



DEVELOPMENT REVIEW BOARD

Agenda

ZOOM MEETING

September 1, 2021

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

Angela Gomez ~ DRB Hearing Monitor

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT ANGELA GOMEZ, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: DEFERRAL OF CASES WILL BE ANNOUNCED AT THE BEGINNING OF THE AGENDA.

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW. PER THE DRB RULES OF PROCEDURE, AN INDEFINITE DEFERRAL REQUIRES A RE-APPLICATION AND REPAYMENT OF ALL APPLICATION FEES.

NOTE: CLICK ON THE BLUE HIGHLIGHTED PROJECT # LINK TO ACCESS THE CASE. (Place mouse over hyperlink, right-click, choose "open hyperlink")

A. Call to Order: 9:00 A.M.

B. Changes and/or Additions to the Agenda

a. Motion to amend the rules to allow a virtual meeting because of the public health emergency.

b. Remote Meeting Information:

<https://cabq.zoom.us/j/83876003241> (Place mouse over hyperlink, right-click, choose "open hyperlink") ID: 838 7600 3241

By phone +1 253 215 8782 or Find your local number: <https://cabq.zoom.us/u/kbICFCaypK>

MAJOR CASES

1. [PR-2021-005459](#) IDO 2020

(AKA: [PR-2021-005861](#))

[SD-2021-00163 – PRELIMINARY PLAT](#)

[SI-2021-01248 – SITE PLAN](#)

Sketch plat 5-19-2021

TIERRA WEST agent for **CONTRACTORS LEASING LLC/LARRY R. GUTIERREZ** requests the aforementioned action(s) for all or a portion of: **LOT 1A BLOCK 2 SUNPORT PARK REPL OF LOTS 1, 2 & 3 BLOCK 2 and LOT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLOCK 2, SUNPORT PARK, zoned NR-BP, located at 2900 TRANSPORT between FLIGHTWAY AVE and WOODWARD ROAD containing approximately 10.7 acre(s). (M-15)**

PROPERTY OWNERS: CONTRACTORS LEASING LLC

REQUEST: PRELIMINARY PLAT, SITE PLAN REVIEW

2. **PR-2021-004961** IDO 2019
SD-2021-00154 – PRELIMINARY PLAT

ADELLA GALLEGOS, AG SERVICES agent for **TONY L & PHYLLIS JARAMILLO** requests the aforementioned action(s) for all or a portion of: **LOT 17, BLOCK 16, NORTH ALBUQUERQUE ACRES TRACT A, UNIT B**, zoned NR-C, located at **5901 CARMEL NE between SAN PEDRO and PAN AMERICAN** containing approximately 0.72 acre(s). (C-18)*[Deferred from 8/18/21]*

PROPERTY OWNERS: MESA VERDE CONSTRUCTION & DEVELOPMENT LLC, TONY L AND PHYLLIS JARAMILLO
REQUEST: PRELIMINARY PLAT TO DEDICATE ROW

3. **PR-2020-004138 IDO** IDO 2019
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, 7/14/21, 7/28/21, 8/18/21]

PROPERTY OWNERS: MESA APARTMENTS LLC/MDS INVESTMENTS LLC
REQUEST: SITE PLAN DRB FOR 318 UNIT MULTI-FAMILY COMPLEX

4. **PR-2021-005740** IDO 2019
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)*[Deferred from 8/4/21, 8/18/21]*

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

5. **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)*[Deferred from 8/25/21]*

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

6. **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, 8/25/21]*

PROPERTY OWNERS: LEGACY DEVELOPMENT & MANAGEMENT LLC (KLG 10, LLC)

REQUEST: 151 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

MINOR CASES

7. **PR-2019-002253** IDO 2019
SD-2021-00140 – PRELIMINARY/FINAL PLAT
Sketch plat 8-19-2020

