DEVELOPMENT REVIEW BOARD

Agenda

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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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/89113394383 (Place mouse over hyperlink, right-click, choose “open hyperlink”)
      Meeting ID: 891 1339 4383
      By phone +1 669 900 6833 or Find your local number: https://cabq.zoom.us/u/kd1QOAhr4q

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
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  
****APPLICANT REQUESTS DEFERRAL TO OCTOBER 27th.**

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

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
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
   ****APPLICANT REQUESTS DEFERRAL TO OCTOBER 6th

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

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 4TH 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

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
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

10. **PR-2021-005222**  
**IDO 2019**  
**SI-2021-01237 – EPC SITE PLAN SIGN OFF**  
TIERRA WEST, LLC agent for WESTERN HIILS 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  

**APPLICANT REQUESTS DEFERRAL TO OCTOBER 20th.**
11. **PR-2020-005684**  
**SI-2021-01516 – EPC SITE PLAN**  
SIGN-OFF


**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

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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 50TH ST NW and 47TH 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

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**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, 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

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, 8/4/21, 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

**SKETCH PLATS**

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 2ND ST and 3RD 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

Other Matters

Action Sheet Minutes – September 15, 2021

DRB Member Signing Session for Approved Cases

ADJOURN