



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

November 10, 2021

Jolene Wolfley..... DRB Chair
Jeanne Wolfenbarger Transportation
Blaine Carter Water Authority
Ernest Armijo.Hydrology
Angelo Metzgar.....Code Enforcement
Cheryl Somerfeldt.....Parks and Rec

Angela Gomez ~ DRB Hearing Monitor

MAJOR CASES

- 1. PR-2021-005195
SI-2021-01747 – SITE PLAN
DEKKER/PERICH/SABATINI – WILL GLEASON agent for JC SIX LLC requests the aforementioned action(s) for all or a portion of: TRACT 6A-1, UNIT 1, JOURNAL CENTER PHASE 2 zoned MX-H, located on 7501 JEFFERSON ST NE between JEFFERSON ST and MASTHEAD ST NE containing approximately 5.1536 acre(s). (D-17)
PROPERTY OWNERS: JC SIX LLC
REQUEST: SITE PLAN APPROVAL REQUEST FOR MULTI-FAMILY APARTMENT HOME COMMUNITY
DEFERRED TO DECEMBER 1ST, 2021.

2. PR-2018-001579 IDO 2019
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, 7/14/21, 7/21/21, 7/28/21, 8/11/21, 8/25/21, 9/22/21]
PROPERTY OWNERS: WINROCK PARTNERS LLC
REQUEST: SITE PLAN FOR NEW PARK CONCEPT TO INCLUDE WATER FEATURES, 2 INTERNAL PAD SITES FOR FUTURE USERS, 2 BUILDINGS ALONG DILLARDS. PARK INCLUDES KIDS PLAYING AREA, PATHS AND BRIDGES.
DEFERRED TO DECEMBER 15TH, 2021.

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3. [PR-2021-005740](#) IDO 2019
SI-2021-01051 – SITE PLAN AMENDMENT
- SCOTT ANDERSON** agent for **DANIEL CHAVEZ** requests the aforementioned action(s) for all or a portion of: **LOT II A1, RENAISSANCE CENTER 2** zoned NR-BP, located on **4720 ALEXANDER between MONTANO and DESERT SURF** containing approximately 4.37 acre(s). (F-16) *[Deferred from 8/4/21, 8/18/21, 9/1/2, 9/22/21, 10/6/2, 10/20/21]*
- PROPERTY OWNERS:** DANIEL CHAVEZ
REQUEST: INCREASE TO THE APPROVED BUILDING HEIGHT
- DEFERRED TO NOVEMBER 17TH, 2021.**
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4. [Project #PR-2019-002277](#)- IDO 2018
(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, 6/23/21, 8/25/21, 10/6/21, 10/20/21]*
- PROPERTY OWNERS:** RV LOOP LLC
REQUEST: 52 UNIT TOWNHOME DEVELOPMENT
- DEFERRED TO DECEMBER 8TH, 2021.**
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5. [PR-2021-005222](#) IDO 2019
SI-2021-01237 – EPC SITE PLAN
SIGN OFF
- TIERRA WEST, LLC** agent for **WESTERN HILLS INVESTMENTS LLC** requests the aforementioned action(s) for all or a portion of: **TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C, C4A, SEVEN BAR RANCH** zoned NR-BP, located at **3615 HWY 528 between CALLE CUERVO NW and HWY 528** containing approximately 1.99 acre(s). (A-14) *[Deferred from 8/18/21, 9/15/21, 9/22/21, 10/20/21]*
- PROPERTY OWNERS:** WESTERN HILLS INVESTMENTS LLC
REQUEST: FINAL SIGN OFF OF EPC SITE PLAN
- DEFERRED TO DECEMBER 1ST, 2021.**
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6. **PR-2020-004284** IDO 2020
SD-2021-00189 – PRELIMINARY PLAT

TIERRA WEST LLC agent for GARCIA REAL ESTATE INVESTMENTS LLC requests the aforementioned action(s) for all or a portion of **TRACTS 230A, 230B, 230C, 231A1, 231B1, 231B2, 231B3, 234A (EXCL PORTS OUT TO R/W), MRGCD MAP 35** zoned MX-M, located on **1100 RIO GRANDE BLVD NW between RIO GRANDE NW AND I-40** containing approximately 3.7102 acre(s). (H-13) *[Deferred from 10/27/21, 11/3/21]*

PROPERTY OWNERS: GARCIA REAL ESTATE INVESTMENTS LLC
REQUEST: MAJOR SUBDIVISION PRELIMINARY PLAT

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, AND WITH THE SIGNING OF THE INFRASTRUCTURE LIST ON NOVEMBER 10TH, 2021, THE DRB HAS APPROVED PRELIMINARY PLAT.

7. **PR-2021-005492**
SI-20321-01694– SITE PLAN

CONSENSUS PLANNING, INC. agent for LADERA ENTERPRISES LLC requests the aforementioned action(s) for all or a portion of: **TRACT 1, LADERA BUSINESS PARK** zoned NR-C, located at **2201 VISTA ORIENTE NW between LA MORADA PL NW and UNSER BLVD NW** containing approximately 5.2172 acre(s). (H-9, H-10) *[Deferred from 11/3/21]*

PROPERTY OWNERS: LADERA ENTERPRISES LLC
REQUEST: MAJOR AMENDMENT TO SITE DEVELOPMENT PLAN THAT REMOVES EXISTING RV STORAGE AND REPLACES IT WITH RV PARKING.