JUANITA GARCIA – JAG PLANNING AND ZONING agent for **OLD TOWN PLAZA, LLC C/O JOYCE T. BATTAGLIA** requests the aforementioned action(s) for all or a portion of: **TRACT B, LANDS OF CASA DE ARMIJO, LA PLACITA PATIO MARKETS AND PLAZA HACIENDA** zoned MX-T, located at **302 SAN FELIPE** between **MOUNTAIN RD NW and CENTRAL AVE NW** containing approximately 2.17 acre(s). (J-13) *[Deferred from 7/21/21, 8/18/21]*

PROPERTY OWNERS: OLD TOWN PLAZA. LLC

REQUEST: SUBDIVIDE EXISTING TRACT INTO 2 SEPARATE TRACTS

8. **PR-2020-004256** IDO 2019
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, 8/4/21, 8/18/21]*

PROPERTY OWNERS: MELINDA GARCIA & GLEN EFFERTZ

REQUEST: REQUEST PLAT REVIEW FOR MINOR SUBDIVISION CREATING TWO NEW TRACTS FROM ONE EXISTING TRACT, GRANT EASEMENTS

9. [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, 8/25/21]

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

10. [PR-2019-002609](#)
SD-2020-00217 – PRELIMINARY/FINAL
PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **JABRE INVESTMENTS LLC** request(s) the aforementioned action(s) for all or a portion of: **LOT 14, FLORAL GARDENS**, zoned R-1, located at **2454 ROSE NW between FLORAL RD and SARITA AVE**, containing approximately 0.4117 acre(s). (H-13) [Deferred from 12/16/20, 1/27/21, 2/24/21, 3/31/21, 4/28/21, 5/19/21, 6/23/21, 7/28/21]

PROPERTY OWNERS: JABRE INVESTMENTS LLC
REQUEST: CREATE 2 LOTS FROM 1 EXITING LOT

**** APPLICANT REQUESTS DEFERRAL TO OCTOBER 6th**

11. [PR-2019-002738](#)
SD-2021-00018 - PRELIMINARY/FINAL
PLAT
(Sketch Plat 10/14/20)

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **McDONALD'S REAL ESTATE COMPANY** request the aforementioned action(s) for all or a portion of: **LOTS A & B BLOCK 101, BEL AIR SUBDIVISION**, zoned MX-M, located at **5900 MENAUL BLVD NE**, containing approximately 0.9457 acre(s). (H-18) [Deferred from 2/3/21, 2/24/21, 3/17/21, 4/28/21, 5/19/21, 6/23/21, 7/28/21]

PROPERTY OWNERS: MCDONALDS REAL ESTATE COMPANY
REQUEST: LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT

**** APPLICANT REQUESTS DEFERRAL TO OCTOBER 6th**

SKETCH PLAT

12. [PR-2020-003485](#)

PS-2021-00103 – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent for BERNALILLO COUNTY METROPOLITAN COURT requests the aforementioned action(s) for all or a portion of: **TRACT A-1 & LOT 8-A, BLOCK N, BERNALILLO COUNTY METROPOLITAN COURT & MANDELL BUSINESS RESIDENCE ADDITION** zoned MX-M, MX-H and MX-FB-UD, located at **412 MARBLE/804 5TH ST between LOMAS BLVD and MARBLE AVE** containing approximately 3.9 acre(s). (J-14)

PROPERTY OWNERS: BERNALILLO COUNTY METROPOLITAN COURT
REQUEST: LOT CONSOLIDATION FOR 2 LOTS INTO ONE LOT, VACATION OF PUBLIC RIGHT-OF-WAY, VACATION OF PUBLIC EASEMENT

13. [PR-2021-005927](#)

PS-2021-00104 – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent for OBLESTER & REMEDIOS ROMERO requests the aforementioned action(s) for all or a portion of: **LOT 4, LANDS OF OBLESTER ROMERO** zoned R-T, located at **4732 WESTWARD LN between ATRISCO DR and NORTHERN TRAIL** containing approximately 1.0594 acre(s). (F-11)

PROPERTY OWNERS: OBLESTER & REMEDIOS ROMERO
REQUEST: CREATE 3 LOTS FROM ONE EXISTING LOT

Other Matters

Action Sheet Minutes – August 25, 2021

DRB Member Signing Session for Approved Cases

ADJOURN