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

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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/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/u/kdJ7MFdy2o

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
2. **PR-2021-006238**  
SI-2021-01916- SITE PLAN  

**CONSSENSUS 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 LOUSIANA 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

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

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.
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 SUPORT AT THE NE CONER 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

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**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  

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.  

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, 12/4/20, 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  

DRB 2021
TIM SOLINISKI 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

Other Matters

Action Sheet Minutes – December 1, 2021

DRB Member Signing Session for Approved Cases

ADJOURN