



**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:** 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/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

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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.

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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

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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

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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
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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
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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 SE 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.
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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
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## MINOR CASES

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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.
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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
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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
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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
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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 15<sup>TH</sup> & 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
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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, 9/12/21, 10/6/21]
- PROPERTY OWNERS:** JABRE INVESTMENTS LLC  
**REQUEST:** CREATE 2 LOTS FROM 1 EXITING LOT
- \*\* AGENT REQUESTS DEFERRAL TO DECEMBER 1<sup>ST</sup>, 2021.**
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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 1<sup>ST</sup>, 2021.**
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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

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### 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

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Other Matters

Action Sheet Minutes – November 3, 2021

DRB Member Signing Session for Approved Cases

ADJOURN