DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

August 11, 2021

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

Angela Gomez ~ DRB Hearing Monitor

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MAJOR CASES

1. **PR-2021-004968** IDO 2019
   - **SD-2021-00145** – BULK PLAT
   - **SD-2021-00146** – VACATION OF PUBLIC EASEMENT 20’ waterline note 3
   - **SD-2021-00147** – VACATION OF PUBLIC EASEMENT 20’ waterline note 4
   - **SD-2021-00148** – VACATION OF PUBLIC EASEMENT 20’ waterline note 5
   - **SD-2021-00149** – VACATION OF PUBLIC EASEMENT Roadway
   - **SD-2021-00150** – VACATION OF PUBLIC EASEMENT Storm Drain
   - Sketch plat 1-27-2021

   BOHANNAN HUSTON INC. agent for ELK HAVEN requests the aforementioned action(s) for all or a portion of: TRACT B-1 & B-2, LA CUENTISTA SUBDIVISION zoned R-ML, located on ROSA PARKS RD NW between UNSER BLVD NW and KIMMICK DR NW containing approximately 59.0 acre(s). (C-10)

   **PROPERTY OWNERS:** PULTE GROUP
   **REQUEST:** BULK PLAT, VACATIONS OF PUBLIC EASEMENT

   DEFERRED TO AUGUST 25TH, 2021.

2. **PR-2020-005689** IDO 2019
   - **SI-2021-00987** – SITE PLAN AMENDMENT

   CONSENSUS PLANNING INC. agent for LEGACY DEVELOPMENT & MANAGEMENT LLC (KLG 10, LLC), requests the aforementioned action(s) for all or a portion of: TRACT B-1-A, MESA DEL NORTE ADDITION zoned MX-M, located on CONSTITUTION AVE NE, between LOUISIANA BLVD NE and MESILLA ST NE containing approximately 1.7414 acre(s). (J-19)

   **PROPERTY OWNERS:** LEGACY DEVELOPMENT & MANAGEMENT LLC (KLG 10, LLC)
   **REQUEST:** 151 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

   DEFERRED TO AUGUST 25TH, 2021
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<td><strong>3.</strong></td>
<td><strong>PR-2020-004138</strong> IDO 2019</td>
<td>HUITT-ZOLLARS INC. – SCOTT EDDINGS agent for QUESTA DEL ORO, LLC – TIM MCNANEY requests the aforementioned action(s) for all or a portion of: TRACT 3 &amp; A-1-A-4, MESA DEL SOL INNOVATION PARK zoned PC, located between SAGAN LOOP and DE KOONING LOOP containing approximately 22.0366 acre(s). (R-15)</td>
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<td>SD-2021-00151 – PRELIMINARY PLAT Sketch plat 3-10-2021</td>
<td><strong>PROPERTY OWNERS:</strong> QUESTA DEL ORO LLC / MDS INVESTMENTS <strong>REQUEST:</strong> SINGLE FAMILY RESIDENTIAL SUBDIVISION ON TRACT A-1-A-3. TRACT A-1-A-4 SPLIT FOR EXTENSION OF DEIKENBORN DRIVE <strong>DEFERRED TO SEPTEMBER 15TH, 2021</strong></td>
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<td><strong>4.</strong></td>
<td><strong>PR-2021-005473</strong> IDO 2019</td>
<td>HUITT ZOLLARS INC. – SCOTT EDDINGS agent for AARON CARLSON requests the aforementioned action(s) for all or a portion of: LOT 24 UNIT 1, LADERA BUSINESS PARK SUBDIVISION zoned NR-C, located at 7801 LA MORADA PL and UNSER containing approximately 2.7 acre(s). (H-9) [Deferred from 6/9/21, 7/28/21]</td>
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<td>SI-2021-00709 – SITE PLAN</td>
<td><strong>PROPERTY OWNERS:</strong> PACIFIC CACTUS, LLC <strong>REQUEST:</strong> TO DEVELOP AN UNIMPROVED LOT WITHIN THE LADERA BUSINESS PARK <strong>DEFERRED TO SEPTEMBER 22ND, 2021.</strong></td>
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<td><strong>5.</strong></td>
<td><strong>PR-2018-001579</strong> IDO 2019</td>
<td>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 &amp; 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]</td>
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<td>SI-2021-00304 – SITE PLAN</td>
<td><strong>PROPERTY OWNERS:</strong> WINROCK PARTNERS LLC <strong>REQUEST:</strong> 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 <strong>DEFERRED TO AUGUST 25TH, 2021</strong></td>
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6. **PR-2020-004595** IDO 2019  
**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).  
(Deferred from 6/30/21, 7/28/21)  

