



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

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/84297052430> (Place mouse over hyperlink, right-click, choose "open hyperlink")
 - Meeting ID: 842 9705 2430
 - By phone +1 346 248 7799 or Find your local number: <https://cabq.zoom.us/j/84297052430>

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

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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
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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
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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.
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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.

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.

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) *[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

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
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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.
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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
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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, 8/4/2,
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

Other Matters

Action Sheet Minutes – December 1, 2021

DRB Member Signing Session for Approved Cases

ADJOURN