



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

April 7, 2021

Jolene Wolfley..... DRB Chair
Jeanne Wolfenbarger ..... Transportation
Kris Cadena ..... 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. Project # PR-2019-002571
SD-2020-00097 – VACATION OF PUBLIC EASEMENT
SD-2020-00098 – VACATION OF PUBLIC EASEMENT
(Sketch Plat 7/10/19)

DENNIS LORENZ agent(s) for PHILLIP PICKARD – DCLP TRUST request(s) the aforementioned action(s) for all or a portion of: NORTHWEST CORNER, NEW MEXICO STATE HIGHWAY DEPARTMENT, TRACT A UNIT A, NORTH ALBUQUERQUE ACRES, zoned NR-LM, located at 7550 PAN AMERICAN between SAN FRANCISCO NE and DEL REY AVE NE, containing approximately 0.14 acre(s). (D-18)[Deferred from 6/10/20, 6/24/20. 7/22/20, 9/23/20, 1/6/21]

PROPERTY OWNERS: PHILLIP PICKARD
REQUEST: VACATION OF PUBLIC DRAINAGE AND UTILITY EASEMENTS

DEFERRED TO JUNE 9TH, 2021.

2. [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*]

**PROPERTY OWNERS:** CLEARBOOK INVESTMENTS INC, HENRY SCOTT TRUSTEE HENRY RVT

**REQUEST:** SUBDIVISION OF TRACT INTO 62 LOTS AND 2 TRACTS AND SIDEWALK DEFERRAL

**DEFERRED TO APRIL 28<sup>TH</sup> 2021.**

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**MINOR CASES**

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3. [PR-2018-001402](#)  
**(1001047)**  
**SI-2020-01164** – EPC FINAL SITE PLAN  
SIGN-OFF

CONSENSUS PLANNING, INC. agent(s) for GAMMA DEVELOPMENT, LLC requests the aforementioned action(s) for all or a portion of: **LOTS 1 THROUGH 3 BLOCK 1 PLAT OF WEST BANK ESTATES WITH TRACT A-11 LANDS OF SUZANE H POOLE, TRACT C-1 PLAT OF TRACTS C-1, C-2 AND LOT 4-A LANDS OF SUZANNE H POOLE BEING A REPLAT OF TRACT C LANDS OF SUZANNE H POOLE TRACT C ANNEXATION PLAT LAND, AND LOT 4-A PLAT OF TRACTS C-1, C-2 & LOT 4-A LANDS OF SUZANNE H POOLE BEING A REPLAT OF TRACT C LANDS OF SUZANNE H POOLE TRACT C ANNEXATION PLAT LAND**, zoned R-A, located at **5001 NAMASTE RD NW between LA BIENVENIDA PL and OXBOW OPEN SPACE**, containing approximately 22.75 acre(s). (F-11 & F-12)[*Deferred from 10/28/20, 11/18/20, 12/16/20, 2/10/21, 3/3/21, 3/17/21*]

**PROPERTY OWNERS:** DANIELS FAMILY PROPERTIES LLC

**REQUEST:** EPC SITE PLAN SIGN-OFF

**WITHDRAWN BY THE AGENT**

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4. [PR-2020-004395](#)  
SD-2021-00059 – PRELIMINARY/FINAL  
PLAT  
Sketch Plat 9-19-20

CSI – CARTESIAN SURVEYS INC. agent(s) for **SUSAN DAVIS (DONALD R. WILLIAMS TRUST)** request(s) the aforementioned action(s) for all or a portion of **LOTS 62, 63 AND A PORTION OF TRACT A, RIVERVIEW HEIGHTS ADDITION** zoned R-1, located on **RIVERVIEW DR NW** between **RIVERVIEW RD NW** and **RIVERVIEW CT NW**, containing approximately 0.5600 acre(s). (J-11)

