



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

July 21, 2021

Jolene Wolfley..... DRB Chair
Jeanne Wolfenbarger Transportation
Blaine Carter Water Authority
Ernest Armijo.Hydrology
Vincent Montano.....Code Enforcement
Christina Sandoval.....Parks and Recreation

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) [Deferred from 6/30/21]
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 AUGUST 4TH, 2021.
2. PR-2020-004457
SD-2021-00025 – PRELIMINARY PLAT
VA-2021-00033 – VARIANCE
VA-2021-00034 – TEMPORARY DEFERRAL OF SIDEWALK
RIO GRANDE ENGINEERING agent for BARBARA MUELLER request(s) the aforementioned action(s) for all or a portion of TRACT 22 VOLCANO CLIFFS SUBD UNIT 6 LOT 22, VOLCANO CLIFFS UNIT 6 zoned RA-1 , located on QUIVIRA DR between VISTA VIEJA AVE and RETABLO RD containing approximately 6.0 acre(s). (D-9)[Deferred from 3/3/21, 5/26/21]
PROPERTY OWNERS: MUELLER BARBARA A
REQUEST: PRELIMINARY PLAT, VARIANCE, TEMP SIDEWALK DEFERRAL
DEFERRED TO JULY 28TH, 2021.

3. [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, 7/14/21*]

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 AUGUST 4TH, 2021.

4. [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, 6/30/21, 7/14/21*]

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

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 JULY 21st, 2021 THE DRB HAS APPROVED THE PRELIMINARY PLAT. THE DRB HAS APPROVED THE SITE PLAN WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO OCCUR AFTER FINAL PLAT APPROVAL. THE DRB HAS APPROVED THE VACATIONS OF PRIVATE PNM EASEMENT AND PRIVATE TEMPORARY CONSTRUCTION EASEMENT AS SHOWN ON EXHIBITS IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO. THE APPLICATION FOR VACATION OF PRIVATE NMDOT EASEMENT HAS BEEN WITHDRAWN BY THE APPLICANT AS THIS EASEMENT WAS PREVIOUSLY ELIMINATED.

5. **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, 6/30/21]

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

TO BE HEARD JULY 28TH, 2021.

MINOR CASES

6. **PR-2020-004138**
SD-2021-00142 – AMENDMENT OF
VACATION OF RIGHT OF
WAY- HAWKING DRIVE and EASTMAN
AVENUE

BOHANNAN HUSTON, INC. agent for **NETFLIX STUDIOS, LLC** requests the aforementioned action(s) for all or a portion of: **HAWKING DRIVE between STRYKER ROAD and NORTH OF SAGAN AVE, AND EASTMAN AVE SE between UNIVERSITY BLVD and HAWKING DRIVE, MESA DEL SOL INNOVATION PARK** zoned **PC**, located on **EASTMAN AVE SE and HAWKING DR SE, EAST OF UNIVERSITY BLVD** containing approximately 11.2 acre(s). (R-16)

PROPERTY OWNERS: NETFLIX STUDIO LLC, CITY OF ALBUQUERQUE

REQUEST: AMENDMENT OF VACATION OF RIGHT OF WAY IN PREPARATION OF FUTURE SUBDIVISION ACTION

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 AMENDMENT OF VACATION OF RIGHT OF RIGHT-OF-WAY LOCATED ON HAWKING DRIVE and EASTMAN AVENUE.

