



**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:** 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/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 27<sup>th</sup>.**

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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

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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

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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
- \*\* APPLICANT REQUESTS DEFERRAL TO OCTOBER 6<sup>th</sup>**
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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
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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
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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
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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

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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

**\*\* APPLICANT REQUESTS DEFERRAL TO OCTOBER 20<sup>th</sup>.**

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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

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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

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

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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

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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

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### **Other Matters**

Action Sheet Minutes – September 15, 2021

DRB Member Signing Session for Approved Cases

ADJOURN