



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

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: DEFERRAL 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

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| <p>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</p> | <p>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)</p> <p>PROPERTY OWNERS: SIERRA HEALTH SERVICES INC & ETAL
REQUEST: CREATE 72 RESIDENTIAL LOTS AND 7 HOA TRACTS FROM ONE EXISTING PARCEL</p> |
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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
MARTIN RVT
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

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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 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)[*Deferred from 8/11/21*]
- PROPERTY OWNERS:** PULTE GROUP
REQUEST: BULK PLAT, VACATIONS OF PUBLIC EASEMENT
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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
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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
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8. [PR-2018-001579](#) IDO 2019
[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, 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

MINOR CASES

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, 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

10. [PR-2018-001695](#) IDO 2019
[SD-2021-00070](#) - PRELIMINARY/FINAL PLAT

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

11. [PR-2021-005904](#) IDO 2020
PS-2021-00101– 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

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