



**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:** 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/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

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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
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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
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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
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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
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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
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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
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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
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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

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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 EXISTING 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 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

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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

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Other Matters

Action Sheet Minutes – August 25, 2021

DRB Member Signing Session for Approved Cases

ADJOURN