F ROWE TRUSTEES ROWE RVT
REQUEST: SITE PLAN FOR A NEW 111 DWELLING UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO WITH THE SIGNING OF THE INFRASTRUCTURE ON JANUARY 27TH, 2021, THE DRB HAS APPROVED THE SITE PLAN . FINAL SIGN-OFF IS DELEGATED TO TRANSPORTATION FOR SITE DISTANCE TRIANGLES, DO NOT ENTER SIGNS, CUEING AT THE EXIT OFF OF VENTURA, HANDICAP SPACING AND RAMPS TO BE CALLED OUT ON THE SITE PLAN, AND TO PLANNING FOR THE LABELING OF ON-SITE WATER LINE AND FIRE HYDRANT EASEMENTS AS PRIVATE, SOLID WASTE SIGNATURE, AND FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA).

2. [PR-2020-004604](#)
SD-2021-00015 – VACATION OF PUBLIC EASEMENT
SD-2021-00014 – PRELIMINARY/FINAL PLAT

CONSENSUS PLANNING INC. agent for **TITAN DEVELOPMENT** requests the aforementioned action(s) for all or a portion of: **LOTS 17 thru 20, NORTH ALBUQUERQUE ACRES (DESERT RIDGE PLACE)**, zoned **MX-L**, located on **HOLLY AVE NE between VENTURA ST NE and DESERT SHADOW WAY**, containing approximately 3.5 acre(s). (C-20)

PROPERTY OWNERS: FRANK A & CATHERINE F ROWE TRUSTEES ROWE RVT
REQUEST: LOT CONSOLIDATION AND VACATION OF A PUBLIC UTILITY EASEMENT

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 VACATION AS SHOWN ON EXHIBIT IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO.

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 THE WATER AUTHORITY FOR PRO-RATA AMOUNT OWED, AND TO PLANNING FOR UTILITY COMPANIES SIGNATURES, AGIS DXF, AMAFCA SIGNATURE AND THE APPLICATION NUMBER ADDED TO THE PLAT.

3. [Project # PR-2020-003887](#)
(1010532)
SI-2020-00367 – SITE PLAN

SCOTT ANDERSON agent(s) for **MICHAEL DRESKIN** request(s) the aforementioned action(s) for all or a portion of: **LOT 5, BLOCK 23, BROAD ACRES ADDN**, zoned **MX-M**, located at **2818 4TH ST NW**, containing approximately 1.27 acre(s). (H-14) [*Deferred from 7/8/20, 7/22/20, 7/29/20, 8/19/20, 9/2/20, 9/16/20, 10/28/20, 11/4/20, 11/18/20, 12/9/20, 1/13/21*]

PROPERTY OWNERS: MICHAEL DRESKIN
REQUEST: SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS

DEFERRED TO FEBRUARY 10TH, 2021.

4. [PR-2020-003887](#)
SD-2021-00010 – VACATION OF PUBLIC EASEMENT

SBS CONSTRUCTION AND ENGINEERING LLC agent(s) for **MICHAEL DRESKIN** request(s) the aforementioned action(s) for all or a portion of: **LOT 1-A, 6, 7, 8, 9 & 10, BLOCK 2, CITY REALTY CO.'S ADDITION NO. 1**, zoned **MX-M**, located at **2818 4TH ST NW, between PHOENIX AVE and 4th ST**, containing approximately 1.269 acre(s). (H-14)[*Deferred from 1/20/21*]

PROPERTY OWNERS: MICHAEL DRESKIN
REQUEST: VACATION OF 10' PUBLIC SANITARY SEWER EASEMENT

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 VACATION AS SHOWN ON EXHIBIT IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO.

5. [PR-2020-003887](#)
[SD-2021-00008](#) – PRELIMINARY/FINAL
PLAT

SBS CONSTRUCTION AND ENGINEERING, LLC agent(s) for MICHAEL DRESKIN request(s) the aforementioned action(s) for all or a portion of: **LOT 1-A, 6, 7, 8, 9 & 10, BLOCK 2, CITY REALTY CO.'S ADDITION NO. 1**, zoned MX-M, located at **2818 4th ST between PHOENIX AVE and 4th ST**, containing approximately 1.269 acre(s). (H-14) [*Deferred from 1/13/21, 1/20/21*]

PROPERTY OWNERS: MICHAEL DRESKIN

REQUEST: CONSOLIDATE LOTS, INCLUDE VACATED EASEMENT AND DEDICATE RIGHT OF WAY

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST ON JANUARY 27TH, 2021, THE DRB HAS **APPROVED** THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR UTILITY COMPANIES SIGNATURES, AGIS DXF, AMAFCA SIGNATURE, MRGCD SIGNATURE LINE AND SIGNATURE ON THE PLAT, THE ADDITION OF THE PROJECT AND APPLICATION NUMBERS ON THE PLAT AND FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA).

