



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

August 11, 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

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MAJOR CASES

- 1. 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 EASEMENT20’ 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)

PROPERTY OWNERS: PULTE GROUP
REQUEST: BULK PLAT, VACATIONS OF PUBLIC EASEMENT

DEFERRED TO AUGUST 25TH, 2021.

- 2. 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)

PROPERTY OWNERS: LEGACY DEVELOPMENT & MANAGEMENT LLC (KLG 10, LLC)
REQUEST: 151 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

DEFERRED TO AUGUST 25TH, 2021

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3. [PR-2020-004138](#) IDO 2019  
**SD-2021-00151 – PRELIMINARY PLAT**  
Sketch plat 3-10-2021

**HUITT-ZOLLARS INC. – SCOTT EDDINGS** agent for **QUESTA DEL ORO, LLC – TIM MCNANEY** requests the aforementioned action(s) for all or a portion of: **TRACT 3 & A-1-A-4, MESA DEL SOL INNOVATION PARK** zoned PC, located between **SAGAN LOOP and DE KOONING LOOP** containing approximately 22.0366 acre(s). (R-15)

**PROPERTY OWNERS:** QUESTA DEL ORO LLC / MDS INVESTMENTS  
**REQUEST:** SINGLE FAMILY RESIDENTIAL SUBDIVISION ON TRACT A-1-A-3. TRACT A-1-A-4 SPLIT FOR EXTENSION OF DEIKENBORN DRIVE

**DEFERRED TO SEPTEMBER 15<sup>TH</sup>, 2021**

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4. [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]

**PROPERTY OWNERS:** PACIFIC CACTUS, LLC  
**REQUEST:** TO DEVELOP AN UNIMPROVED LOT WITHIN THE LADERA BUSINESS PARK

**DEFERRED TO SEPTEMBER 22<sup>ND</sup>, 2021.**

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5. [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]

**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 25<sup>TH</sup>, 2021**

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6. [PR-2020-004595](#) IDO 2019  
[SD-2021-00111](#) – PRELIMINARY PLAT  
[VA-2021-00216](#) – SIDEWALK WAIVER
- JAG PLANNING & ZONING** agent for **505 SOLUTIONS LLC** requests the aforementioned action(s) for all or a portion of: **PARCELS A & B AND PARCELS 1 & 3, LANDS OF ALBUQUERQUE RANCH ESTATES & LANDS OF ALBUQUERQUE ACADEMY** zoned **PD**, located on **WALKERWAY ST. NE** between **SPAIN RD NE** and **ACADEMY RD NE** containing approximately 4.650 acre(s). (E-22) *[Deferred from 6/30/21, 7/28/21]*
- PROPERTY OWNERS:** 505 SOLUTIONS LLC  
**REQUEST:** CREATE 11 LOTS FROM 4 PARCELS (6 LOTS), CREATE TWO TRACTS FOR EASEMENTS, VACATE EASEMENTS AND GRANT EASEMENTS
- DEFERRED TO AUGUST 18<sup>TH</sup>, 2021.**
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### **MINOR CASES**

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7. [PR-2020-004595](#) IDO 2019  
[SD-2021-00122](#) – VACATION OF PUBLIC EASEMENT 7 foot  
[SD-2021-00123](#) – VACATION OF PRIVATE EASEMENT 15 foot  
[SD-2021-00124](#) – VACATION OF PRIVATE EASEMENT 20-foot waterline
- JAG PLANNING & ZONING** agent for **505 SOLUTIONS, LLC** requests the aforementioned action(s) for all or a portion of: **PARCELS A & B AND PARCELS 1 & 3** zoned **R-1D**, located on **WALKERWAY ST** between **SPAIN RD NE** and **ACADEMY** containing approximately 4.650 acre(s). (E-22) *[Deferred from 6/30/21, 7/28/21]*
- PROPERTY OWNERS:** 505 SOLUTIONS, LLC  
**REQUEST:** VACATION OF A PUBLIC UTILITY EASEMENT AND VACATION OF 7 FOOT AND 15 FOOT PRIVATE ACCESS EASEMENTS.
- DEFERRED TO AUGUST 18<sup>TH</sup>, 2021.**
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8. [PR-2020-004640](#) IDO 2019  
*(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, 8/4/21]*
- PROPERTY OWNERS:** MONTGOMERY PLAZA PARTNERS, LLC  
**REQUEST:** SUBDIVIDE EXISTING 3 TRACTS, VACATE EASEMENTS/GRANT EASEMENTS
- 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 PRELIMINARY/FINAL PLAT AND THE VACATIONS OF PUBLIC EASEMENT.**
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9. [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]*

**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 25<sup>TH</sup>, 2021.**

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**SKETCH PLAT**

10. [PR-2021-005821](#) IDO 2020  
**PS-2021-00096 –SKETCH PLAT**

**CSI – CARTESIAN SURVEYS INC.** agent for **DON JEFFRIES**  
requests the aforementioned action(s) for all or a portion  
of: **LOT 17 AND W ½ OF LOT 18, BLOCK 2, REYNAUD  
ADDITION** zoned R-1A, located at **1214 ARIAS AVE NW  
between SAWMILL RD NW and 12 STREET NW** containing  
approximately 0.2328 acre(s). (J-13)

**PROPERTY OWNERS:** SMIDT JOHN B & DANIELLE N & SMIDT THOMAS  
II & VICTORIA S  
**REQUEST:** CREATE ONE LOT FROM 2 EXISTING LOTS VIA LOT LINE  
ELIMINATION

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE  
PROVIDED.**

11. [PR-2021-005864](#) IDO 2020  
(AKA: [PR-2019-002402](#))  
PS-2021-00097 –SKETCH PLAT

CSI – CARTESIAN SURVEYS INC. agent for RED SKY HOLDINGS requests the aforementioned action(s) for all or a portion of: **TRACT 12 UNIT 5, AVALON SUBDIVISION** zoned NR-BP, located on **EAST SIDE OF 98<sup>TH</sup> ST NW between BLUEWATER RD NW and VOLCANO RDNW** containing approximately 11.0954 acre(s). (K-9)

**PROPERTY OWNERS:** MAJEC LLC C/O BUENO FOODS INC

**REQUEST:** CREATE 8 NEW TRACTS FROM 1 EXISTING TRACT BY SUBDIVISION, GRANT EASEMENT AND ADDITIONAL RIGHT OF WAY

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

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12. [PR-2021-005816](#) IDO 2020  
PS-2021-00095 –SKETCH PLAT

JESSIE MACIAS – M3 DESIGN LLC requests the aforementioned action(s) for all or a portion of: **MX-L** zoned MX-L, located at **10084 COORS BLVD NW between COORS BYPASS BLVD and ALAMEDA BLVD NW** containing approximately .79 acre(s). (B-14)

**PROPERTY OWNERS:** JB HOLDING LLC C/O JOHN F BLACK

**REQUEST:** SITE PLAN DESIGN OF PROPOSED TAKE 5 EXPRESS CARWASH ON EXISTING VACANT PARCEL WITH EXISTING ACCESS OFF OF COORS BLVD TO REMAIN. NEW PROPOSED ON SITE CURCULATION WITH NEW LANDSCAPING.

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

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Other Matters – None.

Action Sheet Minutes were approved for August 4, 2021

DRB Member Signing Session for Approved Cases

ADJOURNED