



DEVELOPMENT REVIEW BOARD

Action Sheet Minutes

ONLINE ZOOM MEETING

October 6, 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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MAJOR CASES

- 1. 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]

PROPERTY OWNERS: RV LOOP LLC
REQUEST: 52 UNIT TOWNHOME DEVELOPMENT

DEFERRED TO OCTOBER 20TH, 2021.

- 2. PR-2021-005566 IDO 2019 SI-2021-01212 – SITE PLAN

DEVELOPMENT MANAGING CONSULTANTS agent for RACHEL MATTHEW DEVELOPMENT requests the aforementioned action(s) for all or a portion of: TRACT A-2, VENTANA RANCH zoned R-ML, located at 6441 VENTANA NW between IRVING and VENTANA containing approximately 5.0 acre(s). (B-10) [Deferred from 8/25/21]

PROPERTY OWNERS: GERALD & VICTORIA MARTIN, CO-TRUSTEES
MARTIN RVT
REQUEST: SITE PLAN FOR SAMS ACADEMY CHARTER SCHOOL

DEFERRED TO OCTOBER 27TH, 2021.

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3. [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 WATERFEATURES, 2 INTERNAL PAD SITES FOR FUTURE USERS, 2 BUILDINGS ALONG DILLARDS. PARK INCLUDES KIDS PLAYING AREA, PATHS AND BRIDGES
- DEFERRED TO NOVEMBER 10<sup>TH</sup>, 2021.**
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4. [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]*
- PROPERTY OWNERS:** DANIEL CHAVEZ  
**REQUEST:** INCREASE TO THE APPROVED BUILDING HEIGHT
- DEFERRED TO OCTOBER 20<sup>TH</sup>, 2021.**
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5. [PR-2021-004968](#) IDO 2019  
[SD-2021-00145](#) – BULK PLAT  
[SD-2021-00146](#) – VACATION OF PUBLIC EASEMENT 20' waterline note 3  
[SD-2021-00147](#) – VACATION OF PUBLIC EASEMENT 20' waterline note 4  
[SD-2021-00148](#) – VACATION OF PUBLIC EASEMENT 20' waterline note 5  
[SD-2021-00149](#) – VACATION OF PUBLIC EASEMENT Roadway  
[SD-2021-00150](#) – VACATION OF PUBLIC EASEMENT Storm Drain  
Sketch plat 1-27-2021
- BOHANNAN HUSTON INC.** agent for **ELK HAVEN** requests the aforementioned action(s) for all or a portion of: **TRACT B-1 & B-2, LA CUENTISTA SUBDIVISION** zoned R-ML, located on **ROSA PARKS RD NW between UNSER BLVD NW and KIMMICK DR NW** containing approximately 59.0 acre(s). (C-10) *[Deferred from 8/11/21, 8/25/21, 9/15/2, 9/22/21]*
- PROPERTY OWNERS:** PULTE GROUP  
**REQUEST:** BULK PLAT, VACATIONS OF PUBLIC EASEMENT
- DEFERRED TO OCTOBER 20<sup>TH</sup>, 2021.**
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6. [PR-2021-005459](#) IDO 2020  
*(AKA: PR-2021-005861)*  
SD-2021-00163 – PRELIMINARY PLAT  
SI-2021-01248 – SITE PLAN  
Sketch plat 5-19-2021

TIERRA WEST agent for CONTRACTORS LEASING LLC/LARRY R. GUTIERREZ requests the aforementioned action(s) for all or a portion of: LOT 1A BLOCK 2 SUNPORT PARK REPL OF LOTS 1, 2 & 3 BLOCK 2 and LOT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLOCK 2, SUNPORT PARK, zoned NR-BP, located at 2900 TRANSPORT between FLIGHTWAY AVE and WOODWARD ROAD containing approximately 10.7 acre(s). (M-15) [Deferred from 9/1/21, 9/29/21]

**PROPERTY OWNERS:** CONTRACTORS LEASING LLC  
**REQUEST:** PRELIMINARY PLAT, SITE PLAN REVIEW

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 OCTOBER 6<sup>TH</sup>, 2021 THE DRB HAS APPROVED THE PRELIMINARY PLAT WITH A FINDING PLACED ON THE NOTICE OF DECISION AS INDICATED BY HYDROLOGY FOR A 10 FOOT DRAINAGE EASEMENT, AND FOR DRAINAGE EASEMENT MAINTENANCE LANGUAGE SHOWN ON THE FINAL PLAT.

THE SITE PLAN WAS DEFERRED TO OCTOBER 20<sup>TH</sup>, 2021.

