



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

July 14, 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

MAJOR CASES

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1. [PR-2018-001991](#)
[SD-2021-00118](#) – PRELIMINARY PLAT
[SD-2021-00119](#) – FINAL PLAT
[VA-2021-00235](#) – TEMPORARY DEFERRAL
OF SIDEWALK

CONSENSUS PLANNING - MICHAEL VOS agent for **PV VALLE PRADO, LLC** – **KEVIN WECHTER** requests the aforementioned action(s) for all or a portion of **TRACT G, VALLE PRADO UNIT 4**, zoned R-1-B, located on **WOODMONT AVE NW between RAINBOW BLVD NW and PASEO DEL NORTE BLVD NW** containing approximately 15.52 acre(s). (C-9)

PROPERTY OWNERS: VALLE PRADO, LLC

REQUEST: PRELIMINARY PLAT, TEMPORARY DEFERRAL OF SIDEWALK AND FINAL PLAT FOR VALLE PRADO UNIT 4 and 5

IN THE MATTER OF THE AFOREMENTIONED APPLICATIONS, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST ON JULY 14, 2021, AND WITH THE APPROVED ADMINISTRATIVE WAIVERS FOR SIDEWALK AND RIGHT-OF-WAY WIDTHS, THE DRB HAS APPROVED PRELIMINARY PLAT, THE FINAL PLAT AND THE TEMPORARY DEFERRAL OF SIDEWALK WITH DELEGATION TO PARKS AND RECREATION TO ADD A FINDING TO THE NOTICE OF DECISION REGARDING THE REQUIREMENT THAT A FUTURE TRAIL BE CONSTRUCTION THROUGH TRACT 0S-2 ALONG THE SOUTHERN LENGTH OF TRACT 4, PURSUANT TO THE MTP2040 BIKEWAYS AND TRAILS FACILITIES PLAN AND TO PLANNING FOR THE AGIS DXF FILE, THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT, A NOTE ON THE PLAT REGARDING THE ADMINISTRATIVE WAIVERS, AND FOR A REVIEW OF LOTS 15 AND 16 AND TRACT "F" TO DETERMINE IF A RECONFIGURATION WOULD IMPROVE PROTECTION OF THE ROCK OUT-CROPPING.

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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, 5/26/21, 6/23/21]

PROPERTY OWNERS: MESA APARTMENTS LLC/MDS INVESTMENTS LLC

REQUEST: SITE PLAN DRB FOR 318 UNIT MULTI-FAMILY COMPLEX

DEFERRED TO JULY 28, 2021.

3. [PR-2021-005411](#)
[SI-2021-00760](#) – SITE PLAN
[SD-2021-00100](#) – PRELIMINARY PLAT
[SD-2021-00101](#) – VACATION OF PRIVATE EASEMENT-PNM
[SD-2021-00102](#) - VACATION OF PRIVATE EASEMENT-TEMP CONSTRUCTION
[SD-2021-00103](#) - VACATION OF PRIVATE EASEMENT-NMDOT
- TIERRA WEST, LLC agent for **ALBUQUERQUE ANUSA, LLC – CHARLES W SABADASH III** requests the aforementioned action(s) for all or a portion of: zoned NR-LM, located at **9100 PAN AMERICAN between ALAMEDA PL NE and GLENDALE** containing approximately 5.2896 acre(s). (B-18)
[Deferred from 6/16/21, 6/30/21]
- PROPERTY OWNERS:** ALBUQUERQUE ANUSA, LLC, MELLOY BROTHERS MOTOR LTD CO
REQUEST: SITE PLAN FOR LIGHT VEHICLE SALES AND RENTAL, MAJOR PRELIMINARY PLAT, PRIVATE EASEMENT VACATIONS
- DEFERRED TO JULY 21ST, 2021.**
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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]
- 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 JULY 21ST, 2021.**
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5. [PR-2021-005508](#)
[SI-2021-00809](#) – SITE PLAN
- GARCIA/KRAEMER & ASSOCIATES** agent for **JP MORGAN CHASE C/O SUNIL DUBEY** requests the aforementioned action(s) for all or a portion of: **TRACT A-1-A-1, THE PLAZA AT PASEO DEL NORTE** zoned **MX-M**, located at **9261 COORS BLVD between PASEO DEL NORTE NW and IRVING BLVD NW** containing approximately 25.97 acre(s). (C-13)
[Deferred from 6/23/21, 6/30/21]
- PROPERTY OWNERS:** CPP PASEO I LLC & CPP PASEO II LLC
REQUEST: CONSTRUCTION OF A 3291 SQUARE FOOT BANK BUILDING WITH DRIVE THRU ON A 1.257 ACRE PAD SITE WITHIN AN EXISTING 25.97 ACRE SHOPPING CENTER SITE
- DEFERRED TO JULY 28TH, 2021.**
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MINOR CASES

