DEVELOPMENT REVIEW BOARD
Agenda
ONLINE ZOOM MEETING
August 25, 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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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 ANNOUNCED 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:
   https://cabq.zoom.us/j/99140149725 Place mouse over hyperlink, right-click, choose “open hyperlink”)
Meeting ID: 991 4014 9725
By phone +1 253 215 8782 or Find your local number: https://cabq.zoom.us/u/aEMtzy7iG

MAJOR CASES

1. **PR-2021-005717** IDO 2020
   *(AKA: PR-2021-005823)*
   SD-2021-00162 – PRELIMINARY PLAT
   VA-2021-00310 – SIDEWALK WAIVER
Sketch plat 7-14-2021

   RESPEC, JEREMY SHELL agent for DR HORTON requests the aforementioned action(s) for all or a portion of: TRACT 2 UNIT 2, THE TRAILS zoned R-ML, located on OAK RIDGE between UNIVERSE BLVD and TIJERAS CREEK RD containing approximately 10.4 acre(s). (C-9)

   **PROPERTY OWNERS:** SIERRA HEALTH SERVICES INC & ETAL
   **REQUEST:** CREATE 72 RESIDENTIAL LOTS AND 7 HOA TRACTS FROM ONE EXISTING PARCEL

DRB 2021
2. **Project #PR-2019-002277** IDO 2018 (1002962)  
   SI-2019-00246 – SITE PLAN  
   RESPEC agent(s) for RAINBOW PASEO, LLC request(s) the aforementioned action(s) for all or a portion of TRACT A, PLAT OF TRACTS A, B AND C CANTATA AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACT OS-4 THE TRAILS UNIT 2 & TRACT A TAOS AT THE TRAILS UNIT 2), zoned R-ML, located on OAKRIDGE ST NW between OAKRIDGE ST NW and TREE LINE AVE NW, containing approximately 3.26 acre(s). (C-9)  
   [Deferred from 8/15/19, 10/9/19, 12/4/19, 2/5/20, 3/4/20, 4/15/20, 6/3/20, 8/5/20, 9/30/20, 10/14/20, 12/16/20, 2/24/21, 4/21/21, 6/23/21]  
   **PROPERTY OWNERS:** RV LOOP LLC  
   **REQUEST:** 52 UNIT TOWNHOME DEVELOPMENT  
   **** APPLICANT REQUESTS DEFERRAL TO OCTOBER 6, 2021.

3. **PR-2021-005566** IDO 2019  
   SI-2021-01212 – SITE PLAN  
   DEVELOPMENT MANAGING CONSULTANTS agent for RACHEL MATTHEW DEVELOPMENT requests the aforementioned action(s) for all or a portion of: TRACT A-2, VENTANA RANCH zoned R-ML, located at 6441 VENTANA NW between IRVING and VENTANA containing approximately 5.0 acre(s). (B-10)  
   **PROPERTY OWNERS:** GERALD & VICTORIA MARTIN, CO-TRUSTEES  
   **REQUEST:** SITE PLAN FOR SAMS ACADEMY CHARTER SCHOOL

4. **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) [Deferred from 8/11/21]  
   **PROPERTY OWNERS:** LEGACY DEVELOPMENT & MANAGEMENT LLC (KLG 10, LLC)  
   **REQUEST:** 151 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT
5. **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 EASEMENT20’ 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)[Deferred from 8/11/21]  
   **PROPERTY OWNERS:** PULTE GROUP  
   **REQUEST:** BULK PLAT, VACATIONS OF PUBLIC EASEMENT

6. **PR-2020-004457** IDO 2019  
   **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, 7/21/21, 7/28/21]  
   **PROPERTY OWNERS:** MUELLER BARBARA A  
   **REQUEST:** PRELIMINARY PLAT, VARIANCE, TEMP SIDEWALK DEFERRAL

7. **PR-2021-005414** IDO 2019  
   **SI-2021-01031** – SITE PLAN  
   **SD-2021-00136** – PRELIMINARY PLAT  
   **SD-2021-00137** – VACATION OF PUBLIC EASEMENT 90’ Drainage  
   **SD-2021-00138** – VACATION OF PUBLIC EASEMENT 10’ Utility  
   **SD-2021-00139** – VACATION OF PRIVATE EASEMENT 40’ x 30’ Access  
   Sketch plat 5-12-2021  
   **TIERRA WEST, LLC** agent for **LA MAME LLC** requests the aforementioned action(s) for all or a portion of: **TRACT F-4-A PLAT OF TRACTS F-3-A, F-4-A & F-6-A, ATRISCO BUSINESS PARK UNIT 3** zoned MX-M, located at **441 & 457 COORS BLVD between COORS BLVD NW and BLUEWATER RD NW** containing approximately 8.94 acre(s). (J-10) [8/4/21]  
   **PROPERTY OWNERS:** LA MAME, LLC  
   **REQUEST:** DRB SITE PLAN, PRELIMINARY PLAT, VACATION ACTIONS
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, 7/21/21, 7/28/21, 8/11/21]

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

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, 8/11/21]

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

NOVUS PROPERTIES LLC, MICHAEL MONTOYA, TRULA HOWE requests the aforementioned action(s) for all or a portion of TRACT B, FOUNTAIN HILLS PLAZA SUBDIVISION, zoned NR-C, located on NUNZIO AVE NW between EAGLE RANCH RD NW between EAGLE RANCH RD NW and VISTA FUENTE RD NW, containing approximately 3.8568 acre(s). (C-12) [Deferred from 4/14/21, 5/26/21, 6/23/21]

PROPERTY OWNERS: NOVUS PROPERTIES LLC
REQUEST: FINAL PLAT TO SUBDIVIDE TRACT B INTO B1, B2, B3, B4

SKETCH PLAT
DAVID MOYA requests the aforementioned action(s) for all or a portion of: LOTS 19 THRU 27 BLOCK 10, ORIGINAL TOWNSITE OF WESTLAND zoned MX-M, located at ALLEYWAY BEHIND LOTS 19-27 BLOCK 10, ORIGINAL TOWNSITE OF ATRISCO between 98th STREET and CENTRAL AVENUE containing approximately 0.11 acre(s). (K-9)

PROPERTY OWNERS: DAVID MOYA, DOMINICA MOYA
REQUEST: SKETCH PLAT FOR VACATION OF EXITING HALF OF VACATED ALLEY, 98TH AND CENTRAL AND ADD REPLAT TO PROPERTY

Other Matters

Action Sheet Minutes – August 18, 2021

DRB Member Signing Session for Approved Cases

ADJOURN