**PROPERTY OWNERS:** SUSAN DAVIS

**REQUEST:** FINAL PLAT REVIEW OF SUBDIVISION PLAT CREATING TWO NEW LOTS FROM THREE EXISTING PARCELS AND GRANT EASEMENT

**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. FINAL SIGN OFF IS DELEGATED TO TRANSPORTATION FOR SLIGHT WALL REMOVAL AND FOR A REVOCABLE PERMIT AND TO PLANNING FOR THE APPLICATION NUMBER TO BE ADDED TO THE PLAT AND FOR THE AGIS DXF FILE.**

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5. [PR-2019-002765](#)  
VA-2021-00010 – SIDEWALK WAIVER

CSI – CARTESIAN SURVEY'S INC. agent(s) for **RED SHAMROCK 4, LLC** requests the aforementioned action(s) for all or a portion of: **LOT 9, COORS PAVILION**, zoned NR-C, located at **5801 ST JOSEPHS DR NW**, containing approximately 14.1982 acre(s). (G-11)[*Deferred from 2/3/21, 2/24/21, 3/10/21, 3/17/21, 3/31/21*]

**PROPERTY OWNERS:** RED SHAMROCK 4, LLC

**REQUEST:** WAIVER FROM SIDEWALK REQUIREMENTS UNTIL DEVELOPMENT OF SUBDIVIDED LOTS 8 & 9 OF COORS PAVILION, LOT BY LOT

**WITHDRAWN BY THE APPLICANT.**

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6. [PR-2019-002765](#)  
SD-2020-00218 – PRELIMINARY/FINAL  
PLAT

RED SHAMROCK requests the aforementioned action(s) for all or a portion of: **LOTS 8A, 8B, 9A, 9B, 9C**, zoned NR-C, located on **ST. JOSEPHS DR NW between ATRISCO DR NW and COORS BLVD NW**, containing approximately 14.5 acre(s). (G-11)[*Deferred from 12/16/20, 1/6/21, 1/27/21, 2/3/21, 2/24/21, 3/10/21, 3/17/21, 3/31/21*]

**PROPERTY OWNERS:** RED SHAMROCK

**REQUEST:** SUBDIVIDE 2 EXISTING LOTS INTO 5 LOTS

**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 APRIL 7<sup>TH</sup>, 2021 THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR AMAFCA SIGNATURE, AGIS DXF FILE AND FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT.**

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7. [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*]

**PROPERTY OWNERS:** MCDONALDS REAL ESTATE COMPANY

**REQUEST:** LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT

**DEFERRED TO APRIL 28<sup>TH</sup>, 2021.**

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8. [PR-2020-004548](#)  
SD-2021-00052 – PRELIMINARY/FINAL  
PLAT  
VA-2021-00071 – SIDEWALK WAIVER

ANN CADIER KIM & PATRICK J. MAGEE request the  
aforementioned action(s) for all or a portion of **LOT 27 &  
LOT 28, VOLCANO CLIFFS SUBDIVISION** zoned R-1D,  
located at **6201 & 6205 PAPAGAYO NW** between  
**ALDERETE** and **PETROGLYPHS/NATIONAL MONUMENT**,  
containing approximately 0.5493 acre(s). (D-10)[*Deferred from  
3/31/21*]

**PROPERTY OWNERS:** ANN CADIER KIM & PATRICK J. MAGEE  
**REQUEST:** PRELIMINARY/FINAL PLAT, SIDEWALK WAIVER

**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  
SIDEWALK WAIVER AND THE PRELIMINARY/FINAL PLAT. FINAL  
SIGN OFF IS DELEGATED TO PLANNING FOR PROJECT AND  
APPLICATION NUMBERS TO BE ADDED TO THE PLAT, UTILITY  
COMPANIES SIGNATURES, AGIS DXF FILE AND FOR THE WAIVER  
TO BE NOTED ON THE PLAT.**

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9. [PR-2020-003658](#)  
SD-2021-00057 – AMENDMENT TO  
INFRASTRUCTURE LIST

