



**DEVELOPMENT REVIEW BOARD**

**Agenda**

**ONLINE ZOOM MEETING**

**July 14, 2021**

- Jolene Wolfley..... DRB Chair**
- Jeanne Wolfenbarger ..... Transportation**
- Blaine Carter ..... Water Authority**
- Ernest Armijo. ....Hydrology**
- Carl Garcia.....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:** 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/92617367101> (Place mouse over hyperlink, right-click, choose "open hyperlink")

Meeting ID: 926 1736 7101

+1 312 626 6799 Or Find your local number: <https://cabq.zoom.us/j/92617367101>

**MAJOR CASES**

- 1. [PR-2018-001991](#)**
- [SD-2021-00118](#) – PRELIMINARY PLAT**
- [SD-2021-00119](#) – FINAL PLAT**
- [VA-2021-00235](#) – TEMPORARY DEFERRAL OF SIDEWALK**

**CONSENSUS PLANNING - MICHAEL VOS agent for PV VALLE PRADO, LLC – KEVIN WECHTER requests the aforementioned action(s) for all or a portion of TRACT G, VALLE PRADO UNIT 4, zoned R-1-B, located on WOODMONT AVE NW between RAINBOW BLVD NW and PASEO DEL NORTE BLVD NW containing approximately 15.52 acre(s). (C-9)**

**PROPERTY OWNERS:** VALLE PRADO, LLC

**REQUEST:** PRELIMINARY PLAT, TEMPORARY DEFERRAL OF SIDEWALK AND FINAL PLAT FOR VALLE PRADO UNIT 4 and 5

2. [PR-2020-004138](#)  
[SI-2021-00574](#)- SITE PLAN DRB

JEEBS AND ZUZU LLC agent for MESA APARTMENTS LLC requests the aforementioned action(s) for all or a portion of: **TRACT A-4, MESA DEL SOL INNOVATION PARK** zoned PC, located on **UNIVERSITY BLVD and BOBBY FOSTER RD SE** containing approximately 14.45 acre(s). (R-15 & R-16)  
*[Deferred from 5/19/21, 5/26/21, 6/23/21]*

**PROPERTY OWNERS:** MESA APARTMENTS LLC/MDS INVESTMENTS LLC  
**REQUEST:** SITE PLAN DRB FOR 318 UNIT MULTI-FAMILY COMPLEX

**\*\*APPLICANT REQUEST DEFERRAL TO JULY 28, 2021.**

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3. [PR-2021-005411](#)  
[SI-2021-00760](#) – SITE PLAN  
[SD-2021-00100](#) – PRELIMINARY PLAT  
[SD-2021-00101](#) – VACATION OF PRIVATE EASEMENT-PNM  
[SD-2021-00102](#) - VACATION OF PRIVATE EASEMENT-TEMP CONSTRUCTION  
[SD-2021-00103](#) - VACATION OF PRIVATE EASEMENT-NMDOT

TIERRA WEST, LLC agent for **ALBUQUERQUE ANUSA, LLC – CHARLES W SABADASH III** requests the aforementioned action(s) for all or a portion of: zoned NR-LM, located at **9100 PAN AMERICAN between ALAMEDA PL NE and GLENDALE** containing approximately 5.2896 acre(s). (B-18)  
*[Deferred from 6/16/21, 6/30/21]*

**PROPERTY OWNERS:** ALBUQUERQUE ANUSA, LLC, MELLOY BROTHERS MOTOR LTD CO  
**REQUEST:** SITE PLAN FOR LIGHT VEHICLE SALES AND RENTAL, MAJOR PRELIMINARY PLAT, PRIVATE EASEMENT VACATIONS

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4. [PR-2018-001579](#)  
[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]*

**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

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5. [PR-2021-005508](#)  
[SI-2021-00809](#) – SITE PLAN
- GARCIA/KRAEMER & ASSOCIATES** agent for **JP MORGAN CHASE C/O SUNIL DUBEY** requests the aforementioned action(s) for all or a portion of: **TRACT A-1-A-1, THE PLAZA AT PASEO DEL NORTE** zoned **MX-M**, located at **9261 COORS BLVD between PASEO DEL NORTE NW and IRVING BLVD NW** containing approximately 25.97 acre(s). (C-13)  
*[Deferred from 6/23/21, 6/30/21]*
- PROPERTY OWNERS:** CPP PASEO I LLC & CPP PASEO II LLC  
**REQUEST:** CONSTRUCTION OF A 3291 SQUARE FOOT BANK BUILDING WITH DRIVE THRU ON A 1.257 ACRE PAD SITE WITHIN AN EXISTING 25.97 ACRE SHOPPING CENTER SITE
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### **MINOR CASES**

