



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

May 26, 2021

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

Angela Gomez ~ DRB Hearing Monitor

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MAJOR CASES

1. PR-2019-002063
SD-2021-00086 – PRELIMINARY PLAT
SD-2021-00087 – VACATION OF PUBLIC EASEMENT
SD-2021-00088 – VACATION OF PUBLIC EASEMENT
VA-2021-00126 – TEMPORARY DEFERRAL OF SIDEWALK
VA-2021-00129 – SIDEWALK WAIVER
MARK GOODWIN & ASSOCIATES, PA agent for VUELO, LLC requests the aforementioned action(s) for all or a portion of: LOT 1-P1 THRU 26-PA, TRACT A, SAGE RANCH zoned R-T, located on SAGE RANCH CT between SAGE RD and BENAVIDEZ RD containing approximately 3.7742 acres. (M-9)
PROPERTY OWNERS: VUELO, LLC
REQUEST: SEE DESCRIPTION
DEFERRED TO JUNE 9TH, 2021.

2. PR-2020-004138
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]
PROPERTY OWNERS: MESA APARTMENTS LLC/MDS INVESTMENTS LLC
REQUEST: SITE PLAN DRB FOR 318 UNIT MULTI-FAMILY COMPLEX
DEFERRED TO JUNE 23RD 2021.

3. [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*]

**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 JUNE 23<sup>RD</sup> 2021.**

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4. [PR-2020-004457](#)  
SD-2021-00025 – PRELIMINARY PLAT  
VA-2021-00033 – VARIANCE  
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*]

**PROPERTY OWNERS:** MUELLER BARBARA A

**REQUEST:** PRELIMINARY PLAT, VARIANCE, TEMP SIDEWALK DEFERRAL

**DEFERRED TO JULY 21<sup>ST</sup>, 2021.**

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5. [PR-2020-004820](#)  
(1003119)  
[SI-2020-001468](#) – SITE PLAN

**CONSENSUS PLANNING INC.** agent(s) for **MOUNTAIN CLASSIC REAL ESTATE** request(s) the aforementioned action(s) for all or a portion of: **TRACT 4-B1, HOME DEVELOPMENT ADDITION** zoned MX-M located at **25 HOTEL CIRCLE NE between LOMAS BLVD and INTERSTATE 40**, containing approximately 5.043 acre(s). (K-21)[*Deferred from 1/13/21, 2/3/21, 2/24/21, 3/10/21, 3/31/21, 4/21/21, 5/5/21, 5/19/21*]

**PROPERTY OWNERS:** AMERSTONE INVESTMENTS LLC  
**REQUEST:** SITE PLAN FOR CONVERSION OF HOTEL TO MULTI-FAMILY RESIDENTIAL USE

**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 DATED MAY 26<sup>TH</sup>, 2021, THE DRB HAS APPROVED THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO THE WATER AUTHORITY FOR THE ENCROACHMENT AGREEMENT AND PAPER EASEMENTS AS DISCUSSED, AND TO PLANNING FOR SIGNATURE ON THE SHARED ACCESS AGREEMENT WITH THE NEIGHBOR TO THE NORTH WHICH SHALL ALSO INCLUDE SPECIFIC LANGUAGE FOR THE CONFIGURATION OF THE DRIVEWAY SEPARATION, SOLID WASTE SIGNATURE AND FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT.**

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6. [PR-2020-004475](#)  
[SI-2021-00254](#) – SITE PLAN

**JOE SLAGLE, ARCHITECT** agent for **CURTIS PINO** request(s) the aforementioned action(s) for all or a portion of **LOT 21, TRACT 2 BLOCK 9 UNIT 3, NORTH ALBUQUERQUE ACRES** zoned MX-L, located at **7413 HOLLY AVE NE between LOUISIANA and WYOMING**, containing approximately 1.0031 acre(s). (C-19)[*Deferred from 3/31/21, 4/14/21, 5/5/21, 5/12/21, 5/19/21*]

**PROPERTY OWNERS:** CURTIS AND REBECCA PINO  
**REQUEST:** 4,800 SQ FT DENTAL OFFICE AT GROUND LEVEL WITH 1000 SQ FT MEETING ROOM AT UPPER FLOOR. 3800 SQ FT OF LEASE SPACE ALSO INCLUDED.