7. [PR-2019-002253](#)
SD-2021-00140 – PRELIMINARY/FINAL
PLAT
Sketch plat 8-19-2020
- JUANITA GARCIA – JAG PLANNING AND ZONING** agent for **OLD TOWN PLAZA, LLC C/O JOYCE T. BATTAGLIA** requests the aforementioned action(s) for all or a portion of: **TRACT B, LANDS OF CASA DE ARMIJO, LA PLACITA PATIO MARKETS AND PLAZA HACIENDA** zoned MX-T, located at **302 SAN FELIPE between MOUNTAIN RD NW and CENTRAL AVE NW** containing approximately 2.17 acre(s). (J-13)
- PROPERTY OWNERS:** OLD TOWN PLAZA. LLC
REQUEST: SUBDIVIDE EXISTING TRACT INTO 2 SEPARATE TRACTS
- DEFERRED TO AUGUST 18TH, 2021.**
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8. [PR-2020-004256](#)
SD-2021-00141 – PRELIMINARY/FINAL
PLAT
Sketch plat 8-19-2020
- CSI – CARTESIAN SURVEYS, INC.** agent for **GLEN EFFERTZ** requests the aforementioned action(s) for all or a portion of: **TRACT A, LAND OF GLEN EFFERTZ** zoned R-1B, located at **2918 MOUNTAIN RD NW between LAGUNA SECA LANE NW and MONTOYA ST NW** containing approximately 0.8661 acre(s). (J-12)
- PROPERTY OWNERS:** MELINDA GARCIA & GLEN EFFERTZ
REQUEST: REQUEST PLAT REVIEW FOR MINOR SUBDIVISION CREATING TWO NEW TRACTS FROM ONE EXISTING TRACT, GRANT EASEMENTS
- DEFERRED TO JULY 28TH, 2021.**
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9. [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, 6/30/21, 7/14/21*]
- PROPERTY OWNERS:** PAY AND SAVE, INC
REQUEST: COMBINE 15 EXISTING PARCELS INTO ONE PROPOSED TRACT, VACATE PUBLIC EASEMENT, GRANT PUBLIC EASEMENT
- DEFERRED TO AUGUST 11TH, 2021.**
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10. [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)]*Deferred from 6/30/21]*

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

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 AND THE SIDEWALK WAIVER. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR THE AGIS DXF FILE.

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11. [PR-2020-004645](#)
[SD-2021-00135](#) – PRELIMINARY/FINAL
PLAT (Sketch Plat 3-3-21)

ARCH + PLAN LAND USE CONSULTANTS agent for GOODMAN LAWRENCE RVT requests the aforementioned action(s) for all or a portion of: **TRACT A, SNOW VISTA INVESTORS** zoned NR-C , located at **1125 SNOW VISTA SW between DEVARGAS RD and BENAVIDES RD** containing approximately 10.7788 acre(s). (M-9) *Deferred from 7/14/21]*

PROPERTY OWNERS: LAWRENCE GOODMAN RVT
REQUEST: SUBDIVIDE ONE LOT INTO 5 LOTS

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 JULY 21ST, 2021 THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO THE WATER AUTHORITY FOR A SEWER EASEMENT ENCROACHMENT NOTE, AND TO PLANNING FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT.

12. [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

MODULUS ARCHITECTS 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, 6/30/21, 7/14/21]

PROPERTY OWNERS: MONTGOMERY PLAZA PARTNERS, LLC
REQUEST: SUBDIVIDE EXISTING 3 TRACTS, VACATE EASEMENTS/GRANT EASEMENTS

DEFERRED TO AUGUST 4TH, 2021.

13. [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, 6/30/21, 7/14/21]

PROPERTY OWNERS: TRB HOLDINGS LLC
REQUEST: RE-PLAT OF A CONSOLIDATION OF THREE LOTS WITH THE SAME ZONING, AFTER VACATING A RIGHT OF WAY.

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 JULY 21, 2021 THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR THE AGIS DXF FILE AND FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT.