**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 AUGUST 18TH, 2021.

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### MINOR CASES

7. **PR-2020-004595** IDO 2019  
**SD-2021-00112** – VACATION OF PUBLIC EASEMENT 7 foot  
**SD-2021-00113** – VACATION OF PRIVATE EASEMENT 15 foot  
**SD-2021-00114** – 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).  
(Deferred from 6/30/21, 7/28/21)  

**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 AUGUST 18TH, 2021.

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8. **PR-2020-004640** IDO 2019  
(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, 7/21/21, 8/4/21)  

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

9. **PR-2020-004748** IDO 2019

**SD-2021-00152 – PRELIMINARY/FINAL PLAT**

Sketch plat 12-2-2020

TIM SOLINSKI agent for **AUI INC.** requests the aforementioned action(s) for all or a portion of: *62 4 ARMIJO BROS ADDN LOTS 62, 63 & 64 & LOTS R, S & T & ALLEY ADJ LT, LOTS 1-5 ALL LOT 6 EXC A SELY PORTION BLK C OF THE MANDELL BUSINESS AND RESIDENCE ADDN AND AN UNPLATTED STRIP OF LAND W OF AND ADJ THERE, PORTION OF LOTS 7 & 8 BLOCK C MANDELL BUSINESS AND RESIDENCE ADDN & PORTION OF P & Q PERFECTO MARIANO JESUS ARMIJO ADD, TRACT A2 PLAT OF TRACTS A-1 & A-2, zoned MX-FB-UD, located at ONE CIVIC PLAZA & 400 MARQUETTE between MARQUETTE and TIJERAS containing approximately 2.2273 acre(s). (J-14) Deferred from 7/28/21, 8/4/21]

**PROPERTY OWNERS**: BERNALILLO COUNTY, CITY OF ALBUQUERQUE

**REQUEST**: REPLAT TO CONSOLIDATE 22 LOTS/TRACTS INTO 2 TRACTS, DEDICATE ADDITIONAL PUBLIC RIGHTS-OF-WAY AND TO GRANT EASEMENTS

**DEFERRED TO AUGUST 25TH, 2021.**

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**SKETCH PLAT**

10. **PR-2021-005821** IDO 2020

**PS-2021-00096—SKETCH PLAT**

CSI – CARTESIAN SURVEYS INC. agent for **DON JEFFRIES** requests the aforementioned action(s) for all or a portion of: **LOT 17 AND W ½ OF LOT 18, BLOCK 2, REYNAUD ADDITION** zoned R-1A, located at **1214 ARIAS AVE NW between SAWMILL RD NW and 12 STREET NW** containing approximately 0.2328 acre(s). (J-13)

**PROPERTY OWNERS**: SMIDT JOHN B & DANIELLE N & SMIDT THOMAS II & VICTORIA S

**REQUEST**: CREATE ONE LOT FROM 2 EXISTING LOTS VIA LOT LINE ELIMINATION

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**
11. **PR-2021-005864** IDO 2020  
**PS-2021-00097 – SKETCH PLAT**  
**CSI – CARTESIAN SURVEYS INC.** agent for **RED SKY HOLDINGS** requests the aforementioned action(s) for all or a portion of: **TRACT 12 UNIT 5, AVALON SUBDIVISION** zoned NR-BP, located on **EAST SIDE OF 98TH ST NW between BLUEWATER RD NW and VOLCANO RDNW** containing approximately 11.0954 acre(s). (K-9)  

**PROPERTY OWNERS:** MAJEC LLC C/O BUENO FOODS INC  
**REQUEST:** CREATE 8 NEW TRACTS FROM 1 EXISTING TRACT BY SUBDIVISION, GRANT EASEMENT AND ADDITIONAL RIGHT OF WAY  

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

12. **PR-2021-005816** IDO 2020  
**PS-2021-00095 – SKETCH PLAT**  
**JESSIE MACIAS – M3 DESIGN LLC** requests the aforementioned action(s) for all or a portion of: **MX-L** zoned MX-L, located at **10084 COORS BLVD NW between COORS BYPASS BLVD and ALAMEDA BLVD NW** containing approximately .79 acre(s). (B-14)  

**PROPERTY OWNERS:** JB HOLDING LLC C/O JOHN F BLACK  
**REQUEST:** SITE PLAN DESIGN OF PROPOSED TAKE 5 EXPRESS CARWASH ON EXISTING VACANT PARCEL WITH EXISTING ACCESS OFF OF COORS BLVD TO REMAIN. NEW PROPOSED ON SITE CURCULATION WITH NEW LANDSCAPING.  

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

**Other Matters – None.**

**Action Sheet Minutes were approved for August 4, 2021**

**DRB Member Signing Session for Approved Cases**

**ADJOURNED**