



**DEVELOPMENT REVIEW BOARD**

**Action Sheet Minutes**

**ONLINE ZOOM MEETING**

**December 15, 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*

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**MAJOR CASES**

1. [PR-2018-001284](#)  
[SI-2021-01962](#) – SITE PLAN AMENDMENT  
CONSENSUS PLANNING, INC. agent for LEGACY DEVELOPMENT & MANAGEMENT, LLC requests the aforementioned action(s) for all or a portion of: **A-2-A-1-A and A-2-A-2-A; A-2 and 2A, BLOCK F, PARK SQUARE; BEVERLY-WOOD ADDITION** zoned **MX-H**, located on **6500 AMERICAS PARKWAY, 6400 INDIAN SCHOOL RD between INDIAN SCHOOL RD and LOUISIANA BLVD NE** containing approximately **5.0** acre(s). **(J-18)**

**PROPERTY OWNERS:** LEGACY MUP LLC; KLG 18 LLC; KLG 29 LLC  
**REQUEST:** ADD ADDITIONAL PROPERTY TO SITE PLAN DRB FOR DEVELOPMENT OF A PARKING LOT

**DEFERRED TO JANUARY 5<sup>TH</sup>, 2022.**

2. [PR-2021-006070](#)  
[SI-2021-01889](#) – SITE PLAN  
CONSENSUS PLANNING, INC. agent for **98TH AND I-40 LAND, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT 9, UNIT 5, AVALON SUBDIVISION** zoned **NR-BP**, located on **BLUEWATER RD NW between 94TH ST NW and 90TH ST NW** containing approximately **16.1** acre(s). **(K-9) [Deferred from 12/1/21]**

**PROPERTY OWNERS:** 98TH AND I-40 LAND, LLC  
**REQUEST:** SITE PLAN APPROVAL FOR AN APPROXIMATELY 150,000 SQUARE FOOT WAREHOUSE AND DISTRIBUTION OF BUILDING ON A 9.7 ACRE PORTION OF THE SUBJECT PROPERTY (NORTH PORTION)

**DEFERRED TO JANUARY 5<sup>TH</sup>, 2022.**

3. [PR-2021-006070](#)  
[SI-2021-01888](#) – SITE PLAN

**CONSENSUS PLANNING, INC.** agent for **98TH AND I-40 LAND, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT 9, UNIT 5, AVALON SUBDIVISION** zoned **NR-BP**, located on **BLUEWATER RD NW between 94TH ST NW and 90TH ST NW** containing approximately **16.1** acre(s). (K-9) [Deferred from 12/1/21]

**PROPERTY OWNERS:** 98TH AND I-40 LAND, LLC  
**REQUEST:** SITE PLAN APPROVAL FOR AN APPROXIMATELY 150,000 SQUARE FOOT WAREHOUSE AND DISTRIBUTION OF BUILDING ON A 9.7 ACRE PORTION OF THE SUBJECT PROPERTY (SOUTH PORTION)

**DEFERRED TO JANUARY 5<sup>TH</sup>, 2022.**

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4. [PR-2020-003847](#)  
[SI-2021-01955](#) – SITE PLAN

**WILL GLEASON, DEKKER/PERICH/SABATINI** agent for **CITY OF ALBUQUERQUE** requests the aforementioned action(s) for all or a portion of: **MAP 33 TR 90C,001 001REPL of FITZGERALD ADD, ALL of LOT 2, BLK 1, REPLAT of FITZGERALD ,003 001 REPL of FITZGERALD ADD** zoned **MX-M**, located on **3525 4<sup>TH</sup> ST NW, 420 FITZGERALD RD NW between MILDRED AVE NW and FITZGERALD RD NW** containing approximately **2.103** acre(s). (G-14)

**PROPERTY OWNERS:** CITY of ALBUQUERQUE  
**REQUEST:** MULTI-FAMILY APARTMENT HOME COMMUNITY

**DEFERRED TO JANUARY 12<sup>TH</sup>, 2022.**

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5. [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, 8/25/21, 9/22/21, 11/10/21]

**PROPERTY OWNERS:** WINROCK PARTNERS LLC  
**REQUEST:** SITE PLAN FOR NEW PARK CONCEPT TO INCLUDE WATER FEATURES, 2 INTERNAL PAD SITES FOR FUTURE USERS, 2 BUILDINGS ALONG DILLARDS. PARK INCLUDES KIDS PLAYING AREA, PATHS AND BRIDGES.

