



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

August 4, 2021

Jolene Wolfley..... DRB Chair
Jeanne Wolfenbarger Transportation
Blaine Carter Water Authority
Ernest Armijo.Hydrology
Vincent Montano.....Code Enforcement
Cheryl Somerfeldt.....Parks and Rec

Angela Gomez ~ DRB Hearing Monitor

MAJOR CASES

- 1. PR-2021-005414
SI-2021-01031 – SITE PLAN
SD-2021-00136 – PRELIMINARY PLAT
SD-2021-00137 – VACATION OF PUBLIC EASEMENT 90’ Drainage
SD-2021-00138 – VACATION OF PUBLIC EASEMENT 10’ Utility
SD-2021-00139 – VACATION OF PRIVATE EASEMENT 40’ x 30’ Access
Sketch plat 5-12-2021

TIERRA WEST, LLC agent for LA MAME LLC requests the aforementioned action(s) for all or a portion of: TRACT F-4-A PLAT OF TRACTS F-3-A, F-4-A & F-6-A, ATRISCO BUSINESS PARK UNIT 3 zoned MX-M, located at 441 & 457 COORS BLVD between COORS BLVD NW and BLUEWATER RD NW containing approximately 8.94 acre(s). (J-10)

PROPERTY OWNERS: LA MAME, LLC
REQUEST: DRB SITE PLAN, PRELIMINARY PLAT, VACATION ACTIONS

DEFERRED TO AUGUST 25TH, 2021.

- 2. PR-2021-005740
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)

PROPERTY OWNERS: DANIEL CHAVEZ
REQUEST: INCREASE TO THE APPROVED BUILDING HEIGHT

DEFERRED TO AUGUST 18TH, 2021.

3. **PR-2021-005390**
SI-2021-00832 – SITE PLAN
VA-2021-00217 – SIDEWALK WIDTH
WAIVER

CONSENSUS PLANNING, INC. agent for **GREATER ALBUQUERQUE HOUSING PARTNERSHIP** requests the aforementioned action(s) for all or a portion of: **LOTS 1-22, VALLEY VIEW ADDITION** zoned MX-M, located at **5000 CENTRAL AVE SE between JACKSON ST SE and SAN MATEO BLVD** containing approximately 1.61 acre(s). (K-17) *[Deferred from 6/30/21, 7/21/21]*

PROPERTY OWNERS: GREATER ALBUQUERQUE HOUSING PARTNERSHIP

REQUEST: SITE PLAN FOR 4-STORY MIXED-USE DEVELOPMENT WITH 92 DWELLING UNITS AND 2,000 SQ FT. COMMERCIAL, WAIVER FOR SIDEWALK WIDTH ALONG JACKSON STREET

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 INFRASTRUCTURE LIST ON AUGUST 4, 2021, THE DRB HAS APPROVED THE SITE PLAN . FINAL SIGN-OFF IS DELEGATED TO TRANSPORTATION FOR NOTES TO BE PLACED ON THE SITE PLAN REGARDING PRIVATE AND PUBLIC RAMPS, AND TO PLANNING FOR SOLID WASTE SIGNATURE, THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT, FOR VARIANCES TO BE LISTED ON THE SITE PLAN REGARDING THE GUARD RAIL AND DEVIATIONS AS DISCUSSED, FOR THE APPROVED SIDEWALK WIDTH WAIVER TO BE NOTED ON THE SITE PLAN, AND FOR THE INDICATED APPEAL PERIOD.

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4. **PR-2018-001579**
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]*

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 AUGUST 11TH, 2021.

