DEVELOPMENT REVIEW BOARD
Agenda
ONLINE ZOOM MEETING

May 26, 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 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/96124707406 (Place mouse over hyperlink, right-click, choose “open hyperlink”
      Meeting ID: 961 2470 7406
      +1 312 626 6799 or Find your local number: https://cabq.zoom.us/u/a2OWl3ZZI

MAJOR CASES

1. PR-2019-002063
   SD-2021-00086 – PRELIMINARY PLAT
   SD-2021-00087 – VACATION OF PUBLIC EASEMENT
   SD-2021-00088 – VACATION OF PUBLIC EASEMENT
   VA-2021-00126 – TEMPORARY DEFERRAL OF SIDEWALK
   VA-2021-00129 – SIDEWALK WAIVER

   MARK GOODWIN & ASSOCIATES, PA agent for VUELO, LLC requests the aforementioned action(s) for all or a portion of: LOT 1-P1 THRU 26-PA, TRACT A, SAGE RANCH zoned R-T, located on SAGE RANCH CT between SAGE RD and BENAVIDEZ RD containing approximately 3.7742 acres. (M-9)

   PROPERTY OWNERS: VUELO, LLC
   REQUEST: SEE DESCRIPTION
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]  

**PROPERTY OWNERS:** MESA APARTMENTS LLC/MDS INVESTMENTS LLC  

**REQUEST:** SITE PLAN DRB FOR 318 UNIT MULTI-FAMILY COMPLEX

3. **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]  

**PROPERTY OWNERS:** WINROCK PARTNERS LLC  

**REQUEST:** SITE PLAN FOR NEW PARK CONCEPT TO INCLUDE WATERFEATURES, 2 INTERAL PAD SITES FOR FUTURE USERS, 2 BUILDINGS ALONG DILLARDS. PARK INCLUDES KIDS PLAYING AREA, PATHS AND BRIDGES

4. **PR-2020-004457**  
SD-2021-00025 – PRELIMINARY PLAT  
VA-2021-00033 – VARIANCE  
VA-2021-00034 – TEMPORARY DEFERRAL OF SIDEWALK  

**RIO GRANDE ENGINEERING** agent for **BARBARA MUELLER** request(s) the aforementioned action(s) for all or a portion of **TRACT 22 VOLCANO CLIFFS SUBD UNIT 6 LOT 22, VOLCANO CLIFFS UNIT 6** zoned RA-1, located on **QUIVIRA DR between VISTA VIEJA AVE and RETABLO RD** containing approximately 6.0 acre(s).  (D-9) [Deferred from 3/3/21]  

**PROPERTY OWNERS:** MUELLER BARBARA A  

**REQUEST:** PRELIMINARY PLAT, VARIANCE, TEMP SIDEWALK DEFERRAL

5. **PR-2020-004820**  
(1003119)  
SI-2020-001468 – SITE PLAN  

**CONSENSUS PLANNING INC.** agent(s) for **MOUNTAIN CLASSIC REAL ESTATE** request(s) the aforementioned action(s) for all or a portion of: **TRACT 4-B1, HOME DEVELOPMENT ADDITION** zoned MX-M located at **25 HOTEL CIRCLE NE between LOMAS BLVD and INTERSTATE 40**, containing approximately 5.043 acre(s).  (K-21) [Deferred from 1/13/21, 2/3/21, 2/24/21, 3/10/21, 3/31/21, 4/21/21, 5/5/21, 5/19/21]  

**PROPERTY OWNERS:** AMERSTONE INVESTMENTS LLC  

**REQUEST:** SITE PLAN FOR CONVERSION OF HOTEL TO MULTI-FAMILY RESIDENTIAL USE
6. **PR-2020-004475**
   SI-2021-00254 – SITE PLAN
   JOE SLAGLE, ARCHITECT agent for CURTIS PINO request(s) the aforementioned action(s) for all or a portion of LOT 21, TRACT 2 BLOCK 9 UNIT 3, NORTH ALBUQUERQUE ACRES zoned MX-L, located at 7413 HOLLY AVE NE between LOUISIANA and WYOMING, containing approximately 1.0031 acre(s). (C-19)[Deferred from 3/31/21, 4/14/21, 5/5/21, 5/12/21, 5/19/21]
   PROPERTY OWNERS: CURTIS AND REBECCA PINO
   REQUEST: 4,800 SQ FT DENTAL OFFICE AT GROUND LEVEL WITH 1000 SQ FT MEETING ROOM AT UPPER FLOOR. 3800 SQ FT OF LEASE SPACE ALSO INCLUDED.