**DEFERRED TO JANUARY 5<sup>TH</sup>, 2022.**

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6. [PR-2021-006237](#)  
SI-2021-01915 – SITE PLAN AMENDMENT  
VA-2021-00451 – WAIVER
- MODULUS ARCHITECTS & LANDUSE PLANNING, INC. agent for SUN CENTER PARTNERS LLC requests the aforementioned action(s) for all or a portion of: **TRACT 2A-2B3, JOURNAL CENTER** zoned **NR-BP**, located at **7700 JEFFERSON ST NE** between **SAN FRANCISCO DR NE** and **JEFFERSON ST NE** containing approximately **2.983** acre(s). (D-17) [Deferred from 12/8/21]
- PROPERTY OWNERS:** SUN CENTER PARTNERS, LLC  
**REQUEST:** AMENDMENT TO DRB SITE PLAN TO REMOVE TRACT 2A-2B3 FROM THE OVERALL SITE PLAN
- 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 WAIVER AND THE AMENDED SITE PLAN WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SIGNATURE BLOCK AND PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE AMENDED SITE PLAN, AND FOR THE WAIVER TO BE ADDED TO THE SITE PLAN AMENDMENT.**
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7. [PR-2020-004138](#) IDO 2019  
SD-2021-00151 – PRELIMINARY PLAT  
 Sketch plat 3-10-2021
- HUITT-ZOLLARS INC. – SCOTT EDDINGS agent for QUESTA DEL ORO, LLC – TIM MCNANEY requests the aforementioned action(s) for all or a portion of: **TRACT 3 & A-1-A-4, MESA DEL SOL INNOVATION PARK** zoned **PC**, located between **SAGAN LOOP** and **DE KOONING LOOP** containing approximately **22.0366** acre(s). (R-15) {Deferred from 8/11/21, 9/15/21, 9/29/21, 10/20/21, 11/3/21, 11/17/21}
- PROPERTY OWNERS:** QUESTA DEL ORO LLC / MDS INVESTMENTS  
**REQUEST:** SINGLE FAMILY RESIDENTIAL SUBDIVISION ON TRACT A-1-A-3. TRACT A-1-A-4 SPLIT FOR EXTENSION OF DEIKENBORN DRIVE
- DEFERRED TO JANUARY 5<sup>TH</sup>, 2022.**
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8. [PR-2021-005195](#)  
SI-2021-01747 – SITE PLAN
- DEKKER/PERICH/SABATINI – WILL GLEASON agent for JC SIX LLC requests the aforementioned action(s) for all or a portion of: **TRACT 6A-1, UNIT 1, JOURNAL CENTER PHASE 2** zoned **MX-H**, located on **7501 JEFFERSON ST NE** between **JEFFERSON ST** and **MASTHEAD ST NE** containing approximately **5.1536** acre(s). (D-17) [Deferred from 11/10/21, 12/1/21]
- PROPERTY OWNERS:** JC SIX LLC  
**REQUEST:** SITE PLAN APPROVAL REQUEST FOR MULTI-FAMILY APARTMENT HOME COMMUNITY
- DEFERRED TO JANUARY 5<sup>TH</sup>, 2022.**
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9. [PR-2020-003688](#)  
SD-2021-00196 – PRELIMINARY PLAT

ISAACSON & ARFMAN INC. – FRED ARFMAN/IAN ANDERSON agent for GREATER ALBUQUERQUE HABITAT FOR HUMANITY – DOUG CHAMPLIN/BILL REILLY requests the aforementioned action(s) for all or a portion of: **LOTS 42 THRU 55, DAVID-PEREA-COURSON SUBDIVISION** zoned **R-1B**, located at **62<sup>nd</sup> ST NW between CLOUDCROFT RD NW and COORS BLVD NW** containing approximately **2.13** acre(s). (J-11) *[Deferred from 11/3/21, 11/17/21, 12/1/21]*

**PROPERTY OWNERS:** GREATER ALBUQUERQUE HABITAT FOR HUMANITY, LONNIE YANES

**REQUEST:** NEW SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. PLAT WILL REVISE CURRENT LOT LINES, DEDICATE NEW PUBLIC RIGHT OF WAY AND NEW EASEMENTS ASSOCIATED WITH THE DEVELOPMENT.

