



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

December 8, 2021

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

Angela Gomez ~ DRB Hearing Monitor

MAJOR CASES

1. [PR-2021-006237](#)
SI-2021-01915 – SITE PLAN AMENDMENT
MODULUS ARCHITECTS & LANDUSE PLANNING, INC. agent for **SUN CENTER PARTNERS LLC** requests the aforementioned action(s) for all or a portion of: **TRACT 2A-2B3, JOURNAL CENTER** zoned **NR-BP**, located at **7700 ST NE between SAN FRANCISCO DR NE and JEFFERSON ST NE** containing approximately **2.983** acre(s). (D-17)

PROPERTY OWNERS: SUN CENTER PARTNERS, LLC
REQUEST: AMENDMENT TO DRB SITE PLAN TO REMOVE TRACT 2A-2B3 FROM THE OVERALL MASTER PLAN

DEFERRED TO DECEMBER 15TH, 2021.

2. [PR-2021-006238](#)
SI-2021-01916- SITE PLAN
CONSENSUS PLANNING. agent for **TITAN DEVELOPMENT** requests the aforementioned action(s) for all or a portion of: **LOTS 15-18, BLOCK 20 UNITS A and B, NORTH ALBUQUERQUE ACRES** zoned **MX-L**, located at **ALAMEDA BLVD between SAN PEDRO AND LOUISIANA BLVD NE and JEFFERSON ST NE** containing approximately **2.77** acre(s). (C-18)

PROPERTY OWNERS: SIEGELE, FREDRICK J SUCESSOR SIEGELE IRRVT
REQUEST: SITE PLAN FOR 105 UNIT APARTMENT COMPLEX

DEFERRED TO JANUARY 12TH, 2022.

3. [PR-2021-005864](#) IDO 2019
SD-2021-00212 – PRELIMINARY PLAT

CSI – CARTESIAN SURVEYS, INC. agent for RED SKY HOLDINGS requests the aforementioned action(s) for all or a portion of: **LOT 12 UNIT 5, AVALON SUBDIVISION** zoned **NR-BP**, located on **EAST SIDE OF 98TH ST NW, BETWEEN BLUEWATER RD NW and VOLCANO RD NW** containing approximately 11.0954 acre(s). (K-09) *[Deferred from 11/17/21]*

PROPERTY OWNERS: MAJEC, LLC

REQUEST: TO CREATE 6 TRACTS FROM ONE EXISTING TRACT BY SUBDIVISION, GRANT EASEMENT AND ADDITIONAL RIGHT OF WAY

DEFERRED TO DECEMBER 15TH, 2021.

4. [PR-2021-005628](#) IDO 2020
SD-2021-00214 – PRELIMINARY PLAT
SD-2021-00224 – BULK LAND PLAT

BOHANNAN HUSTON INC. agent for MDS INVESTMENTS, LLC requests the aforementioned action(s) for all or a portion of: **TRACT A-1-A-1-A, MESA DEL SOL INNOVATION PARK** zoned **PC**, located on **UNIVERSITY BLVD SE between STRYKER RD and UNIVERSITY BLVD** containing approximately 1598.6338 acre(s). (R-14, S-14-17, T-15-17) *[Deferred from 11/17/21]*

PROPERTY OWNERS: MDS INVESTMENTS, LLC

REQUEST: PRELIMINARY PLAT AND BULK LAND PLAT FOR FUTURE TRACT N AND THE RE-PLAT OF TRACT A-1-A1-A TO DEDICATE RIGHT OF WAY FOR MESA DEL SOL TOWN CENTER.

DEFERRED TO DECEMBER 15TH, 2021.

5. **PR-2020-004447**
SI-2021-01885 – SITE PLAN

AECOM agent for **PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)** requests the aforementioned action(s) for all or a portion of: **TRACT A-1, SUNPORT MUNICIPAL ADDITION** zoned **NR-SU**, located at **2200 SUNPORT BLVD SE** between **UNIVERSITY BLVD SE** and **YALE BLVD SE** containing approximately 20.88 acre(s). (M-15) *[Deferred from 12/1/21]*

PROPERTY OWNERS: PNM

REQUEST: SITE PLAN FOR NEW ELECTRIC UTILITY SUBSTATION ON AN APPROXIMATELY 21 ACRE EASEMENTS OF THE SUNPORT AT THE NE CORNER OF UNIVERSITY BLVD AND SUNPORT BLVD SE PER EPC CONDITION OF APPROVAL AS DETERMINED BY ZEO.

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 SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO THE WATER AUTHORITY FOR A PAPER EASEMENT FOR THE PUBLIC SEWER TO REMAIN ON THE PARCEL, AND FOR A FINDING INDICATING THAT A WORK ORDER IS REQUIRED FOR THE REMOVAL OF THE PUBLIC SEWER MAIN ON THE SITE FOR WHICH THE IRRIGATION METER SHALL BE HELD UNTIL COMPLETION, AND TO PLANNING FOR DRB SIGNATURE BLOCK, ENVIRONMENTAL HEALTH SIGNATURE, PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE PLAN, ALTERNATIVE LANDSCAPE PLAN APPROVAL, THE TURNAROUND IN FRONT OF UNIVERSITY GATES, MINOR NOTES FOR DRIVEWAY DETAIL AS DISCUSSED, FOR THE LANDSCAPE NOTE AND TRAIL EASEMENT AS ITERATED BY PARKS, AND FOR SITE PLAN SHEETS TO BE PROFESSIONALLY SIGNED AND SEALED.