7. **PR-2020-004024**
   SD-2021-00029 – PRELIMINARY PLAT (sketch plat 10-14-20)
   CSI – CARTESIAN SURVEYS INC. agent for DIAMOND TAIL REALTY, LLC request(s) the aforementioned action(s) for all or a portion of: TRACTS H-5, VENTURA RANCH zoned MX-M, located on UNIVERSE BLVD NW between PASEO DEL NORTE NW and PARADISE BLVD NW containing approximately 8.7797 acre(s). (B-10)[Deferred from 3/10/21, 3/31/21, 4/28/21, 5/12/21]
   PROPERTY OWNERS: DIAMOND TAIL REALTY, LLC
   REQUEST: REPLAT 5 LOTS INTO 6

8. **PR-2019-003169**
   SD-2020-00115 – PRELIMINARY PLAT
   VA-2020-00192 – TEMPORARY DEFERRAL OF SIDEWALK (Sketch Plat 12/18/19)
   RON HENSLEY/THE GROUP agent(s) for CLEARBOOK INVESTMENTS INC. request(s) the aforementioned action(s) for all or a portion of: 01 UNIT 3 ATRISCO GRANT EXC NW'LY POR TO R/W, zoned MX-M, located at SAGE RD between COORS and 75TH ST, containing approximately 9.56 acre(s). (L-10)[Deferred from 7/22/20, 8/5/20, 9/2/20, 9/30/20, 11/18/20, 12/9/20, 2/3/21, 4/7/21, 4/28/21]
   PROPERTY OWNERS: CLEARBOOK INVESTMENTS INC, HENRY SCOTT TRUSTEE HENRY RVT
   REQUEST: SUBDIVISION OF TRACT INTO 62 LOTS AND 2 TRACTS AND SIDEWALK DEFERRAL

**MINOR CASES**

9. **PR-2021-004038**
   SD-2021-00098 – PRELIMINARY/FINAL PLAT
   STEVEN J. SANDOVAL PS agent(s) for VIA REAL ESTATE, LLC request(s) the aforementioned action(s) for all or a portion of: LOTS 4 THRU 6, BLOCK 8, BROAD ACRES SUBDIVISION zoned MX-M, located at 7521 MENAUL BLVD NE between LOUISIANA BLVD and WYOMING BLVD, containing approximately 0.717 acre(s). (H-19)
   PROPERTY OWNERS: KREIDER SHIRLEY A TRUSTEE KREIDER RVT
   REQUEST: LOT CONSOLIDATION COMBINING LOTS 3 THRU 6 OF BLOCK 8, BROADACRES SUBDIVISION AT THE NORTHWEST CORNER OF MENAUL AND PENNSYLVANIA
10. **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]

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

11. **PR-2021-005479**
    **PS-2021-00063 - SKETCH PLAT**
    SINH NGUYEN requests the aforementioned action(s) for all or a portion of: 1-7, 17, 18 and X BLOCK 7 WAGGOMAN-DENISON, zoned MX-H, located at 9307 CENTRAL AVE NE between WYOMING BLVD and EUBANK BLVD, containing approximately 1.0216 acre(s). (K-20)

    **PROPERTY OWNERS**: SLN PROPERTIES, LLC
    **REQUEST**: CONSOLIDATE TEN LOTS INTO ONE

12. **PR-2021-005482**
    **PS-2021-00065 - SKETCH PLAT**
    GALLOWAY & COMPANY, INC. (AARON MCLEAN) agent(s) for PRIME PROPERTIES, LLC request(s) the aforementioned action(s) for all or a portion of: TRACTS A-1A, B-1 AND C-1 LOVELACE HEIGHTS ADDITION, zoned NR-C, located at 2121 YALE BLVD SE between GIBSON BLVD SE and MILES RD, containing approximately 7.29 acre(s). (M-15)

    **PROPERTY OWNERS**: REAL ROCK HOLDINGS, LLC
    **REQUEST**: 6 PROPOSED COMMERCIAL LOTS, RANGING IN AREA FROM 0.77 ACRES TO 1.85 ACRES, 2 NEW CURB CUTS THAT ARE PROPOSED ALONG GIBSON BLVD.

14. **Other Matters**
15. **Action Sheet Minutes - May 19, 2021**
16. **DRB Member Signing Session for Approved Cases**

   **ADJOURN**