6. [PR-2020-004645](#)  
[SD-2021-00135](#) – PRELIMINARY/FINAL PLAT (Sketch Plat 3-3-21)
- ARCH + PLAN LAND USE CONSULTANTS** agent for **GOODMAN LAWRENCE RVT** requests the aforementioned action(s) for all or a portion of: **TRACT A, SNOW VISTA INVESTORS** zoned **NR-C**, located at **1125 SNOW VISTA SW between DEVARGAS RD and BENAVIDES RD** containing approximately 10.7788 acre(s). (M-9)
- PROPERTY OWNERS:** LAWRENCE GOODMAN RVT  
**REQUEST:** SUBDIVIDE ONE LOT INTO 5 LOTS
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7. [PR-2021-005009](#)  
[SD-2021-00091](#) – PRELIMINARY/FINAL PLAT
- WAYJOHN SURVEYING INC.** agent(s) for **BLAKES LOTA BURGER LLC** request(s) the aforementioned action(s) for all or a portion of **PARCELS 6 THRU 10, ATRISCO BUSINESS PARK** zoned **MX-M**, located at **NE Corner of COORS BLVD and FORTUNA ROAD**, containing approximately 1.3523 acre(s). (J-10)*[Deferred from 5/19/21]*
- PROPERTY OWNERS:** BLAKE'S LOTABURGER  
**REQUEST:** COMBINE 5 LOTS INTO ONE LOT
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8. [PR-2020-004640](#)  
*(AKA: PR-2020-005571)*  
[SD-2021-00113](#) – PRELIMINARY/FINAL PLAT  
[SD-2021-00114](#) – VACATION OF PUBLIC EASEMENT  
[SD-2021-00115](#) – VACATION OF PUBLIC EASEMENT
- ALLWOODS & MONTGOMERY PLAZA** agent(s) for **MONTGOMERY PLAZA PARTNERS LLC** request(s) the aforementioned action(s) for all or a portion of: **A, B, 1-C, ALLWOODS & MONTGOMERY PLAZA** zoned **MX-M**, located at **4595 & 4601 SAN MATEO BLVD NE between MONTGOMERY BLVD NE and SAN MATEO BLVD NE**, containing approximately 8.8 acre(s). (F-17)*[Deferred from 6/16/21, 6/30/21]*
- PROPERTY OWNERS:** MONTGOMERY PLAZA PARTNERS, LLC  
**REQUEST:** SUBDIVIDE EXISTING 3 TRACTS, VACATE EASEMENTS/GRANT EASEMENTS
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9. [PR-2021-005019](#)  
*(AKA: PR-2020-003259)*  
**SD-2021-00110** – VACATION OF PUBLIC EASEMENT  
**SD-2021-00109** – PRELIMINARY/FINAL PLAT
- CSI – CARTESIAN SURVEY’S INC. agent for **PAY AND SAVE** request(s) the aforementioned action(s) for all or a portion of **TRACT A-2, TRACT A LOTS 1-5 AND 11-17, LANDS OF M.S.T & T, FURR’S PROPERTIES INC.; RIVERA PLACE**, zoned MX-M, located at **4701 4<sup>TH</sup> ST NW between GRIEGOS RD NW and PALO DURO AVE NW**, containing approximately 3.3677 acre(s). (F-14)*[Deferred from 6/9/21, 6/16/21, 6/30/21]*
- PROPERTY OWNERS:** PAY AND SAVE, INC  
**REQUEST:** COMBINE 15 EXISTING PARCELS INTO ONE PROPOSED TRACT, VACATE PUBLIC EASEMENT, GRANT PUBLIC EASEMENT
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10. [PR-2019-004717](#)  
*(AKA: PR-2019-003222)*  
**SD-2021-00116** – PRELIMINARY/FINAL PLAT
- TRB HOLDINGS LLC request(s) the aforementioned action(s) for all or a portion of: **LOTS 8-10 AND VACATED PORTION OF CITY RIGHT OF WAY, BLOCK 3, PANORAMA ADDITION** zoned MX-M, located at **12701, 12712 & 12714 COPPER AVE NE between CHELWOOD and TRAMWAY**, containing approximately 0.302 acre(s). (K-22)*[Deferred from 6/23/21, 6/30/21]*
- PROPERTY OWNERS:** TRB HOLDINGS LLC  
**REQUEST:** RE-PLAT OF A CONSOLIDATION OF THREE LOTS WITH THE SAME ZONING, AFTER VACATING A RIGHT OF WAY.
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**SKETCH PLAT**