SKETCH PLAT

14. [PR-2021-005744](#)
PS-2021-00086 – SKETCH PLAT

JOHN & STEPHANIE FARROW requests the aforementioned action(s) for all or a portion of: zoned R-A, **located at 2400 MEADOWVIEW DRIVE NW between MATTHEW AVENUE and INDIAN SCHOOL ROAD** containing approximately 1.7125 acre(s). (G-13)

PROPERTY OWNERS: JOHN & STEPHANIE FARROW
REQUEST: SPLIT OFF THE NORTH 110; FOR SALE TO BUYER TO BUILD SINGLE FAMILY HOME

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

15. [PR-2020-003656](#)
PS-2021-00087 – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent for **JAMES & MARY JEAN PLUMMER** requests the aforementioned action(s) for all or a portion of: **164-A1, 164-A2, 164-A4, 164-B** zoned **R-A**, located at **4701 SAN ISIDRO NW** between **GRIEGOS RD** and **AVENIDA CRISTO REY** containing approximately 0.3138 acre(s). (F-13)

PROPERTY OWNERS: JAMES & MARY JEAN PLUMMER
REQUEST: LOT CONSOLIDATION – 4 LOTS INTO ONE LOT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

16. [PR-2020-004174](#)
PS-2021-00088 – SKETCH PLAT
Sketch plat 8-5-2020

MARK GOODWIN & ASSOCIATES agent for **REMBE URBAN DESIGN & DEVELOPMENT** requests the aforementioned action(s) for all or a portion of: **TRACTS 143, 144A1, 144B3, 167B, 168A1, 169, 175, 171 MRGCD MAP 31** zoned **R-A**, located on **GRIEGOS** between **GRIEGOS DRAIN** and **SAN ISIDRO ST NW** containing approximately 9.37 acre(s). (F-13)

PROPERTY OWNERS: ARCHDIOCESE OF SANTA FE REAL ESTATE CORP/
OUR LADY OF GUADALUPE
REQUEST: SKETCH PLAT REVIEW FOR LAS RAMBLAS SUBDIVISION

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

17. [PR-2021-005746](#)
PS-2021-00089 – SKETCH PLAT

CSI – CARTESIAN SURVEYS, INC. agent for **AIM MANAGEMENT CORP.** requests the aforementioned action(s) for all or a portion of: **LOTS 1-A AND 1-B** zoned **NR-BP**, located at **5800 JEFFERSON ST NE** between **BALLOON PARK ROAD NE** and **JEFFERSON PLAZA NE** containing approximately 4.6540 acre(s). (E-17)

PROPERTY OWNERS: OSUNA DEVELOPMENT CO, LLC
REQUEST: REVIEW FOR 2 PROPOSED LOTS FROM 2 EXISTING LOTS IN THE FRATERNAL ORDER OF THE POLICE ADDITION, VACATE EASEMENTS, GRANT EASEMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

18. [PR-2021-005745](#)
[PS-2021-00090](#) – SKETCH PLAT

HUITT-ZOLLARS agent for MDS INVESTMENTS, LLC requests the aforementioned action(s) for all or a portion of: LOT A-1-A-2, MESA DEL SOL INNOVATION PARK zoned PC, located west of STRAND LOOP SE and south of BOBBY FOSTER ROAD SE containing approximately 31.8 acre(s). (R-15, S-15)

PROPERTY OWNERS: MDS INVESTMENTS, LLC
REQUEST: SINGLE FAMILY RESIDENTIAL 172 UNITS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

19. [PR-2019-0002309](#)
[PS-2021-00091](#) – SKETCH PLAT

TIERRA WEST, LLC agent for WYMONT LLC requests the aforementioned action(s) for all or a portion of: LOT 1-A-1 PLAT FOR LOTS 1-A-1 AND 5-A-1, LA MIRADA SUBDIVISION zoned MX-M, located at 4315 WYOMING BLVD NE between MONTGOMERY BLVD NE and LA MIRADA PL NE containing approximately 15.1868 acre(s). (G-19)

PROPERTY OWNERS: M&M CO
REQUEST: SKETCH PLAT REVIEW AND COMMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

Other Matters – None.

Action Sheet Minutes from July 14, 2021 were approved.

DRB Member Signing Session for Approved Cases

ADJOURNED.