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7. [PR-2021-005629](#) IDO 2020  
SD-2021-00182 – PRELIMINARY PLAT  
SD-2021-00183 – VACATION OF PRIVATE EASEMENT - storm drain  
SD-2021-00184 VACATION OF PUBLIC EASEMENT – 10 ft PNM  
SD-2021-00185 VACATION OF PUBLIC EASEMENT – 10 ft comcast

BOHANNAN HUSTON INC. agent for NETFLIX STUDIOS requests the aforementioned action(s) for all or a portion of: LOTS 22A, 22B, 22C, AND TRACT P, MESA DEL SOL INNOVATION PARK I & II zoned PC, located on 5630 UNIVERSITY BLVD SE between EASTMAN CROSSING and UNIVERSITY BLVD containing approximately 41.3495 acre(s). (R-16)[Deferred from 9/29/21]

**PROPERTY OWNERS:** CITY OF ALBUQUERQUE  
**REQUEST:** REPLAT OF LOTS 22-A, 22-B, 22-C AND TRACT P OF MESA DEL SOL INNOVATION PARK

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 OCTOBER 6<sup>TH</sup>, 2021 THE DRB HAS APPROVED THE PRELIMINARY PLAT, THE VACATION OF PRIVATE EASEMENT, AND THE VACATIONS OF PUBLIC EASEMENT.

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## MINOR CASES

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8. [PR-2020-005684](#)  
SI-2021-01516 – EPC SITE PLAN  
SIGN-OFF

DEKKER, PERICH, SABATINI agent for MESA DEL SOL INVESTMENTS LLC requests the aforementioned action(s) for all or a portion of: Tracts 6, 7 and 14, of the Bulk Land Plat of Mesa Del Sol; Tract 12-A and 12-B, Plat of Tracts 12-A & 12-B, Mesa Del Sol, Innovation Park; Lots 5, 6, 13, 14, 15, 17, and 25 of Bulk Plat For Mesa Del Sol, Innovation Park; Tracts lettered F, J, K, L, M, N, O, P, R, OS-1, OS-2, OS-3, OS-4, OS-5, OS-6 and OS-7 of Bulk Land Plat for Mesa Del Sol Innovation Park II; Tract lettered 'I-2' Mesa del Sol Innovation Park II; Tracts 22-A, 22-B and 22-C of Mesa Del Sol Innovation Park; Tract lettered A-4 & A-5 of the Bulk Land Plat of Tracts A-1 thru A-6, Mesa Del Sol Innovation Park; Lots numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and Tracts Lettered A, B, & C, and Tract numbered 1, of the Plat of Mesa Del Sol Montage Unit 3A; Tracts 1-B and OS-5, of the Plat of Tracts 1-A, 1-B, 2-A, 2-B, OS-5 & OS-6, Mesa Del Sol Innovation Park; Tract Q-1, Q-2 & Q-3 of Mesa Del Sol Innovation Park II; Tract A-1-A and Tract 28 of the Bulk Land Plat of Tracts A-1, Mesa Del Sol, Innovation Park; Tract A-6-C 1, A-1-A-2, A-1-A-3, A-1-A-4, A-1-A-5 of the Bulk Land Plat of A-6-C, Mesa Del Sol, Innovation Park; Tract A-1-A-6 and Tract A-1-A-1-A of the Bulk Land Plat of Tracts A-1-A-1, Mesa Del Sol, Innovation Park; Tract 1-A Plat of Tracts 1-A, 1-B, 2-A, 2-B, OS-5 & OS-6 Mesa Del Sol, Innovation Park; Tract G and H, Bulk Land Plat for Mesa Del Sol, Innovation Park II; Tract D-6 Plat of Tracts D-1 thru D-7 Mesa Del Sol, Innovation Park II; Tract 4-C Plat of Mesa Del Sol Tracts 4-A, 4-B & 4-C; Tract 11 DEA Site Bulk Land Plat for Mesa Del Sol, Innovation Park, located generally south of Los Picaros Rd., north of the Pueblo of Isleta, mostly east of Interstate 25, and west of Kirtland AFB, zoned PC, located on UNIVERSITY BLVD between EASTMAN CROSSING and MESA DEL SOL BLVD containing approximately 3,200 acre(s). (Q-15-Z, Q-16-Z, Q-17-Z, R-14-Z, R-15-Z, R-16-Z, R-17-Z, S 13-Z, S-14-Z, S-15-Z, S-16-Z, S-17-Z, T-13-Z, T-14-Z, T-15-Z, T-16-Z, T-17-Z, U-13-Z, U-14-Z)) [Deferred from 9/22/21]

**PROPERTY OWNERS:** MESA DEL SOL LLC, CABQ, MDS INVESTMENTS LLC

**REQUEST:** AMENDMENTS to the LEVEL B COMMUNITY MASTER PLAN/ FRAMEWORK PLAN for Mesa del Sol

**DEFERRED TO OCTOBER 20<sup>TH</sup>, 2021.**

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9. [PR-2020-003443](#)  
[SD-2021-00188](#) –PRELIMINARY/FINAL  
PLAT

