DEVELOPMENT REVIEW BOARD

Agenda

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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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 ANNOUCED 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/97990504980 (Place mouse over hyperlink, right-click, choose “open hyperlink”)
      Meeting ID: 979 9050 4980
      +1 312 626 6799 or Find your local number: https://cabq.zoom.us/u/aecIMmyhLYR

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

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

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  
**APPLICANT REQUESTS DEFERRAL TO JULY 14th.**
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

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

**APPLICANT REQUESTS DEFERRAL TO JUNE 30th.**

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

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**MINOR CASES**
<table>
<thead>
<tr>
<th>Case Number</th>
<th>Document Type</th>
<th>Request Details</th>
<th>Property Owners</th>
<th>Request:</th>
</tr>
</thead>
<tbody>
<tr>
<td>PR-2020-004747</td>
<td>SD-2021-00117 – FINAL PLAT</td>
<td>TIERRA WEST, LLC agent for 98th &amp; 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)</td>
<td>98th &amp; I-40 LAND LLC</td>
<td>FINAL PLAT TO CREATE TWO LOTS</td>
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<tr>
<td>PR-2019-003222</td>
<td>SD-2021-00116 – PRELIMINARY/FINAL PLAT</td>
<td>TRB HOLDINGS LLC requests 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 &amp; 12714 COPPER AVE NE between CHELWOOD and TRAMWAY, containing approximately 0.302 acre(s). (K-22)</td>
<td>TRB HOLDINGS LLC</td>
<td>RE-PLAT OF A CONSOLIDATION OF THREE LOTS WITH THE SAME ZONING, AFTER VACATING A RIGHT OF WAY.</td>
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<tr>
<td>PR-2018-001695</td>
<td>SD-2021-00070 - PRELIMINARY/FINAL PLAT</td>
<td>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]</td>
<td>NOVUS PROPERTIES LLC</td>
<td>FINAL PLAT TO SUBDIVIDE TRACT B INTO B1, B2, B3, B4</td>
</tr>
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<td>PR-2019-002609</td>
<td>SD-2020-00217 – PRELIMINARY/FINAL PLAT</td>
<td>ARCH + PLAN LAND USE CONSULTANTS agent(s) for JABRE INVESTMENTS LLC requests 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]</td>
<td>JABRE INVESTMENTS LLC</td>
<td>CREATE 2 LOTS FROM 1 EXITING LOT</td>
</tr>
</tbody>
</table>

**APPLICANT REQUESTS DEFERRAL TO JULY 28th.**
11. **PR-2019-002738**  
**SD-2021-00018 - PRELIMINARY/FINAL PLAT**  
*(Sketch Plat 10/14/20)*

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).  
*{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

**** APPLICANT REQUESTS DEFERRAL TO JULY 28th.**

**SKETCH PLAT**

12. **PR-2021-005597**  
**PS-2021-00070-SKETCH PLAT**

ARCH + PLAN LAND USE CONSULTANTS agent(s) for OXBOX TOWN CENTER LLC request(s) the aforementioned action(s) for all or a portion of: **TRACT X-2-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:** OXBOX TOWN CENTER LLC  
**REQUEST:** CREATE 10 LOTS FROM 1 EXISTING LOT

**Other Matters**

**Action Sheet Minutes – June 16, 2021**

**DRB Member Signing Session for Approved Cases**

**ADJOURN**