DEVELOPMENT REVIEW BOARD
Agenda
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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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/83876003241 (Place mouse over hyperlink, right-click, choose “open hyperlink”) ID: 838 7600 3241
      By phone +1 253 215 8782 or Find your local number: https://cabq.zoom.us/u/kblCFCaypK

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
| PR-2021-004961 | SD-2021-00154 | 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 CARME 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

| PR-2021-004961 | SD-2021-00154 | 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

| PR-2021-005740 | SI-2021-01051 | 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

| PR-2021-005717 | SD-2021-00162 | 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
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

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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

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

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

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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]

**PROPERTY OWNERS:** JABRE INVESTMENTS LLC

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

**APPLICANT REQUESTS DEFERRAL TO OCTOBER 6th**

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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

**APPLICANT REQUESTS DEFERRAL TO OCTOBER 6th**

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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 5TH 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

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

Other Matters

Action Sheet Minutes – August 25, 2021

DRB Member Signing Session for Approved Cases

ADJOURN