



DEVELOPMENT REVIEW BOARD

Action Sheet Minutes

ZOOM MEETING

September 1, 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. 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)

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

DEFERRED TO SEPTEMBER 29TH, 2021.

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2. [PR-2021-004961](#) IDO 2019  
[SD-2021-00154](#) – PRELIMINARY PLAT

ADELLA GALLEGOS, AG SERVICES agent for TONY L & PHYLLIS JARAMILLO requests the aforementioned action(s) for all or a portion of: **LOT 17, BLOCK 16, NORTH ALBUQUERQUE ACRES TRACT A, UNIT B**, zoned NR-C, located at **5901 CARMEL NE between SAN PEDRO and PAN AMERICAN** containing approximately 0.72 acre(s). (C-18)[*Deferred from 8/18/21*]

**PROPERTY OWNERS:** MESA VERDE CONSTRUCTION & DEVELOPMENT LLC, TONY L AND PHYLLIS JARAMILLO

**REQUEST:** PRELIMINARY PLAT TO DEDICATE ROW

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO AND WITH THE SIGING OF THE INFRASTRUCTURE LIST ON SEPTEMBER 1<sup>ST</sup>, 2021 THE DRB HAS APPROVED PRELIMINARY PLAT. A FINDING SHALL BE INDICATED AT FINAL PLAT FOR THE RETENTION OF THE 4 FOOT SIDEWALK WIDTH ALONG CARMEL AVENUE AS DISCUSSED.**

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3. [PR-2020-004138 IDO](#) IDO 2019  
[SI-2021-00574](#)- SITE PLAN DRB

JEEBS AND ZUZU LLC agent for MESA APARTMENTS LLC requests the aforementioned action(s) for all or a portion of: **TRACT A-4, MESA DEL SOL INNOVATION PARK** zoned PC, located on **UNIVERSITY BLVD and BOBBY FOSTER RD SE** containing approximately 14.45 acre(s). (R-15 & R-16) [*Deferred from 5/19/21, 5/26/21, 6/23/21, 7/14/21, 7/28/21, 8/18/21*]

**PROPERTY OWNERS:** MESA APARTMENTS LLC/MDS INVESTMENTS LLC

**REQUEST:** SITE PLAN DRB FOR 318 UNIT MULTI-FAMILY COMPLEX

**DEFERRED TO SEPTEMBER 15<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*]

**PROPERTY OWNERS:** DANIEL CHAVEZ

**REQUEST:** INCREASE TO THE APPROVED BUILDING HEIGHT

**DEFERRED TO SEPTEMBER 22<sup>ND</sup>, 2021.**

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5. [PR-2021-005717](#) IDO 2020  
*(AKA: PR-2021-005823)*  
[SD-2021-00162](#) – PRELIMINARY PLAT  
[VA-2021-00310](#) – SIDEWALK WAIVER  
Sketch plat 7-14-2021
- RESPEC, JEREMY SHELL** agent for **DR HORTON** requests the aforementioned action(s) for all or a portion of: **TRACT 2 UNIT 2, THE TRAILS** zoned R-ML, located on **OAK RIDGE** between **UNIVERSE BLVD** and **TIJERAS CREEK RD** containing approximately 10.4 acre(s). (C-9)*[Deferred from 8/25/21]*
- PROPERTY OWNERS:** SIERRA HEALTH SERVICES INC & ETAL  
**REQUEST:** CREATE 72 RESIDENTIAL LOTS AND 7 HOA TRACTS FROM ONE EXISTING PARCEL
- DEFERRED TO SEPTEMBER 29<sup>TH</sup>, 2021.**
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6. [PR-2020-005689](#) IDO 2019  
[SI-2021-00987](#) – SITE PLAN AMENDMENT
- CONSENSUS PLANNING INC.** agent for **LEGACY DEVELOPMENT & MANAGEMENT LLC (KLG 10, LLC)**, requests the aforementioned action(s) for all or a portion of: **TRACT B-1-A, MESA DEL NORTE ADDITION** zoned MX-M, located on **CONSTITUTION AVE NE**, between **LOUISIANA BLVD NE** and **MESILLA ST NE** containing approximately 1.7414 acre(s). (J-19) *[Deferred from 8/11/21, 8/25/21]*
- PROPERTY OWNERS:** LEGACY DEVELOPMENT & MANAGEMENT LLC (KLG 10, LLC)  
**REQUEST:** 151 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT
- DEFERRED TO SEPTEMBER 15<sup>TH</sup>, 2021.**
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### **MINOR CASES**