MAJOR CASES

6. [Project # 4030](#)
[PR-2020-004030](#)
(1002566, 1004501, 1004503)

[SI-2020-00540](#) - SITE PLAN

TIERRA WEST, LLC agent(s) for CALABACILLAS GROUP C/O DONALD HARVILLE request(s) the aforementioned action(s) for all or a portion of: **TRACT E-1 PLAT OF TRACTS D-1, E-1 AMAFCA BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS UNIT 1** zoned MX-M, located at **GOLF COURSE RD NW between GOLF COURSE RD NW, BLACK ARROYO and WESTSIDE BLVD** containing approximately 8.77 acre(s). (A-12,13)

PROPERTY OWNERS: CALABACILLAS GROUP C/O DONALD HARVILLE

REQUEST: SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS

DEFERRED TO FEBRUARY 24TH, 2021.

7. [PR-2020-004717](#)
[SD-2020-00226](#) – VACATION OF PUBLIC
RIGHT OF WAY

TIM BORROR agent(s) for TRB HOLDINGS LLC request(s) the aforementioned action(s) for all or a portion of: **PARCELS B-1, B-2, & B-3**, zoned MX-M, located at **12701, 12712, & 12714 SAN JACINTO AVE NE ON COPPER between TRAMWAY and CHELWOOD**, containing approximately 0.29acre(s). (K-22)

PROPERTY OWNERS: TIM BORROR TRB HOLDINGS

REQUEST: VACATION OF PUBLIC RIGHT OF WAY TO THE NORTH OF THREE LOTS, WHICH ARE CURRENTLY NOT IN USE

DEFERRED TO FEBRUARY 10TH, 2021.

8. [PR-2019-002610](#)
[SD-2021-00004](#) – PRELIMINARY/FINAL PLAT
[SD-2021-00005](#) – VACATION OF PUBLIC EASEMENT
[SD-2021-00006](#) – VACATION OF RIGHT OF-WAY ditch ROW
[SD-2021-00007](#) – VACATION OF RIGHT OF-WAY Meadow road

JAG PLANNING & ZONING/ANDREW GARCIA agent(s) for MCHT LLC, MARTIN HAYNES request(s) the aforementioned action(s) for all or a portion of: **LOT 26-B PLAT OF LOTS 26-A & 26-B ALVARADO GARDENS UNIT 1, ALVARADO GARDENS**, zoned R-A, located between **CAMPBELL RD NW and MATTHEW AVE NW**, containing approximately 0.8388 acre(s). (G-13)

PROPERTY OWNERS: MCHT LLC
REQUEST: VACATION OF ROW

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 VACATIONS AS SHOWN ON EXHIBITS IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO.

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 UTILITY COMPANIES SIGNATURES, AGIS DXF, MRGCD SIGNATURE LINE AND SIGNATURE ADDED TO THE PLAT, AND REAL PROPERTY SIGNATURE

-
9. [PR-2020-004708](#)
[SI-2020-001411](#) – SITE PLAN

JESSICA LAWLIS, DEKKER/PERICH/SABATINI agent(s) for JUSTIN BAIARDO, EXECUTIVE DIRECTOR EXPLORE ACADEMY request(s) the aforementioned action(s) for all or a portion of: **3-C REPLAT LOT 3 INTERSTATE INDUSTRIAL TRACT UNIT II** zoned NR-BP located at **6600 GULTON CT NE**, containing approximately 10.0 acre(s). (E-17)[*Deferred from 1/6/21*]

PROPERTY OWNERS: ARTEZ 6600 GULTON LLC
REQUEST: THE PHASED RENOVATION OF THE EXISTING FACILITY TO ACCOMMODATE A SCHOOL, INCLUDING THE CONSTRUCTION OF A NEW GYM TOTALING APPROX 17,000 SQ FT.

DEFERRED TO FEBRUARY 3rd, 2021.