**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 DATED MAY 26<sup>TH</sup> 2021, THE DRB HAS APPROVED THE SITE PLAN WITH FINAL SIGN-OFF DELEGATED TO THE WATER AUTHORITY FOR PAYMENT OF PRORATA AND TO PLANNING FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT.**

7. [PR-2020-004024](#)  
**SD-2021-00029** – PRELIMINARY PLAT  
(sketch plat 10-14-20)

**CSI – CARTESIAN SURVEYS INC.** agent for **DIAMOND TAIL REALTY, LLC** request(s) the aforementioned action(s) for all or a portion of: **TRACTS H-5, VENTURA 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)[*Deferred from 3/10/21, 3/31/21, 4/28/21, 5/12/21*]

**PROPERTY OWNERS:** DIAMOND TAIL REALTY, LLC  
**REQUEST:** REPLAT 5 LOTS INTO 6

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**DEFERRED TO JUNE 9<sup>TH</sup>, 2021.**

8. [PR-2019-003169](#)  
**SD-2020-00115** – PRELIMINARY PLAT  
**VA-2020-00192** – TEMPORARY DEFERRAL OF SIDEWALK  
(Sketch Plat 12/18/19)

**RON HENSLEY/THE GROUP** agent(s) for **CLEARBOOK INVESTMENTS INC.** request(s) the aforementioned action(s) for all or a portion of: **01 UNIT 3 ATRISCO GRANT EXC NW'LY POR TO R/W,** zoned MX-M, located at **SAGE RD between COORS and 75<sup>TH</sup> ST,** containing approximately 9.56 acre(s). (L-10)[*Deferred from 7/22/20, 8/5/20, 9/2/20, 9/30/20, 11/18/20, 12/9/20, 2/3/21, 4/7/21, 4/28/21*]

**PROPERTY OWNERS:** CLEARBOOK INVESTMENTS INC, HENRY SCOTT TRUSTEE HENRY RVT  
**REQUEST:** SUBDIVISION OF TRACT INTO 62 LOTS AND 2 TRACTS AND SIDEWALK DEFERRAL

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**DEFERRED TO JUNE 9<sup>TH</sup>, 2021.**

### **MINOR CASES**

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9. [PR-2021-004038](#)  
**SD-2021-00098** – PRELIMINARY/FINAL PLAT

**STEVEN J. SANDOVAL PS** agent(s) for **VIA REAL ESTATE, LLC** request(s) the aforementioned action(s) for all or a portion of: **LOTS 4 THRU 6, BLOCK 8, BROAD ACRES SUBDIVISION** zoned MX-M, located at **7521 MENAUL BLVD NE between LOUISIANA BLVD and WYOMING BLVD,** containing approximately 0.717 acre(s). (H-19)

**PROPERTY OWNERS:** KREIDER SHIRLEY A TRUSTEE KREIDER RVT  
**REQUEST:** LOT CONSOLIDATION COMBINING LOTS 3 THRU 6 OF BLOCK 8, BROADACRES SUBDIVISION AT THE NORTHWEST CORNER OF MENAUL AND PENNSYLVANIA

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**DEFERRED TO JUNE 9<sup>TH</sup>, 2021.**

10. [PR-2018-001695](#)  
[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]

**PROPERTY OWNERS:** NOVUS PROPERTIES LLC

**REQUEST:** FINAL PLAT TO SUBDIVIDE TRACT B INTO B1, B2, B3, B4

DEFERRED TO JUNE 23<sup>RD</sup> 2021.

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**SKETCH PLAT**

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11. [PR-2021-005479](#)  
[PS-2021-00063](#) -SKETCH PLAT

SINH NGUYEN requests the aforementioned action(s) for all or a portion of: **1-7, 17, 18 and X BLOCK 7 WAGGOMAN-DENISON**, zoned MX-H, located at **9307 CENTRAL AVE NE between WYOMING BLVD and EUBANK BLVD**, containing approximately 1.0216 acre(s). (K-20)

**PROPERTY OWNERS:**SLN PROPERTIES, LLC

**REQUEST:** CONSOLIDATE TEN LOTS INTO ONE

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

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12. [PR-2021-005482](#)  
[PS-2021-00065](#) -SKETCH PLAT

GALLOWAY & COMPANY, INC. (AARON MCLEAN) agent(s) for **PRIME PROPERTIES, LLC** request(s) the aforementioned action(s) for all or a portion of: **TRACTS A-1A, B-1 AND C-1 LOVELACE HEIGHTS ADDITION**, zoned NR-C, located at **2121 YALE BLVD SE between GIBSON BLVD SE and MILES RD**, containing approximately 7.29 acre(s). (M-15)

**PROPERTY OWNERS:** REAL ROCK HOLDINGS, LLC

**REQUEST:** 6 PROPOSED COMMERCIAL LOTS, RANGING IN AREA FROM 0.77 ACRES TO 1.85 ACRES, 2 NEW CURB CUTS THAT ARE PROPOSED ALONG GIBSON BLVD.

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

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14. Other Matters - None

15. Action Sheet Minutes - May 19, 2021 were approved.

16. DRB Member Signing Session for Approved Cases

ADJOURNED