7. [PR-2019-002253](#) IDO 2019  
[SD-2021-00140](#) – PRELIMINARY/FINAL PLAT  
Sketch plat 8-19-2020
- JUANITA GARCIA – JAG PLANNING AND ZONING** agent for **OLD TOWN PLAZA, LLC C/O JOYCE T. BATTAGLIA** requests the aforementioned action(s) for all or a portion of: **TRACT B, LANDS OF CASA DE ARMIJO, LA PLACITA PATIO MARKETS AND PLAZA HACIENDA** zoned MX-T, located at **302 SAN FELIPE** between **MOUNTAIN RD NW** and **CENTRAL AVE NW** containing approximately 2.17 acre(s). (J-13)*[Deferred from 7/21/21, 8/18/21]*
- PROPERTY OWNERS:** OLD TOWN PLAZA. LLC  
**REQUEST:** SUBDIVIDE EXISTING TRACT INTO 2 SEPARATE TRACTS
- DEFERRED TO SEPTEMBER 29<sup>TH</sup>, 2021.**
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8. **PR-2020-004256** IDO 2019  
**SD-2021-00141** – PRELIMINARY/FINAL  
PLAT  
Sketch plat 8-19-2020

**CSI – CARTESIAN SURVEYS, INC.** agent for **GLEN EFFERTZ** requests the aforementioned action(s) for all or a portion of: **TRACT A, LAND OF GLEN EFFERTZ** zoned R-1B, located at **2918 MOUNTAIN RD NW between LAGUNA SECA LANE NW and MONTOYA ST NW** containing approximately 0.8661 acre(s). (J-12) [Deferred from 7/21/21, 7/28/21, 8/4/21, 8/18/21]

**PROPERTY OWNERS:** MELINDA GARCIA & GLEN EFFERTZ  
**REQUEST:** REQUEST PLAT REVIEW FOR MINOR SUBDIVISION CREATING TWO NEW TRACTS FROM ONE EXISTING TRACT, GRANT EASEMENTS

**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 WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR REVISION OF CURB CUT TO BE REPLACED WITH CURB AND SIDEWALK AND TO PLANNING FOR THE AGIS DXF FILE.**

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9. **PR-2018-001695** IDO 2019  
**SD-2021-00070** - PRELIMINARY/FINAL  
PLAT

**NOVUS PROPERTIES LLC, MICHAEL MONTOYA, TRULA HOWE** requests the aforementioned action(s) for all or a portion of **TRACT B, FOUNTAIN HILLS PLAZA SUBDIVISION**, zoned NR-C, located on **NUNZIO AVE NW between EAGLE RANCH RD NW between EAGLE RANCH RD NW and VISTA FUENTE RD NW**, containing approximately 3.8568 acre(s). (C-12)[Deferred from 4/14/21, 5/26/21, 6/23/21, 8/25/21]

**PROPERTY OWNERS:** NOVUS PROPERTIES LLC  
**REQUEST:** FINAL PLAT TO SUBDIVIDE TRACT B INTO B1, B2, B3, B4

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST ON SEPTEMBER 1<sup>ST</sup>, 2021 THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR UTILITY COMPANIES SIGNATURES, AMAFCA SIGNATURE, THE APPLICATION NUMBER TO BE ADDED TO THE PLAT, AND FOR THE AGIS DXF FILE.**

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]

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

**DEFERRED TO OCTOBER 6<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]

**PROPERTY OWNERS:** MCDONALDS REAL ESTATE COMPANY  
**REQUEST:** LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT

**DEFERRED TO OCTOBER 6<sup>th</sup>, 2021.**

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**SKETCH PLAT**

12. [PR-2020-003485](#)  
[PS-2021-00103](#) – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent for BERNALILLO COUNTY METROPOLITAN COURT requests the aforementioned action(s) for all or a portion of: **TRACT A-1 & LOT 8-A, BLOCK N, BERNALILLO COUNTY METROPOLITAN COURT & MANDELL BUSINESS RESIDENCE ADDITION** zoned MX-M, MX-H and MX-FB-UD, located at **412 MARBLE/804 5<sup>TH</sup> ST between LOMAS BLVD and MARBLE AVE** containing approximately 3.9 acre(s). (J-14)

**PROPERTY OWNERS:** BERNALILLO COUNTY METROPOLITAN COURT  
**REQUEST:** LOT CONSOLIDATION FOR 2 LOTS INTO ONE LOT, VACATION OF PUBLIC RIGHT-OF-WAY, VACATION OF PUBLIC EASEMENT

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

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13. [PR-2021-005927](#)  
[PS-2021-00104](#) – SKETCH PLAT

**ARCH + PLAN LAND USE CONSULTANTS** agent for **OBLESTER & REMEDIOS ROMERO** requests the aforementioned action(s) for all or a portion of: **LOT 4, LANDS OF OBLESTER ROMERO** zoned R-T, located at **4732 WESTWARD LN between ATRISCO DR and NORTHERN TRAIL** containing approximately 1.0594 acre(s). (F-11)

**PROPERTY OWNERS:** OBLESTER & REMEDIOS ROMERO  
**REQUEST:** CREATE 3 LOTS FROM ONE EXISTING LOT

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

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**Other Matters**

Action Sheet Minutes were approved for August 25, 2021

DRB Member Signing Session for Approved Cases

ADJOURNED