10. [PR-2019-002479](#)
SD-2020-00196 – VACATION OF RIGHT-OF-WAY
SD-2020-00195 - PRELIMINARY/FINAL PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **SMI ASSETS LLC** request(s) the aforementioned action(s) for all or a portion of: **TR B PLAT, TR C PLAT, AND TR D PLAT OF TRACTS B, C AND D FAIRVIEW PARK CEMETERY (BEING A REPLAT OF FAIRVIEW PARK CEMETERY) AND THE REMAINING NE'LY PORT OF TR IN THE NW 1/4, NW ¼ SEC 27T10N R3E**, zoned NR-SU located at **700 YALE BLVD SE & 621 COLUMBIA DR SE**, containing approximately 25.56 acre(s). (L-15 & L-16) *[Deferred from 12/2/20, 12/16/20, 1/6/21]*

PROPERTY OWNERS: SMI ASSETS LLC
REQUEST: LOT CONSOLIDATION

DEFERRED TO FEBRUARY 10th, 2021.

11. [PR-2020-004138](#)
SD-2020-00225 – BULK LAND PLAT

HUITT-ZOLLARS, INC. agent(s) for **MDS INVESTORS LLC** request(s) the aforementioned action(s) for all or a portion of: **TRACT A-1-A-5, TRACT A-4, TRACT A-1-A-4 & TRACT A-1-A-3, MESA DEL SOL INNOVATION PARK**, zoned PC, located on **BOBBY FOSTER**, containing approximately 55 acre(s). (R-15 & R-16)*[Deferred from 1/20/21]*

PROPERTY OWNERS: MDS INVESTORS LLC
REQUEST: BULK LAND PLAT

DEFERRED TO FEBRUARY 3RD, 2021.

MINOR CASES

12. [PR-2019-002765](#)
SD-2020-00218 – PRELIMINARY/FINAL PLAT

RED SHAMROCK request(s) the aforementioned action(s) for all or a portion of: **LOTS 8A, 8B, 9A, 9B, 9C**, zoned NR-C, located on **ST. JOSEPHS DR NW between ATRISCO DR NW and COORD BLVD NW**, containing approximately 14.5 acre(s). (G-11)*[Deferred from 12/16/20, 1/6/21]*

PROPERTY OWNERS: RED SHAMROCK
REQUEST: SUBDIVIDE 2 EXISTING LOTS INTO 5 LOTS

DEFERRED TO FEBRUARY 3RD, 2021.

13. [PR-2019-002976](#)
SD-2020-00210 – PRELIMINARY/FINAL
PLAT
VA-2020-00447 – SIDEWALK WAIVER
(Sketch plat 10/23/19)

CSI – CARTESIAN SURVEYS, INC. agent(s) for **BEELING ARMIJO** request(s) the aforementioned action(s) for all or a portion of: **LOT 9, EASTERLY PORTION OF 20 FT LOT 8 AND PORTION OF LOT 10, BLOCK 2, SANDIA MANOR** zoned R-1D, located at **17400 HILLDALE RD NE between HILDALE RD NE and CAMINO DE LA SIERRA NE**, containing approximately 0.5108 acre(s). (K-23) {Deferred from 12/9/2, 1/13/210}

PROPERTY OWNERS: BEELING ARMIJO

REQUEST: SUBDIVIDE LOTS, ELIMINATE INTERIOR LOT LINES OF 3 EXISTING LOTS CREATING ONE NEW LOT, DEDICATE EASEMENTS

DEFERRED TO FEBRUARY 3RD, 2021.

14. [PR-2019-002609](#)
SD-2020-00217 – PRELIMINARY/FINAL
PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **JAB RE INVESTMENTS LLC** request(s) the aforementioned action(s) for all or a portion of: **LOT 14, FLORAL GARDENS**, zoned R-1, located at **2454 ROSE NW between FLORAL RD and SARITA AVE**, containing approximately 0.4117 acre(s). (H-13){Deferred from 12/16/20}

PROPERTY OWNERS: JABRE INVESTMENTS LLC

REQUEST: CREATE 2 LOTS FROM 1 EXITING LOT

DEFERRED TO FEBRUARY 24TH, 2021.

