DEVELOPMENT REVIEW BOARD
Agenda
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

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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/84631390147 (Place mouse over hyperlink, right-click, choose “open hyperlink”)
      Meeting ID: 846 3139 0147
      By phone +1 669 900 6833 Find your local number: https://cabq.zoom.us/u/kefTdFZIGW

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
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.

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

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
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

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

7. **PR-2021-005492** IDO 2020
   **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 se nw between la morada pl nw and unsier 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.

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
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.

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

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
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

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

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, 9/1/21, 10/6/21]

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

** **AGENT REQUESTS DEFERRAL 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

** **AGENT REQUESTS DEFERRAL 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, 8/4/21, 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

**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

Other Matters

Action Sheet Minutes – November 3, 2021

DRB Member Signing Session for Approved Cases

ADJOURN