



**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:** 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/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/j/a2OWI3ZZI>

**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
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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 INTERNAL PAD SITES FOR FUTURE USERS, 2 BUILDINGS ALONG DILLARDS. PARK INCLUDES KIDS PLAYING AREA, PATHS AND BRIDGES
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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
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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
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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.
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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
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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 75<sup>TH</sup> 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

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### **MINOR CASES**

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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

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**SKETCH PLAT**

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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

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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.

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

ADJOURN