DEVELOPMENT REVIEW BOARD

Agenda

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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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/88093280073 (Place mouse over hyperlink, right-click, choose “open hyperlink”)  
      Meeting ID: 880 9328 0073
      By phone +1 646 558 8656 or Find your local number: https://cabq.zoom.us/u/kem14HVJkX

MAJOR CASES


   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

   ** APPLICANT REQUESTS DEFERRAL TO OCTOBER 20TH, 2021.**

DRB 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

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

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

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

****AGENT REQUESTS DEFERRAL TO OCTOBER 20™, 2021.**
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

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7. **PR-2021-005629** IDO 2020  
SD-2021-00182 – PRELIMINARY PLAT  
SD-2021-00183 – VACATION OF PRIVATE EASEMENT  
SD-2021-00184 VACATION OF PUBLIC EASEMENT  
SD-2021-00185 VACATION OF PUBLIC EASEMENT  

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

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**MINOR CASES**

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

** APPLICANT REQUESTS DEFERRAL TO OCTOBER 20TH, 2021.

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.
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 EXITING LOT

**AGENT REQUESTS DEFERRAL TO NOVEMBER 10TH, 2021.**

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

**AGENT REQUESTS DEFERRAL TO NOVEMBER 10TH, 2021.**

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, 8/4/21, 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
   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

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### SKETCH PLATS

    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

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 118th 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

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

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Other Matters

Action Sheet Minutes – September 29, 2021

DRB Member Signing Session for Approved Cases
ADJOURN