**DEFERRED TO JANUARY 12<sup>TH</sup>, 2022.**

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10. [PR-2021-005864](#) IDO 2019  
SD-2021-00212 – PRELIMINARY PLAT

CSI – CARTESIAN SURVEYS, INC. agent for **RED SKY HOLDINGS** requests the aforementioned action(s) for all or a portion of: **LOT 12 UNIT 5, AVALON SUBDIVISION** zoned **NR-BP**, located on **EAST SIDE OF 98<sup>TH</sup> ST NW, BETWEEN BLUEWATER RD NW and VOLCANO RD NW** containing approximately **11.0954** acre(s). (K-09) *[Deferred from 11/17/21, 12/8/21]*

**PROPERTY OWNERS:** MAJEC, LLC

**REQUEST:** TO CREATE 6 TRACTS FROM ONE EXISTING TRACT BY SUBDIVISION, GRANT EASEMENT AND ADDITIONAL RIGHT OF WAY

**DEFERRED TO JANUARY 5<sup>TH</sup>, 2022.**

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11. [PR-2021-005628](#) IDO 2020  
SD-2021-00214 – PRELIMINARY PLAT  
SD-2021-00224 – BULK LAND PLAT

BOHANNAN HUSTON INC. agent for **MDS INVESTMENTS, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT A-1-A-1-A, MESA DEL SOL INNOVATION PARK** zoned **PC**, located on **UNIVERSITY BLVD SE between STRYKER RD and UNIVERSITY BLVD** containing approximately **1598.6338** acre(s). (R-14, S-14-17, T-15-17) *[Deferred from 11/17/21, 12/8/21]*

**PROPERTY OWNERS:** MDS INVESTMENTS, LLC

**REQUEST:** PRELIMINARY PLAT AND BULK LAND PLAT FOR FUTURE TRACT N AND THE RE-PLAT OF TRACT A-1-A1-A TO DEDICATE RIGHT OF WAY FOR MESA DEL SOL TOWN CENTER.

**DEFERRED TO JANUARY 5<sup>TH</sup>, 2022.**

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12. [PR-2021-005717](#) IDO 2020  
*(AKA: PR-2021-005823)*  
SD-2021-00162 – PRELIMINARY PLAT  
VA-2021-00310 – SIDEWALK WAIVER  
Sketch plat 7-14-2021  
VA-2021-00396 – WAIVER Block length  
VA-2021-00397 – WAIVER Stub street  
VA-2021-00398 – WAIVER Rear yard

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, 9/1/21, 9/29/21, 10/20/21, 10/27/21, 11/3/21, 12/1/21, 12/8/21)*

**PROPERTY OWNERS:** SIERRA HEALTH SERVICES INC & ETAL  
**REQUEST:** CREATE 72 RESIDENTIAL LOTS AND 7 HOA TRACTS FROM ONE EXISTING PARCEL, WAIVERS FOR MAXIMUM ALLOWABLE BLOCK LENGTH, INCORPORATION OF A PERMANENT STUB STREET, AND REAR YARDS ADJACENT TO AN ARTERIAL ROADWAY.

