DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

June 23, 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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MAJOR CASES

1. **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)

   **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

   **DEFERRED TO JUNE 30TH, 2021.**

2. **Project #PR-2019-002277**
   
   **(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]

   **PROPERTY OWNERS: RV LOOP LLC**
   
   **REQUEST:** 52 UNIT TOWNHOME DEVELOPMENT

   **DEFERRED TO AUGUST 25TH, 2021.**
3. **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]  
**PROPERTY OWNERS:** MESA APARTMENTS LLC/MDS INVESTMENTS LLC  
**REQUEST:** SITE PLAN DRB FOR 318 UNIT MULTI-FAMILY COMPLEX  
**DEFERRED TO JULY 14TH, 2021.**

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]  
**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  
**DEFERRED TO JUNE 30TH, 2021.**

5. **PR-2019-002821**  
**SI-2021-00667 – SITE PLAN**  
BIRKIE AYER JR. requests the aforementioned action(s) for all or a portion of: LOT 2-A & 2-B, FRATERNAL ORDER OF POLICE zoned NR-BP, located on JEFFERSON ST NE between THE LANE AT 25 and JEFFERSON PLAZA NE containing approximately 5.009 acre(s). (E-17) [Deferred from 6/9/21]  
**PROPERTY OWNERS:** GROUP 1 REALTY INC.  
**REQUEST:** SITE PLAN DRB FOR PARKING LOT and 22,733 SQF COLLISION CENTER  
**DEFERRED TO JUNE 30th, 2021.**
6. **PR-2020-004747**  
**SI-2021-00484 – SITE PLAN**  

TIERRA WEST, LLC agent for 98TH & I-40 LAND LLC requests the aforementioned action(s) for all or a portion of: TRACT 2 PLAT OF TRACTS 1 THRU 12, AVALON SUBDIVISION UNIT 5 zoned NR-BP, located on DAYTONA RD NW between I-40 and DAYTONA containing approximately 13.81 acre(s). (J-9) [Deferred from 5/5/21, 5/19/21, 6/9/21, 6/16/21]

**PROPERTY OWNERS:** 98th & I-40 LAND LLC  
**REQUEST:** SUBDIVIDE INTO TWO TRACTS, SITE PLAN FOR TWO BUILDINGS 9,800 SQF and 12,500 SQF for HEAVY VEHICLE & EQUIPMENT REPAIR, SERVICING AND MAINTENANCE

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 PARKS AND RECREATION FOR THE ADDITION OF A HYDRO-MULCH NOTE ON THE SITE PLAN AND FOR THE GENERAL NOTE CORRECTION TO REFERENCE “THE CITY OF ALBUQUERQUE”, AND TO PLANNING FOR FINAL SIGN OFF.

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**MINOR CASES**

7. **PR-2020-004747**  
**SD-2021-00117 – FINAL PLAT**  

TIERRA WEST, LLC agent for 98TH & I-40 LAND LLC requests the aforementioned action(s) for all or a portion of: TRACT 2 PLAT OF TRACTS 1 THRU 12, AVALON SUBDIVISION UNIT 5 zoned NR-BP, located on DAYTONA RD NW between I-40 and DAYTONA containing approximately 13.81 acre(s). (J-9)

**PROPERTY OWNERS:** 98th & I-40 LAND LLC  
**REQUEST:** FINAL PLAT TO CREATE TWO LOTS

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 FINAL PLAT. FINAL SIGN-OFF IS DELEGATED TO PLANNING FOR THE APPLICATION NUMBER TO BE ADDED TO THE PLAT, THE AGIS DXF FILE AND FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT.
8. **PR-2019-004717**  
*(OKA: 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)

**PROPERTY OWNERS:** TRB HOLDINGS LLC  
**REQUEST:** RE-PLAT OF A CONSOLIDATION OF THREE LOTS WITH THE SAME ZONING, AFTER VACATING A RIGHT OF WAY.

**DEFERRED TO JUNE 30TH, 2021.**

9. **PR-2018-001695**  
**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]

**PROPERTY OWNERS:** NOVUS PROPERTIES LLC  
**REQUEST:** FINAL PLAT TO SUBDIVIDE TRACT B INTO B1, B2, B3, B4

**DEFERRED TO AUGUST 25TH, 2021.**

10. **PR-2019-002609**  
**SD-2020-00217 – PRELIMINARY/FINAL PLAT**  

ARCH + PLAN LAND USE CONSULTANTS agent(s) for JABRE INVESTMENTS LLC request(s) the aforementioned action(s) for all or a portion of: **LOT 14, FLORAL GARDENS**, zoned R-1, located at 2454 ROSE NW between FLORAL RD and SARITA AVE, containing approximately 0.4117 acre(s). (H-13)[Deferred from 12/16/20, 1/27/21, 2/24/21, 3/31/21, 4/28/21, 5/19/21]

**PROPERTY OWNERS:** JABRE INVESTMENTS LLC  
**REQUEST:** CREATE 2 LOTS FROM 1 EXITING LOT

**DEFERRED TO JULY 28TH, 2021.**
ARCH + PLAN LAND USE CONSULTANTS agent(s) for MCDONALD’S REAL ESTATE COMPANY request the aforementioned action(s) for all or a portion of: LOTS A & B BLOCK 101, BEL AIR SUBDIVISION, zoned MX-M, located at 5900 MENAUL BLVD NE, containing approximately 0.9457 acre(s).  (H-18) [Deferred from 2/3/21, 2/24/21, 3/17/21, 4/28/21, 5/19/21]

PROPERTY OWNERS:  MCDONALDS REAL ESTATE COMPANY
REQUEST:  LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT

DEFERRED TO JULY 28th, 2021.

SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for OXBOW TOWN CENTER LLC request(s) the aforementioned action(s) for all or a portion of: TRACT X-Z-A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER, zoned NR-C, located at 3801 COORS NW between ST. JOSEPH’S DR and ATRISCO DR., containing approximately 26.5 acre(s).  (G-11)

PROPERTY OWNERS:  OXBOW TOWN CENTER LLC
REQUEST: CREATE 10 LOTS FROM 1 EXISTING LOT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

Other Matters - None

Action Sheet Minutes were approved for June 16, 2021

DRB Member Signing Session for Approved Cases

ADJOURNED