6. **PR-2021-005717** IDO 2020
(AKA: PR-2021-005823)
SD-2021-00162 – PRELIMINARY PLAT
VA-2021-00310 – SIDEWALK WAIVER
Sketch plat 7-14-2021
VA-2021-00396 – WAIVER Block length
VA-2021-00397 – WAIVER Stub street
VA-2021-00398 – WAIVER Rear yard

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) *[Deferred from 8/25/21, 9/1/21, 9/29/21, 10/20/21, 10/27/21, 11/3/21, 12/1/21]*

PROPERTY OWNERS: SIERRA HEALTH SERVICES INC & ETAL

REQUEST: CREATE 72 RESIDENTIAL LOTS AND 7 HOA TRACTS FROM ONE EXISTING PARCEL, WAIVERS FOR MAXIMUM ALLOWABLE BLOCK LENGTH, INCORPORATION OF A PERMANENT STUB STREET, AND REAR YARDS ADJACENT TO AN ARTERIAL ROADWAY.

DEFERRED TO DECEMBER 15TH, 2021.

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 NW between COORS BLVD NW and
BLUEWATER RD NW** containing approximately 8.94 acre(s).
(J-10) [Deferred from 8/4/21, 8/25/21, 9/15/21, 10/20/21, 11/3/21,
11/17/21, 12/1/21]

PROPERTY OWNERS: LA MAME, LLC

REQUEST: DRB SITE PLAN, PRELIMINARY PLAT, VACATION ACTIONS

DEFERRED TO JANUARY 5TH, 2022.

MINOR CASES

8. [PR-2021-006070](#)
[SD-2021-00240](#) – PRELIMINARY/FINAL
PLAT Slope
[SD-2021-00245](#) - VACATION OF PRIVATE
EASEMENT De-siltation
[SD-2021-00246](#) - VACATION OF PRIVATE
EASEMENT Drainage
[SD-2021-00247](#) - VACATION OF PRIVATE
EASEMENT
[SD-2021-00249](#) - VACATION OF PUBLIC
EASEMENT Anchor
[SD-2021-00250](#) - VACATION OF PUBLIC
EASEMENT PUE

CSI – CARTESIAN SURVEY'S INC. agent for 98TH & I-40
LAND, LLC requests the aforementioned action(s) for all or
a portion of: **TRACT 9, UNIT 5, AVALON SUBDIVISION**
zoned **NR-BP**, located at **BLUEWATER RD NW between
94TH ST and 90TH ST** containing approximately 16.1021
acre(s). (K-09)

PROPERTY OWNERS: 98th & I-40 LAND , LLC

REQUEST: CREATE TWO NEW TRACTS FROM ONE EXISTING TRACT,
GRANT EASEMENTS, VACATE PUBLIC EASEMENTS

DEFERRED TO JANUARY 5TH, 2022.

9. [PR-2019-002663](#)
[\(1009082\)](#)
[SD-2020-00193](#) – PRELIMINARY/FINAL
PLAT
[VA-2020-00377](#) - WAIVER TO IDO
(Sketch Plat 8/12/20)

CONSENSUS PLANNING INC. agent(s) for GROUP II U26 VC,
LLC requests the aforementioned action(s) for all or a
portion of: **TRACT 1 BLOCK 2 UNIT 26, VOLCANO CLIFFS
SUBDIVISION**, zoned **MX-L** located on **KIMMICK DR NW
between PASEO DEL NORTE and ROSA PARKS RD NW**,
containing approximately 15.7217 acre(s). (C-11) [Deferred
from 12/2/20, 1/13/21, 6/9/21]

PROPERTY OWNERS: GROUP II U26 VC, LLC

REQUEST: MINOR SUBDIVISION PLAT TO SPLIT LOT TO MATCH EPC
APPROVED ZONE BOUNDARY. BULK LAND WAIVER TO DEFER
INFRASTRUCTURE TO FUTURE PLATTING/SITE PLAN ACTIONS.

DEFERRED TO MARCH 9TH, 2022.

10. [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, 8/25/21, 10/6/21, 10/20/21, 11/10/21]

PROPERTY OWNERS: RV LOOP LLC

REQUEST: 52 UNIT TOWNHOME DEVELOPMENT

DEFERRED TO JANUARY 26TH, 2022.

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11. [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, 8/25/21, 9/15/21, 9/22/21, 10/6/21/ 10/20/21, 11/10/21, 11/17/21, 12/1/21]

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 DECEMBER 15TH, 2021.

Other Matters - None

Action Sheet Minutes were approved December 1, 2021

DRB Member Signing Session for Approved Cases

ADJOURNED