MINOR CASES

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5. [PR-2020-004640](#)
(AKA: PR-2020-005571)
SD-2021-00113 – PRELIMINARY/FINAL PLAT
SD-2021-00114 – VACATION OF PUBLIC EASEMENT
SD-2021-00115 – VACATION OF PUBLIC EASEMENT
- MODULUS ARCHITECTS** agent(s) for **MONTGOMERY PLAZA PARTNERS LLC** request(s) the aforementioned action(s) for all or a portion of: **A, B, 1-C, ALLWOODS & MONTGOMERY PLAZA** zoned MX-M, located at **4595 & 4601 SAN MATEO BLVD NE between MONTGOMERY BLVD NE and SAN MATEO BLVD NE**, containing approximately 8.8 acre(s). (F-17)[*Deferred from 6/16/21, 6/30/21, 7/14/21, 7/21/21*]
- PROPERTY OWNERS:** MONTGOMERY PLAZA PARTNERS, LLC
REQUEST: SUBDIVIDE EXISTING 3 TRACTS, VACATE EASEMENTS/GRANT EASEMENTS
- DEFERRED TO AUGUST 11TH, 2021.**
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6. [PR-2018-001217](#)
SD-2021-00460 – PRELIMINARY/FINAL PLAT
Sketch plat 5-12-2021
- ISAACSON & ARFMAN INC.** agent for **FOURTH STREET & MENAUL INC.** requests the aforementioned action(s) for all or a portion of: **LOT 1-A-1-A, WALGREEN ADDITION** zoned MX-M, located at **300 MENAUL BLVD NW between 2ND STREET NW and 4TH STREET NW** containing approximately 9.6037 acre(s). (H-14)
- PROPERTY OWNERS:** FOURTH STREET & MENAUL INC
REQUEST: PRELIMINARY/FINAL PLAT APPROVAL
- DEFERRED TO SEPTEMBER 15TH, 2021.**
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7. [PR-2021-005009](#)
SD-2021-00091 – PRELIMINARY/FINAL PLAT
- WAYJOHN SURVEYING INC.** agent(s) for **BLAKES LOTA BURGER LLC** request(s) the aforementioned action(s) for all or a portion of **PARCELS 6 THRU 10, ATRISCO BUSINESS PARK** zoned MX-M, located at **NE Corner of COORS BLVD and FORTUNA ROAD**, containing approximately 1.3523 acre(s). (J-10)[*Deferred from 5/19/21, 7/14/21*]
- PROPERTY OWNERS:** BLAKE'S LOTABURGER
REQUEST: COMBINE 5 LOTS INTO ONE LOT
- DEFERRED TO AUGUST 18TH, 2021.**
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8. [PR-2020-004748](#)
**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]*

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 AUGUST 11TH, 2021.

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9. [PR-2020-004024](#)
SD-2021-00155 – FINAL PLAT
**SD-2021-00156 – VACATION OF PUBLIC
EASEMENT**
**SD-2021-00157 – VACATION OF PUBLIC
EASEMENT**
**SD-2021-00158 – VACATION OF PUBLIC
EASEMENT**
**SD-2021-00159 – VACATION OF PUBLIC
EASEMENT**

CSI – CARTESIAN SURVEY'S INC. agent for **DIAMOND TAIL
REALTY, LLC** requests the aforementioned action(s) for all
or a portion of: **TRACTS H-5 THRU H-9, VENTANA SQUARE
AT VENTANA RANCH** zoned MX-M, located on **UNIVERSE
BLVD, NW between PASEO DEL NORTE NW and PARADISE
BLVD NW** containing approximately 8.7797 acre(s). (B-10)

PROPERTY OWNERS: DIAMOND TAIL REALTY, LLC
REQUEST: SUBDIVIDE EXISTING 5 TRACTS INTO 6 TRACTS, DEDICATE
RIGHT OF WAY, VACATE EASEMENTS, GRANT EASEMENTS.
(PRELIMINARY PLAT APPROVED JUNE 9, 2021).

**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 FINAL
PLAT. FINAL SIGN-OFF IS DELEGATED TO TRANSPORTATION
FOR THE LABELING OF PRIVATE WIDTH ACCESS EASEMENTS
AND TO PLANNING FOR THE APPLICATION NUMBER TO BE
ADDED TO THE PLAT AND FOR AMAFCA SIGNATURE.**

10. [PR-2020-004256](#)
[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]

PROPERTY OWNERS: MELINDA GARCIA & GLEN EFFERTZ
REQUEST: REQUEST PLAT REVIEW FOR MINOR SUBDIVISION CREATING TWO NEW TRACTS FROM ONE EXISTING TRACT, GRANT EASEMENTS

DEFERRED TO AUGUST 18TH, 2021.

SKETCH PLAT

11. [PR-2021-005807](#)
[PS-2021-00095](#) – SKETCH PLAT

CSI - CARTESIAN SURVEY'S INC. agent for JON JERNIGAN requests the aforementioned action(s) for all or a portion of: **TRACTS 6 & 7, WEST OF WESTLAND** zoned NR-C, located at **10205 CENTRAL AVE NW between 102ND STREET NW and 106TH STREET NW** containing approximately 10.0037 acre(s). (K-08)

PROPERTY OWNERS: JAJ ENTERPRISES LLC & R & A MHP LLC
REQUEST: CREATE 3 NEW TRACTS FROM ONE EXISTING TRACT, GRANT EASEMENTS (HAS ASSOCIATED ZONING CHANGE REQUEST)

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

Other Matters - None

Action Sheet Minutes were approved for July 28, 2021

DRB Member Signing Session for Approved Cases

ADJOURNED