



DEVELOPMENT REVIEW BOARD

Action sheet minutes

ONLINE ZOOM MEETING

August 25, 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-2021-005717 IDO 2020 (AKA: PR-2021-005823) SD-2021-00162 - PRELIMINARY PLAT VA-2021-00310 - SIDEWALK WAIVER Sketch plat 7-14-2021 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 on OAK RIDGE between UNIVERSE BLVD and TIJERAS CREEK RD containing approximately 10.4 acre(s). (C-9)

PROPERTY OWNERS: SIERRA HEALTH SERVICES INC & ETAL REQUEST: CREATE 72 RESIDENTIAL LOTS AND 7 HOA TRACTS FROM ONE EXISTING PARCEL

DEFERRED TO SEPTEMBER 1ST, 2021.

2. Project #PR-2019-002277- IDO 2018 (1002962) SI-2019-00246 - SITE PLAN RESPEC agent(s) for RAINBOW PASEO, LLC request(s) the aforementioned action(s) for all or a portion of TRACT A PLAT OF TRACTS A, B AND C CANTATA AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACT OS-4 THE TRAILS UNIT 2 & TRACT A TAOS AT THE TRAILS UNIT 2), zoned R-ML, located on OAKRIDGE ST NW between OAKRIDGE ST NW and TREE LINE AVE NW, containing approximately 3.26 acre(s). (C-9) [Deferred from 8/15/19, 10/9/19, 12/4/19, 2/5/20, 3/4/20, 4/15/20, 6/3/20, 8/5/20], 9/30/20, 10/14/20, 12/16/20, 2/24/21, 4/21/21, 6/23/21]

PROPERTY OWNERS: RV LOOP LLC REQUEST: 52 UNIT TOWNHOME DEVELOPMENT

DEFERRED TO OCTOBER 6TH, 2021.

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3. [PR-2021-005566](#) IDO 2019
[SI-2021-01212](#) – SITE PLAN

DEVELOPMENT MANAGING CONSULTANTS agent for **RACHEL MATTHEW DEVELOPMENT** requests the aforementioned action(s) for all or a portion of: **TRACT A-2, VENTANA RANCH** zoned R-ML, located at **6441 VENTANA NW between IRVING and VENTANA** containing approximately 5.0 acre(s). (B-10)

PROPERTY OWNERS: GERALD & VICTORIA MARTIN, CO-TRUSTEES
MARTIN RVT
REQUEST: SITE PLAN FOR SAMS ACADEMY CHARTER SCHOOL

DEFERRED TO OCTOBER 6TH, 2021.

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4. [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) *[Deferred from 8/11/21]*

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

DEFERRED TO SEPTEMBER 1ST, 2021.

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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]*

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

DEFERRED TO SEPTEMBER 15TH, 2021.

6. [PR-2020-004457](#) IDO 2019
[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, 5/26/21, 7/21/21, 7/28/21*]

PROPERTY OWNERS: MUELLER BARBARA A

REQUEST: PRELIMINARY PLAT, VARIANCE, TEMP SIDEWALK DEFERRAL

DEFERRED TO SEPTEMBER 15TH, 2021.

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7. [PR-2021-005414](#) IDO 2019
[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) [*8/4/21*]

PROPERTY OWNERS: LA MAME, LLC

REQUEST: DRB SITE PLAN, PRELIMINARY PLAT, VACATION ACTIONS

DEFERRED TO SEPTEMBER 15TH, 2021.

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8. [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*]

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 SEPTEMBER 22ND, 2021.

MINOR CASES

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, 8/4/2, 8/11/21]*

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 SEPTEMBER 15TH, 2021.

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10. [PR-2018-001695](#) IDO 2019
**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, 5/26/21, 6/23/21]*

PROPERTY OWNERS: NOVUS PROPERTIES LLC
REQUEST: FINAL PLAT TO SUBDIVIDE TRACT B INTO B1, B2, B3, B4

DEFERRED TO SEPTEMBER 1st, 2021.

SKETCH PLAT

11. [PR-2021-005904](#) IDO 2020
PS-2021-00101– SKETCH PLAT

DAVID MOYA requests the aforementioned action(s) for all or a portion of: **LOTS 19 THRU 27 BLOCK 10, ORIGINAL TOWNSITE OF WESTLAND** zoned MX-M, located at **ALLEYWAY BEHIND LOTS 19-27 BLOCK 10, ORIGINAL TOWNSITE OF ATRISCO between 98th STREET and CENTRAL AVENUE** containing approximately 0.11 acre(s). (K-9)

PROPERTY OWNERS: DAVID MOYA, DOMINICA MOYA

REQUEST: SKETCH PLAT FOR VACATION OF EXITING HALF OF VACATED ALLEY, 98TH AND CENTRAL AND ADD REPLAT TO PROPERTY

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

Other Matters: None

Action Sheet Minutes were approved for August 18, 2021.

DRB Member Signing Session for Approved Cases

ADJOURNED