6. [PR-2020-004645](#)
[SD-2021-00135](#) – PRELIMINARY/FINAL
PLAT (Sketch Plat 3-3-21)
- ARCH + PLAN LAND USE CONSULTANTS agent for GOODMAN LAWRENCE RVT requests the aforementioned action(s) for all or a portion of: **TRACT A, SNOW VISTA INVESTORS** zoned NR-C , located at **1125 SNOW VISTA SW between DEVARGAS RD and BENAVIDES RD** containing approximately 10.7788 acre(s). (M-9)
- PROPERTY OWNERS:** LAWRENCE GOODMAN RVT
REQUEST: SUBDIVIDE ONE LOT INTO 5 LOTS
- DEFERRED TO JULY 21ST, 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*]
- PROPERTY OWNERS:** BLAKE’S LOTABURGER
REQUEST: COMBINE 5 LOTS INTO ONE LOT
- DEFERRED TO AUGUST 4TH, 2021.**
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8. [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
- ALLWOODS & MONTGOMERY PLAZA** 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*]
- PROPERTY OWNERS:** MONTGOMERY PLAZA PARTNERS, LLC
REQUEST: SUBDIVIDE EXISTING 3 TRACTS, VACATE EASEMENTS/GRANT EASEMENTS
- DEFERRED TO JULY 21ST, 2021.**
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9. [PR-2021-005019](#)
(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*]

PROPERTY OWNERS: PAY AND SAVE, INC

REQUEST: COMBINE 15 EXISTING PARCELS INTO ONE PROPOSED TRACT, VACATE PUBLIC EASEMENT, GRANT PUBLIC EASEMENT

DEFERRED TO JULY 21ST, 2021.

10. [PR-2019-004717](#)
(AKA: PR-2019-003222)
SD-2021-00116 – PRELIMINARY/FINAL PLAT

TRB HOLDINGS LLC request(s) the aforementioned action(s) for all or a portion of: **LOTS 8-10 AND VACATED PORTION OF CITY RIGHT OF WAY, BLOCK 3, PANORAMA ADDITION** zoned MX-M, located at **12701, 12712 & 12714 COPPER AVE NE between CHELWOOD and TRAMWAY**, containing approximately 0.302 acre(s). (K-22)[*Deferred from 6/23/21, 6/30/21*]

PROPERTY OWNERS: TRB HOLDINGS LLC

REQUEST: RE-PLAT OF A CONSOLIDATION OF THREE LOTS WITH THE SAME ZONING, AFTER VACATING A RIGHT OF WAY.

DEFERRED TO JULY 21ST, 2021.

SKETCH PLAT

11. [PR-2021-005657](#)
PS-2021-00077 – SKETCH PLAT

LAURA DURR requests the aforementioned action(s) for all or a portion of: **LOTS 608, 612, 616 BLOCK 1 UNITS 7, 8, 9, WINTERWOOD PARK** zoned R-1, located on **608-616 AUTUMNWOOD PL SE** containing approximately 1.54 acre(s). (L-23)

PROPERTY OWNERS: LAURA DURR, TIM GRUBBS. LARRY & NANCY WILDT

REQUEST: 3 LOTS INTO 2 LOTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

12. [PR-2020-003309](#)
PS-2021-00078 – SKETCH PLAT

LEONARD R. AND DEBORAH M. GARCIA requests the aforementioned action(s) for all or a portion of **LOT 11-C BLOCK 1, SLOANS ACRES** zoned R-D, located at **4224 ESTANCIA DR NW between EVERITT and MILNE** containing approximately 0.5 acre(s). (F-11)