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 TRANSPORTATION FOR CLEAR SITE TRIANGLES TO BE SHOWN ON THE SITE PLAN AND ON THE LANDSCAPE PLAN AND FOR CURB RAMP CALL-OUTS TO BE SHOWN AT THE ENTRANCE-WAY, AND TO PLANNING FOR FINAL SIGN-OFF.

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8. [PR-2021-005746](#) IDO 2020
[SI-2021-01661](#) – SITE PLAN

STUDIO SOUTHWEST – SAIGE COX/ROBERT HEISER agent for JEFFERSON 25 XRAY QOZB, LLC requests the aforementioned action(s) for all or a portion of: **LOT 1-B PLAT OF LOTS 1-A, 1-B, 2-A, & 2-B, FOP ADDITION** zoned NR-BP, located on **5800 JEFFERSON ST NE between THE LANE AT 25 NE and THE BEAR ARROYO DRAINAGE EASEMENT** containing approximately 4.6 acre(s). (E-17)*[Deferred from 10/27/21]*

PROPERTY OWNERS: ARGUS INVESTMENT REALTY
REQUEST: SITE PLAN DRB FOR 34,000 S.F. MEDICAL OFFICE,14,000 S.F. OFFICE / WAREHOUSE

DEFERRED TO NOVEMBER 17TH, 2021.

MINOR CASES

9. [PR-2021-005746](#) IDO 2020
[SD-2021-00202](#)– PRELIMINARY/FINAL PLAT
[SD-2021-00203](#) – VACATION OF PUBLIC EASEMENT
[SD-2021-00204](#) – VACATION OF PRIVATE EASEMENT
[SD-2021-00205](#) – VACATION OF PRIVATE EASEMENT
[SD-2021-00206](#) – VACATION OF PRIVATE EASEMENT
[SD-2021-00207](#) - VACATION OF PRIVATE EASEMENT
[SD-2021-00208](#) - VACATION OF PRIVATE EASEMENT
Sketch plat 7-21-2021

CSI – CARTESIAN SURVEYS, INC. agent for AIM MANAGEMENT CORP requests the aforementioned action(s) for all or a portion of: **LOTS 1-A AND 1-B, FRATERNAL ORDER OF THE POLICE ADDITION** zoned NR-BP located on **5800 JEFFERSON & 5910 JEFFERSON NE between BALLON PARK RD NE and JEFFERSON PLAZA NE** containing approximately 4.6540 acre(s). (E-17)*[Deferred from 10/27/21]*

PROPERTY OWNERS: JEFFERSON 25 XRAY QOZB
REQUEST: PRELIMINARY/FINAL PLAT CREATING 2 NEW LOTS FROM 2 EXISTING LOTS, GRANT/VACATE EASEMENTS.

DEFERRED TO NOVEMBER 17TH, 2021.

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10. [PR-2021-005442](#) IDO 2019
[SI-2021-01714](#) – EPC SITE PLAN SIGN-OFF

DEKKER, PERICH, SABATINI agent for ROBERT GIBSON SEDONA WEST, LLC requests the aforementioned action(s) for all or a portion of **LOT A-2-A-A, THE PLAZA AT PASEO DEL NORTE** zoned MX-M, located on **EAGLE RANCH RD between PARADISE BLVD AND IRVING BLVD NW** containing approximately 7.12 acre(s). (C-13) *[Deferred from 10/20/21, 11/3/21]*

PROPERTY OWNERS: SEDONA WEST, LLC
REQUEST: FINAL SIGN OFF OF EPC SITE PLAN

DEFERRED TO NOVEMBER 17TH, 2021.

11. [PR-2021-006129](#) IDO 2020
[SD-2021-00200](#) - PRELIMINARY/FINAL
PLAT

ALDRICH LAND SURVEYING - TIM ALDRICH agent for **SEDONA WEST LLC AND MOSSMAN WS 2012 LLC** requests the aforementioned action(s) for all or a portion of: **A-2-A-A and B-1-A, PLAZA AT PASEO DEL NORTE** zoned MX-M, located on **EAST SIDE EAGLE RANCH ROAD BETWEEN PARADISE BLVD AND IRVING BLVD** containing approximately 13.8983 acre(s). (C-13) [Deferred from 10/27/21]

PROPERTY OWNERS: SEDONA WEST LLC AND MOSSMAN WS 2012 LLC
REQUEST: TO ADJUST LOT LINE BETWEEN THE 2 TRACTS AND GRANT ABCWUA WATER AND SEWER EASEMENTS

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDOTHE DRB HAS APPROVED THE PRELIMINARY/ FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR UTILITY COMPANY SIGNATURE, AMAFCA SIGNATURE AND THE AGIS DXF FILE.

