



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

September 22, 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-2020-004024 IDO 2020
SI-2021-01388 – SITE PLAN

TIERRA WEST, LLC agent for DIAMOND TAIL REALTY LLC
requests the aforementioned action(s) for all or a portion
of: TRACT H-11 PLAT OF TRACTS H-1 THRU H-11 VENTANA
SQUARE AT VENTANA RANCH A REPLAT OF TRACT H-A,
VENTANA RANCH zoned MX-M, located on PASEO DEL
NORTE between UNIVERSE BLVD and PASEO DEL NORTE
containing approximately 1.08 acre(s). (B-10)

PROPERTY OWNERS: DIAMOND TAIL REALTY LLC
REQUEST: DRB SITE PLAN REVIEW

DEFERRED TO SEPTEMBER 29TH, 2021.

2. PR-2021-005473 IDO 2019
SI-2021-00709 – SITE PLAN

HUITT ZOLLARS INC. – SCOTT EDDINGS agent for AARON
CARLSON requests the aforementioned action(s) for all or a
portion of: LOT 24 UNIT 1, LADERA BUSINESS PARK
SUBDIVISION zoned NR-C, located at 7801 LA MORADA PL
and UNSER containing approximately 2.7 acre(s).
(H-9) [Deferred from 6/9/21, 7/28/21, 8/11/21]

PROPERTY OWNERS: PACIFIC CACTUS, LLC
REQUEST: TO DEVELOP AN UNIMPROVED LOT WITHIN THE LADERA
BUSINESS PARK

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]*
- 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 OCTOBER 6<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, 9/1/21]*
- PROPERTY OWNERS:** DANIEL CHAVEZ  
**REQUEST:** INCREASE TO THE APPROVED BUILDING HEIGHT
- DEFERRED TO OCTOBER 6<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, 9/15/21]*
- PROPERTY OWNERS:** PULTE GROUP  
**REQUEST:** BULK PLAT, VACATIONS OF PUBLIC EASEMENT
- DEFERRED TO OCTOBER 6<sup>th</sup>, 2021.**
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6. **PR-2020-004138** 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, 9/1/21, 9/15/21]

**PROPERTY OWNERS:** MESA APARTMENTS LLC/MDS INVESTMENTS LLC  
**REQUEST:** SITE PLAN DRB FOR 318 UNIT MULTI-FAMILY COMPLEX

**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 INFRASTRUCUTE LIST ON SEPTEMBER 22<sup>ND</sup>, 2021, THE DRB HAS APPROVED THE SITE PLAN WITH FINAL SIGN-OFF IS DELEGATED TO TRANSPORTATION TO CLARIFY DETAILS ON CURB RAMPS REGARDING DETECTABLE WARNINGS SURFACE OF THE UNIVERSITY ACCESSWAY, AND TO CALL OUT CITY STANDARD DETAILS FOR CURB RAMPS WITHIN THE RIGHT OF WAY, AND TO PLANNING FOR THE INFRASTRUCTURE IMPROVEMENTS AGREEMENT, FOR A WALL DETAIL INDICATING EXTENSION FROM ARBUS DRIVE TO PENN AVENUE, FOR THE CORRECT OPEN SPACE CALCULATIONS TO BE SHOWN ON THE SITE PLAN AND LANDSCAPE SHEETS, FOR SOLID WASTE SIGNATURE, AND FOR THE PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE PLAN SHEET.**

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7. **PR-2021-005019** IDO 2019  
**(AKA: PR-2020-003259)**  
**SD-2021-00110** – VACATION OF PUBLIC EASEMENT  
**SD-2021-00109** – PRELIMINARY/FINAL PLAT

**CSI – CARTESIAN SURVEY'S INC.** agent for **PAY AND SAVE** request(s) the aforementioned action(s) for all or a portion of **TRACT A-2, TRACT A LOTS 1-5 AND 11-17, LANDS OF M.S.T & T, FURR'S PROPERTIES INC.; RIVERA PLACE**, zoned MX-M, located at **4701 4<sup>TH</sup> ST NW between GRIEGOS RD NW and PALO DURO AVE NW**, containing approximately 3.3677 acre(s). (F-14)[Deferred from 6/9/21, 6/16/21, 6/30/21, 7/14/21, 7/21/21, 8/18/21, 9/15/21]

**PROPERTY OWNERS:** PAY AND SAVE, INC  
**REQUEST:** COMBINE 15 EXISTING PARCELS INTO ONE PROPOSED TRACT, VACATE PUBLIC EASEMENT, GRANT PUBLIC EASEMENT

**IN THE MATTER OF THE AFOREMENTIONED APPLICATIONS, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST ON SEPTEMBER 22<sup>ND</sup> THE DRB HAS APPROVED THE VACATION OF PUBLIC EASEMENT AND THE PRELIMINARY/ FINAL PLAT WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR CONSTRUCTION OF A 6 FOOT SIDEWALK ON GRIEGOS ROAD, AND TO PLANNING FOR FINAL SIGN-OFF.**

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8. [PR-2020-004457](#) IDO 2019  
**SD-2021-00025 – PRELIMINARY PLAT**  
**VA-2021-00033 – WAIVER**  
**VA-2021-00034 – TEMPORARY DEFERRAL**  
**OF SIDEWALK**