15. [Project # PR-2019-002607](#)
SD-2020-00026 - PRELIMINARY/FINAL PLAT
SD-2020-00107 – VACATION OF PRIVATE EASEMENT
(Sketch Plat 7/17/19)

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **JOHN O. PEARSON** request(s) the aforementioned action(s) for all or a portion of: **LOT 8-B PLAT OF LOTS 8-A & 8-B UNIT 1 ALVARADO GARDENS CONT 0.8967 AC**, zoned R-A, located on **RIO GRANDE BLVD** between **ARTESANOS CT** and **CAMPBELL RD**, containing approximately 0.8967 acre(s). (G-13) *[Deferred from 1/29/20, 2/26/20, 4/8/20, 5/20/20, 7/8/20, 7/29/20, 8/26/20, 9/16/20, 9/30/20, 10/14/20, 11/18/20, 12/9/20, 12/16/20, 1/13/21]*

PROPERTY OWNERS: JOHN D PEARSON
REQUEST: CREATE 2 LOTS FROM 1 EXISTING 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 VACATION AS SHOWN ON EXHIBIT IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO.

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST ON JANUARY 27TH, 2021, THE DRB HAS **APPROVED** THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO THE WATER AUTHORITY FOR THE SIGNING AND RECORDING OF OFF-SITE EASEMENT AND THE INFORMATION RECORDED ON THE PLAT, AND TO PLANNING FOR THE AGIS DXF, MRGCD SIGNATURE LINE AND SIGNATURE ADDED TO THE PLAT, AND THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA).

SKETCH PLAT

16. [PR-2021-004967](#)
PS-2021-00012 – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent for **JOSEPH & LAURIE GRADY** requests the aforementioned action(s) for all or a portion of: **MAP 31 TR 107 A2A 107 A1A1, & 107A2A**, zoned R-A, located at **3815 PEDRONCELLI NW** between **RIO GRANDE BLVD** and **ELFEGO RD**, containing approximately 1.2324 acre(s). (F-13)

PROPERTY OWNERS: FRANK CHAVEZ
REQUEST: REPLAT 2 LOTS INTO 2 LOTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED

17. [PR-2021-004968](#)
PS-2021-00013 – SKETCH PLAT

BOHANNAN HUSTON INC. agent for **PULTE GROUP** requests the aforementioned action(s) for all or a portion of: **TRACT B-A & B-2, LA CUENTISTA SUBDIVISION**, zoned R-ML, located on **ROSA PARKS RD NS between UNSER BLVD NW and KIMMICK DR NW**, containing approximately 59 acre(s). (C-10)

PROPERTY OWNERS: PULTE GROUP

REQUEST: SKETCH PLAT REVIEW

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED

18. [PR-2021-004964](#)
PS-2021-00010 – SKETCH PLAT

CSI – CARTESIAN SURVEYS, INC. agent for **WESTWAY HOMES** the aforementioned action(s) for all or a portion of: **LOT LOTS 1 & 2, MESA DEL SOL MONTAGE, UNIT 3B**, zoned PC, located on **O’KEEFE AVE between WITKIN ST SE and STRYKER RD SE**, containing approximately 0.2231 acre(s). (S-16)

PROPERTY OWNERS: CARAZON DEL MESA and MARIA M GREGORY

REQUEST: LOT LINE ADJUSTMENT CREATING 2 LOTS FROM 2 EXISTING LOTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED

19. [PR-2021-004966](#)
PS-2021-00011 – SKETCH PLAT

GAVINO AND PEGGY LOPEZ requests the aforementioned action(s) for all or a portion of: **LOTS 14 & 15, ALBRIGHT & MOORE ADDITION** zoned R-1A, located at **1419 LOS TOMASES DR between 6th ST and 7^h ST**, containing approximately .1894 acre(s). (J-14)

PROPERTY OWNERS: LORNA BLOOMBERG

REQUEST: LOT LINE ELIMINATION

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED

20. [PR-2021-004961](#)
PS-2021-00009 – SKETCH PLAT

FIERRO & COMPANY agent for **CARLOS SEGURA** requests the aforementioned action(s) for all or a portion of: **LOT 17, NORTH ALBUQUERQUE ACRES**, zoned NR-C, located at **5901 CARMEL AVE between PAN AMERICAN FRWY and SAN PEDRO**, containing approximately 0.63 acre(s). (C-18)

PROPERTY OWNERS: MESA VERDE CONSTRUCTION & DEVELOPMENT
LLC

REQUEST: RIGHT OF WAY DEDICATION

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED

21. Other Matters: None.

22. **ACTION SHEET MINUTES:**
Were approved for January 20th, 2021

ADJOURNED