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12. [PR-2019-002296](#)
[SD-2021-00227](#) – PRELIMINARY/FINAL
PLAT

CSI – CARTESIAN SURVEYS, INC. agent for **WILLOW WOOD HOME OWNERS ASSOCIATION** requests the aforementioned action(s) for all or a portion of: **VACATED PORTION OF TONY SANCHEZ SE, UNIT 4, WILLOW WOOD SUBDIVISION** zoned **R-1A and R-1B**, located at **TONY SANCHEZ DR SE between JEWEL CAVE RD and GIBSON AVE SE** containing approximately 0.1540 acre(s). (M-21)

PROPERTY OWNERS: Willow Wood Home Owners Association
REQUEST: CREATE ONE TRACT FROM VACATED PORTION OF RIGHT-OF-WAY, GRANT EASEMENTS

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 PRELIMINARY/ FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR UTILITY COMPANY SIGNATURE, CAO SIGNATURE, AND THE APPLICATION NUMBER TO BE ADDED TO THE PLAT.

13. [PR-2021-005139](#)
[SD-2021-00225](#) – PRELIMINARY/FINAL
PLAT

JMP WORKS LLC requests the aforementioned action(s) for all or a portion of: **LOT 9 & 10 & MRGCD EASEMENT, BLOCK 2, SUMMER GARDEN ADDITION** zoned R-1A, located at **1516 SUMMER AVE NW between 15TH & EXPLORA and EXPLORA PARKING LOT** containing approximately 0.2240 acre(s). (J-13)

PROPERTY OWNERS: JMP WORKS LLC

REQUEST: REPLAT 2 LOTS & VACATED MRGCD ROW INTO 2 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 PRELIMINARY/ FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR UTILITY COMPANY SIGNATURE, THE AGIS DXF FILE, AND THE FOR PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE PLAT.

14. [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, 6/23/21, 7/28/21, 9/121, 10/6/21]

PROPERTY OWNERS: JABRE INVESTMENTS LLC

REQUEST: CREATE 2 LOTS FROM 1 EXITING LOT

DEFERRED TO DECEMBER 1ST, 2021.

15. [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). (H-18) [Deferred from 2/3/21, 2/24/21, 3/17/21, 4/28/21, 5/19/21, 6/23/21, 7/28/21, 9/1/21, 10/6/21]

PROPERTY OWNERS: MCDONALDS REAL ESTATE COMPANY

REQUEST: LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT

DEFERRED TO DECEMBER 1ST, 2021.

16. [PR-2020-004748](#) IDO 2019
SD-2021-00152 – PRELIMINARY/FINAL
PLAT
Sketch plat 12-2-2020

TIM SOLINSKI agent for **AUI INC.** requests the
aforementioned action(s) for all or a portion of: *62 4 ARMIJO
BROS ADDN LOTS 62, 63 & 64 & LOTS R, S & T & ALLEY ADJ LT, LOTS 1-5
ALL LOT 6 EXC A SELY PORTION BLK C OF THE MANDELL BUSINESS AND
RESIDENCE ADDN AND AN UNPLATTED STRIP OF LAND W OF AND ADJ
THERE , PORTION OF LOTS 7 & 8 BLOCK C MANDELL BUSINESS AND
RESIDENCE ADDN & PORTION OF P & Q PERFECTO MARIANO JESUS
ARMIJO ADD, TRACT A2 PLAT OF TRACTS A-1 & A-2,
zoned MX-FB-UD, located at **ONE CIVIC PLAZA & 400
MARQUETTE between MARQUETTE and TIJERAS**
containing approximately 2.2273 acre(s). (J-14) *Deferred from
7/28/21, 8/4/2, 8/11/21, 8/25/21, 9/15/21, 9/22/21, 10/6/21/ 10/20/21]*

PROPERTY OWNERS: BERNALILLO COUNTY, CITY OF ALBUQUERQUE
REQUEST: REPLAT TO CONSOLIDATE 22 LOTS/TRACTS INTO 2 TRACTS,
DEDICATE ADDITIONAL PUBLIC RIGHTS-OF-WAY AND TO GRANT
EASEMENTS

DEFERRED TO NOVEMBER 17TH, 2021.

SKETCH PLAT

17. [PR-2020-004138](#)
PS-2021-00132 – SKETCH PLAT

HUITT-ZOLLARS, INC. – SCOTT EDDINGS agent for **MDS
INVESTMENTS, LLC** requests the aforementioned action(s)
for all or a portion of: **LOT A-1-A-1-A, MESA DEL SOL
INNOVATION PARK** zoned **PC**, located **EAST of I-25, , WEST
of UNIVERSITY BLVD and BETWEEN STRYKER RD and
BOBBY FOSTER RD** containing approximately 1598.63
acre(s). (R-15, R-16, S-15, S-16, S-17, T-16, T-17)

PROPERTY OWNERS: MDS INVESTMENTS
REQUEST: SINGLE FAMILY RESIDENTIAL

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE
PROVIDED.**

Other Matters - None

Action Sheet Minutes were approved for November 3, 2021

DRB Member Signing Session for Approved Cases

ADJOURNED