



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

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/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/j/88093280073>

MAJOR CASES

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- 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

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

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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
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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
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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
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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
- **AGENT REQUESTS DEFERRAL TO OCTOBER 20TH, 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

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

MINOR CASES

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-C¹, 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, S¹³-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

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

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.

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

**** 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, 8/4/2, 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

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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

SKETCH PLATS

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

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

Other Matters

Action Sheet Minutes – September 29, 2021

DRB Member Signing Session for Approved Cases

ADJOURN