RIO GRANDE ENGINEERING agent for BARBARA MUELLER request(s) the aforementioned action(s) for all or a portion of **TRACT 22 VOLCANO CLIFFS SUBD UNIT 6 LOT 22, VOLCANO CLIFFS UNIT 6** zoned RA-1 , located on **QUIVIRA DR between VISTA VIEJA AVE and RETABLO RD** containing approximately 6.0 acre(s). (D-9)[*Deferred from 3/3/21, 5/26/21, 7/21/21, 7/28/21, 8/25/21, 9/15/21*]

**PROPERTY OWNERS:** MUELLER BARBARA A  
**REQUEST:** PRELIMINARY PLAT, VARIANCE, TEMP SIDEWALK DEFERRAL

**DEFERRED TO SEPTEMBER 29<sup>TH</sup>, 2021.**

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## **MINOR CASES**

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9. [PR-2020-004457](#)  
**SI-2021-01506 – EPC SITE PLAN**  
**SIGN-OFF**

RIO GRANDE ENGINEERING agent for BARBARA MUELLER requests the aforementioned action(s) for all or a portion of: **LOT 22, VOLCANO CLIFFS UNIT 6** zoned RA-1, located at **QUIVIRA DRIVE between VISTA VIEJA AVE and RETABLO RD** containing approximately 6.0 acre(s). (D-9)

**PROPERTY OWNERS:** MUELLER BARBARA A  
**REQUEST:** DRB FINAL SIGN OFF OF EPC APPROVED SITE PLAN

**DEFERRED TO SEPTEMBER 29<sup>TH</sup>, 2021.**

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10. [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*]

**PROPERTY OWNERS:** WESTERN HILLS INVESTMENTS LLC  
**REQUEST:** FINAL SIGN OFF OF EPC SITE PLAN

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

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11. [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<sup>1</sup>, 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<sup>1</sup>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))

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 6<sup>TH</sup>, 2021.**

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12. [PR-2021-005371](#) IDO 2020  
[SD-2021-00186](#) – PRELIMINARY/FINAL  
PLAT

CSI – CARTESIAN SURVEYS, INC. agent for HOMEWISE, INC. requests the aforementioned action(s) for all or a portion of: **LOTS 5 & 6, UTE ADDITION** zoned R1-D, located at **3534 & 3536 UTE RD NW between 50<sup>TH</sup> ST NW and 47<sup>TH</sup> ST NW** containing approximately 0.2824 acre(s). (K-11) *[Deferred from 9/15/21]*

**PROPERTY OWNERS:** HOMEWISE, INC.

**REQUEST:** PLAT REVIEW FOR SUBDIVISION BY LOT LINE ADJUSTMENT TO FORMALIZE A SUBDIVISION BY DEED OF LOTS 5 AND 6 OF THE UTE ADDITION, WITH ADMINISTRATIVE REQUESTS FOR STAFF DETERMINATIONS OF SIDEWALK WIDTH AND RIGHT OF WAY WIDTH FOR UTE ROAD NW

**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 AN EXHIBIT SHOWING SITE DISTANCE TRIANGLES AS WELL AS THE AMOUNT OF WALL REMOVAL NEEDED AROUND ACCESSWAYS TO ADDRESS SITE DISTANCE ISSUES, AND TO PLANNING FOR THE AGIS DXF FILE.**

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13. [PR-2019-002309](#) IDO 2020  
[SI-2021-01507](#) – EPC SITE PLAN  
SIGN-OFF

CONSENSUS PLANNING, INC. agent for BUTTERFLY HOLDINGS, LLC requests the aforementioned action(s) for all or a portion of: **LOT A1-A-1, LA MIRADA SUBDIVISION** zoned MX-M, located at **4315 WYOMING BLVD NE between MONTGOMERY BLVD NE and LA MIRADA PL NE** containing approximately 15.2 acre(s). (G-19)

**PROPERTY OWNERS:** BUTTERFLY HOLDINGS, LLC

**REQUEST:** FINAL SIGN OFF ON EPC AMENDED SITE PLAN FOR LA MIRADA SHOPPING CENTER/WYMONT PLACE SUBDIVISION

**DEFERRED TO SEPTEMBER 29<sup>TH</sup>, 2021.**

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14. [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]*

**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 6<sup>TH</sup>, 2021.**

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### **SKETCH PLATS**

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15. [PR-2021-006008](#) IDO 2020  
[PS-2021-00114](#) – SKETCH PLAT

**ARCH + PLAN LAND USE CONSULTANTS** agent for **RICARDO CHAVES & PATRICIA HARRELL HOECH** requests the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 8, BLOCK 23, NM TOWN COMPANY'S ORIGINAL TOWNSITE OF ALBUQUERQUE** zoned MX-FB-UD, located at **200, 210, 214, 216 GOLD AVE SW between 2<sup>ND</sup> ST and 3<sup>RD</sup> ST** containing approximately 0.6520 acre(s). (K-14)

**PROPERTY OWNERS:** RICARDO CHAVES & PATRICIA HARRELL HOECH  
**REQUEST:** LOT CONSOLIDATION FOR LOTS 1 THRU 7, ADD 1.5' TO LOT 8, 8 LOTS INTO 2 LOTS

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

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Other Matters - None

Action Sheet Minutes were approved for September 15, 2021

DRB Member Signing Session for Approved Cases

ADJOURNED