11. [PR-2021-005657](#)  
**PS-2021-00077** – SKETCH PLAT
- LAURA DURR** requests the aforementioned action(s) for all or a portion of: **LOTS 608, 612, 616 BLOCK 1 UNITS 7, 8, 9, WINTERWOOD PARK** zoned R-1, located on **608-616 AUTUMNWOOD PL SE** containing approximately 1.54 acre(s). (L-23)
- PROPERTY OWNERS:** LAURA DURR, TIM GRUBBS. LARRY & NANCY WILDT  
**REQUEST:** 3 LOTS INTO 2 LOTS
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12. [PR-2020-003309](#)  
**PS-2021-00078** – SKETCH PLAT
- LEONARD R. AND DEBORAH M. GARCIA** requests the aforementioned action(s) for all or a portion of **LOT 11-C BLOCK 1, SLOANS ACRES** zoned R-D, located at **4224 ESTANCIA DR NW between EVERITT and MILNE** containing approximately 0.5 acre(s). (F-11)
- PROPERTY OWNERS:** LEONARD R. AND DEBORAH M. GARCIA  
**REQUEST:** SKETCH PLAT FOR VACATION OF 10 FOOT DIAGONAL, PUBLIC EASEMENT USED BY CENTURY LINK AND PUBLIC SERVICE CO OF NM. EACH OF THE PUBLIC UTILITIES HAVE RELOCATED THEIR POWER LINES TO TEN FOOT EASEMENT ALONG THE NORTH PROPERTY LINE
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13. [PR-2021-005711](#)  
PS-2021-00080 – SKETCH PLAT

**TIM SOLINSKI** requests the aforementioned action(s) for all or a portion of: **LOTS 4, 5, 6 BLOCK 19A, MESA DEL NORTE** zoned R-1C, located between **MARBLE AVE NE** and **ESPANOLA ST NE** containing approximately 0.5044 acre(s). (J-19)

**PROPERTY OWNERS:** BERNALILLO COUNTY

**REQUEST:** CONSOLIDATE LOTS 4 THRU 6 INTO ONE LOT, GRANT 10 FOOT PUE ALONG ALL SIDES OF PROPOSED LOTS

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14. [PR-2020-003400](#)  
PS-2021-00081 – SKETCH PLAT

**ARCH + PLAN LAND USE CONSULTANTS** agent for **SAMUEL & ARCILIA GARCIA** requests the aforementioned action(s) for all or a portion of: **LOT 4, DEES ADDITION** zoned R-A, located at **4515 SAN ISIDRO NW** between **AVENIDA CRISTO REY** and **CALLE PEQUEÑO** containing approximately 0.68 acre(s). (F-13)

**PROPERTY OWNERS:** SAMUEL & ARCILIA GARCIA

**REQUEST:** CREATE 2 LOTS FROM ONE EXISTING LOT

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15. [PR-2021-005714](#)  
PS-2021-00082 – SKETCH PLAT

**ARCH + PLAN LAND USE CONSULTANTS** agent for **MARY ELLEN GONZALES** requests the aforementioned action(s) for all or a portion of: **LOTS 1-2 & 8-13, MONKBRIDGE ADDITION** zoned NR-LM, located at **4000 2<sup>ND</sup> ST NW** between **HEADINGLY AV** and **MESCALERO RD** containing approximately 2.0711 acre(s). (G-14)

**PROPERTY OWNERS:** MARY ELLEN GONZALES

**REQUEST:** LOT CONSOLIDATION OF 8 LOTS INTO ONE LOT

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16. [PR-2021-005715](#)  
PS-2021-00083 – SKETCH PLAT

**ARCH + PLAN LAND USE CONSULTANTS** agent for **JEFFEREY SIEMBIEDA** requests the aforementioned action(s) for all or a portion of: **LOT 9, BLOCK 2, BUENA VISTA HEIGHTS** zoned MX-M, located at **2132 GOLD AVE SE** between **YALE BLVD** and **BUENA VISTA DR** containing approximately 0.16 acre(s). (K-15)

**PROPERTY OWNERS:** JEFFEREY SIEMBIEDA

**REQUEST:** CREATE 2 LOTS FROM ONE EXISTING LOT

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17. [PR-2021-005716](#)  
PS-2021-00084 – SKETCH PLAT

CSI – CARTESIAN SURVEYS, INC. agent for ALEX ARGUETA requests the aforementioned action(s) for all or a portion of: **TRACT 93A3, MRGCD MAP 40** zoned **R-1A**, located at **711 7<sup>TH</sup> ST SW** between **STOVER AVE SW** and **ATLANTIC SW** containing approximately 0.2585 acre(s). (K-14)

PROPERTY OWNERS: PAULETTE BACA AND NELSON LUJAN  
REQUEST: SUBDIVIDE ONE TRACT INTO 3 NEW TRACTS

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18. [PR-2021-005717](#)  
PS-2021-00085 – SKETCH PLAT

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 at **OAK RIDGE ST** between **UNIVERSE BLVD** and **TREE LINE AVE** containing approximately 10 acre(s). (C-9)

PROPERTY OWNERS: DR HORTON  
REQUEST: CREATE 72 LOTS FOR SINGLE-FAMILY DEVELOPMENT

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#### Other Matters

Action Sheet Minutes – June 30, 2021

DRB Member Signing Session for Approved Cases

ADJOURN