ISAACSON & ARFMAN, INC. agent for **CRP-GREP  
OVERTURE ANDALUCIA OWNER, LLC (CONTACT NIC  
WHITTAKER)** requests the aforementioned action(s) for all  
or a portion of: **TRACT 4, NORTH ANDALUCIA AT LA LUZ**,  
zoned PD, located at **5301 ANTEQUERA RD NW**, containing  
approximately 7.7061 acre(s). (E-12)

**PROPERTY OWNERS:** CRP-GREP OVERTURE ANDALUCIA OWNER, LLC  
**REQUEST:** MINOR AMENDMENT TO INFRASTRUCTURE LIST APPROVAL

**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  
AMENDED INFRASTRUCTURE LIST.**

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10. [PR-2021-005296](#)  
SD-2021-00058 - PRELIMINARY/FINAL  
PLAT

ISAACSON & ARFMAN, INC. agent(s) for STORAGE ENTERPRISES request(s) the aforementioned action(s) for all or a portion of: **TRACT 1-A1, MUELLER INDUSTRIAL, TRACT C4, LANDS OF MENAUL SCHOOL, INC.**, zoned NR-GM, located at **720 CANDELARIA RD NE between CANDELARIA RD NE and MENAUL BLVD NE**, containing approximately 7.8883 acre(s). (H-15)

**PROPERTY OWNERS:** STORAGE ENTERPRISES LLC & RJ ENTERPRISEINVESTMENTS LLC  
**REQUEST:** SUBDIVISION OF LAND

DEFERRED TO APRIL 21<sup>ST</sup>, 2021

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**SKETCH PLAT**

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11. [PR-2021-004920](#)  
*(Changed from 005272)*  
PS-2021-00043 - SKETCH PLAT

ISAACSON & ARFMAN, INC. agent(s) for TEKIN & ASSOCIATES (MARK TEKIN) request(s) the aforementioned action(s) for all or a portion of: **TRACT A LOTS 1 THRU 4 & 29 THRU 32, BLOCK 27, NORTH ALBUQUURQUE ACRES**, zoned NR-BP, located at **9320 SAN PEDRO DR NE between EAGLE ROCK AVE NE and OAKLAND AV NE**, containing approximately 6.5798 acre(s). (C-18)

**PROPERTY OWNERS:** BAUER & LOUCKS ENTERPRISES LLC, LOUCKS RICHARD A & PATRICIA A CO-TR LOUCKS TRUST  
**REQUEST:** SKETCH PLAT REVIEW AND COMMENT

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

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12. [PR-2021-005288](#)  
PS-2021-00044 -SKETCH PLAT

ROBERT AND NANCY KEY request the aforementioned action(s) for all or a portion of LOT 12-A, WILDERNESS ESTATES AT HIGH DESERT, zoned R-1, located at **3500 TRAIL VISTA CT NE between HIGH DESERT PL NE and TRAIL VISTA CT NE**, containing approximately 1.59 acre(s). (F-23)

**PROPERTY OWNERS:** ROBERT AND NANCY KEY  
**REQUEST:** CHANGE IN BUILDING ENVELOPE BOUNDARIES TO ALLOW FOR ARCHITECTURAL FEATURE AS PART OF NEW HOME CONSTRUCTION

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

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13. [PR-2020-004024](#)  
PS-2021-00045 - SKETCH PLAT

TIERRA WEST, LLC agent for DIAMOND TAIL REALTY LLC requests the aforementioned action(s) for all or a portion of TRACT H-11 PLAT OF TRACT H-A THRU H-11, VENTANA SQUARE AT VENTAND RANCH, zoned MX-M, located at **PASEO DEL NORTE between UNIVERSE BLVD and PASEO DEL NORTE**, containing approximately 1.08 acre(s). (B-10)

PROPERTY OWNERS: DIAMOND TAIL REALTY LLC  
REQUEST: SKETCH PLAT REVIEW AND COMMENT

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

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14. Other Matters - None

15. **ACTION SHEET MINUTES:**  
**Approved for March 31, 2021**

ADJOURNED