PROPERTY OWNERS: LEONARD R. AND DEBORAH M. GARCIA
REQUEST: SKETCH PLAT FOR VACATION OF 10 FOOT DIAGONAL, PUBLIC EASEMENT USED BY CENTURY LINK AND PUBLIC SERVICE CO OF NM. EACH OF THE PUBLIC UTILITIES HAVE RELOCATED THEIR POWER LINES TO TEN FOOT EASEMENT ALONG THE NORTH PROPERTY LINE

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

13. [PR-2021-005711](#)
PS-2021-00080 – SKETCH PLAT

TIM SOLINSKI requests the aforementioned action(s) for all or a portion of: **LOTS 4, 5, 6 BLOCK 19A, MESA DEL NORTE** zoned R-1C, located between **MARBLE AVE NE and ESPANOLA ST NE** containing approximately 0.5044 acre(s). (J-19)

PROPERTY OWNERS: BERNALILLO COUNTY
REQUEST: CONSOLIDATE LOTS 4 THRU 6 INTO ONE LOT, GRANT 10 FOOT PUE ALONG ALL SIDES OF PROPOSED LOTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

14. [PR-2020-003400](#)
PS-2021-00081 - SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent for **SAMUEL & ARCILIA GARCIA** requests the aforementioned action(s) for all or a portion of: **LOT 4, DEES ADDITION** zoned R-A, located at **4515 SAN ISIDRO NW between AVENIDA CRISTO REY and CALLE PEQUEÑO** containing approximately 0.68 acre(s). (F-13)

PROPERTY OWNERS: SAMUEL & ARCILIA GARCIA
REQUEST: CREATE 2 LOTS FROM ONE EXISTING LOT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

15. [PR-2021-005714](#)
PS-2021-00082 – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent for MARY ELLEN GONZALES requests the aforementioned action(s) for all or a portion of: **LOTS 1-2 & 8-13, MONKBRIDGE ADDITION** zoned NR-LM, located at **4000 2ND ST NW between HEADINGLY AV and MESCALERO RD** containing approximately 2.0711 acre(s). (G-14)

PROPERTY OWNERS: MARY ELLEN GONZALES
REQUEST: LOT CONSOLIDATION OF 8 LOTS INTO ONE LOT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

16. [PR-2021-005715](#)
PS-2021-00083 – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent for JEFFEREY SIEMBIEDA requests the aforementioned action(s) for all or a portion of: **LOT 9, BLOCK 2, BUENA VISTA HEIGHTS** zoned MX-M, located at **2132 GOLD AVE SE between YALE BLVD and BUENA VISTA DR** containing approximately 0.16 acre(s). (K-15)

PROPERTY OWNERS: JEFFEREY SIEMBIEDA
REQUEST: CREATE 2 LOTS FROM ONE EXISTING LOT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

17. [PR-2021-005716](#)
PS-2021-00084 – SKETCH PLAT

CSI – CARTESIAN SURVEYS, INC. agent for ALEX ARGUETA requests the aforementioned action(s) for all or a portion of: **TRACT 93A3, MRGCD MAP 40** zoned R-1A, located at **711 7TH ST SW between STOVER AVE SW and ATLANTIC SW** containing approximately 0.2585 acre(s). (K-14)

PROPERTY OWNERS: PAULETTE BACA AND NELSON LUJAN
REQUEST: SUBDIVIDE ONE TRACT INTO 3 NEW TRACTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

18. [PR-2021-005717](#)
PS-2021-00085 – SKETCH PLAT

RESPEC (JEREMY SHELL) agent for **DR HORTON** requests the aforementioned action(s) for all or a portion of: **TRACT 2 UNIT 2, THE TRAILS** zoned R-ML, located at **OAK RIDGE ST** between **UNIVERSE BLVD** and **TREE LINE AVE** containing approximately 10 acre(s). (C-9)

PROPERTY OWNERS: DR HORTON

REQUEST: CREATE 72 LOTS FOR SINGLE-FAMILY DEVELOPMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

Other Matters – None.

Action Sheet Minutes were approved for June 30, 2021

DRB Member Signing Session for Approved Cases

ADJOURNED