**CONSENSUS PLANNING, LLC** agent for **HOLLY PARTNERS, LLC** requests the aforementioned action(s) for all or a portion of: **LOT 20A-1, PARADISE NORTH** zoned MX-L, located on **UNSER BLVD NW between BANDELIER DRIVE NW and MCMAHON BLVD NW** containing approximately 19.09 acre(s). (A-11)

**PROPERTY OWNERS:** HOLLY PARTNERS, LLC

**REQUEST:** SUBDIVIDE EXISTING LOT INTO 9 NEW LOTS AND PROVIDE REQUIRED PUBLIC INFRASTRUCTURE.

**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 SIGNATURES, AMAFCA SIGNATURE, PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE PLAT AND FOR THE AGIS DXF FILE.**

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10. [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*]

**PROPERTY OWNERS:** JABRE INVESTMENTS LLC

**REQUEST:** CREATE 2 LOTS FROM 1 EXISTING LOT

**DEFERRED TO NOVEMBER 10<sup>TH</sup>, 2021.**

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11. [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*]

**PROPERTY OWNERS:** MCDONALDS REAL ESTATE COMPANY

**REQUEST:** LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT

**DEFERRED TO NOVEMBER 10<sup>TH</sup>, 2021.**

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12. [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*

**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 OCTOBER 27<sup>TH</sup>, 2021.**

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13. [PR-2018-001842](#) IDO 2020  
[VA-2021-00350](#) – WAIVER TO IDO –  
DRIVEWAY LENGTH

**RON HENSLEY/THE GROUP** agent for **CLEARBROOK  
INVESTMENTS, INC.** requests the aforementioned action(s)  
for all or a portion of: **LOTS 1-30, HORIZON VILLAGE** zoned  
R-ML, located on **HORIZON BLVD between ALAMEDA BLVD  
and BALLOON MUSEUM** containing approximately 5.91  
acre(s). (C-17) *[Deferred from 9/29/21]*

**PROPERTY OWNERS:** CLEARBROOK INVESTMENTS, INC  
**REQUEST:** WAIVER TO IDO SECTION 5-3(C)(3)(b) REGARDING  
DRIVEWAY LENGTH

**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.**

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## **SKETCH PLATS**

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14. [PR-2018-001580](#)  
[PS-2021-00117](#) – SKETCH PLAT

**EQUITERRA REGENERATIVE DESIGN INC.** agent for **SANJIV CHOPRA RHINO INVESTMENTS NM HOTEL LLC** requests the aforementioned action(s) for all or a portion of: **TRS 1, 2, & 3 UNIT 1 TOGETHER WITH TRS 4, 5 & 6A UNIT 2DALE J. BELLAMAHS CARLISLE REPLAT** zoned MX-M, located at **2412 & 2500 CARLISLE between CARLISLE NE and I-40** containing approximately 11.659 acre(s). (H-17)

**PROPERTY OWNERS:** RHINO INVESTMENTS NM HOTEL LLC, GGD OAKDALE LLC  
**REQUEST:** ADJUST PROPERTY LINES

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

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15. [PR-2019-002411](#)  
[PS-2021-00118](#) –SKETCH PLAT

**ISAACSON & ARFMAN, INC. - ÅSA NILSSON-WEBER** agent for **SUCCESS LAND HOLDING, LLC – SCOTT STEFFEN** requests the aforementioned action(s) for all or a portion of: **TRACT FD1, ASPIRE SUBDIVISION** zoned R-1A, located at **118<sup>th</sup> ST SW between AMOLE MESA AVE SW and COLOBEL ABEL SW** containing approximately 27.48 acre(s). (N-08)

**PROPERTY OWNERS:** SUCCESS LAND HOLDING, LLC  
**REQUEST:** SKETCH PLAT REVIEW

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

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16. [PR-2019-002114](#)  
[PS-2021-00119](#) – SKETCH PLAT

**ARCH + PLAN LAND USE CONSULTANTS** agent for **LA VIDA LLENA** requests the aforementioned action(s) for all or a portion of: **AMENDED PLAT SEC 33, T11, R9E LA VIDA LLENA** zoned R-ML, located at **10501 LAGRIMA DE ORO NE between MORRIS ST and JUAN TABO BLVD** containing approximately 16.89 acre(s). (F-21)

**PROPERTY OWNERS:** LA VIDA LLENA  
**REQUEST:** LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT, GRANT & VACATE PUBLIC AND PRIVATE EASEMENTS

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

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Other Matters - None

Action Sheet Minutes were approved for September 29, 2021.

DRB Member Signing Session for Approved Cases

ADJOURNED