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF TWO INFRASTRUCTURE LISTS ON DECEMBER 15<sup>TH</sup> 2021, THE DRB HAS APPROVED THE WAIVERS AND THE PRELIMINARY PLAT WITH A FINDING AS INDICATED BY THE WATER AUTHORITY FOR PAYMENT OF PRO-RATA PRIOR TO FINAL PLAT, AS WELL AS A FINDING INDICATED BY PLANNING THAT THE APPROVED WAIVERS ARE TO BE ADDED TO THE FINAL PLAT.**

13. [Project # PR-2019-002571](#) IDO 2019  
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, 4/7/21, 6/9/21]*

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

**WITHDRAWN BY THE APPLICANT**

14. [PR-2018-001398](#)  
SD-2021-00242 – PRELIMINARY PLAT  
VA-2021-00447 – SIDEWALK WAIVER

JAG PLANNING & ZONING – JUANITA GARCIA agent for DARRYL CHITWOOD – ECO GREEN BUILDING requests the aforementioned action(s) for all or a portion of: **TRACT B, LANDS OF ELLA G. ROSSITER** zoned **PD**, located on **704 GRIEGOS RD NW** between **7<sup>TH</sup> ST NW** and **9<sup>TH</sup> ST NW** containing approximately **0.75** acre(s). (F-14)

**PROPERTY OWNERS:** DARRYL CHITWOOD  
**REQUEST:** PRELIMINARY PLAT, SIDEWALK WAIVER

**DEFERRED TO JANUARY 5<sup>TH</sup>, 2022.**

**MINOR CASES – (WILL NOT BE HEARD BEFORE 11:00 AM)**

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15. [\*\*PR-2018-001326\*\*](#)  
**SD-2021-00243** - EXTENSION OF  
INFRASTRUCTURE IMPROVEMENTS  
AGREEMENT
- MARK GOODWIN & ASSOCIATES, PA** agent for **EASTSIDE DEVELOPMENT, INC.** requests the aforementioned action(s) for all or a portion of: **TRACT A, 1-A-1, JUAN TABO HILLS ESTATES** zoned **R-D**, located on **JUAN TABO HILLS** between **JUAN TABO HILLS BLVD, and TIJERAS ARROYO** containing approximately **98.4699** acre(s). (M-21)
- PROPERTY OWNERS:** EASTSIDE DEVELOPMENT  
**REQUEST:** 2 YEAR EXTENSION OF IIA
- 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 TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT.**
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16. [\*\*PR-2021-006302 \(PR-2020-004284\)\*\*](#)  
**SI-2021-02051** - AMENDMENT TO  
INFRASTRUCTURE LIST
- TIERRA WEST, LLC** agent for **GARCIA REAL ESTATE INVESTMENTS LLC** requests the aforementioned action(s) for all or a portion of: **TRACTS 230A, 230B, 230C, 231A1, 231B1, 231B2, 231B3, 234A (EXCL PORTS OUT TO R/W), MRGCD MAP 35** zoned **MX-M**, located at **1100 RIO GRANDE BLVD NW** between **RIO GRANDE & I-40, WEST OF ALAMEDA DRAIN** containing approximately **3.7102** acre(s). (H-13)
- PROPERTY OWNERS:** GARCIA REAL ESTATE DEVELOPMENT  
**REQUEST:** MINOR AMENDMENT TO INFRASTRUCTURE LIST TO PHASE PROJECTS
- 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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17. [\*\*PR-2021-005816\*\*](#)  
**SI-2021-02066** - EPC FINAL SITE PLAN SIGN-OFF
- CONSENSUS PLANNING INC.** agent for **JB HOLDINGS LLC/ TAKE FIVE CARWASH** requests the aforementioned action(s) for all or a portion of: **LOT 2-C, COTTONWOOD CROSSING PHASE II** zoned **MX-L**, located at **10084 COORS BLVD NW** between **COORS BYPASS** and **SEVEN BAR LOOP** containing approximately **0.7876** acre(s). (B-14)
- PROPERTY OWNERS:** JB HOLDINGS, LLC  
**REQUEST:** DRB SIGN OFF OF EPC APPROVED CAR WASH FACILITY
- DEFERRED TO FEBRUARY 2<sup>ND</sup>, 2022.**
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18. **PR-2019-002058**  
**SD-2021-00252** - PRELIMINARY/FINAL PLAT  
**VA-2021-00433** - WAIVER (5 FOOT SIDEWALK WIDTH)  
**VA-2021-00434** - WAIVER (RIGHT-OF-WAY REQUIREMENT)  
**VA-2021-00446**- WAIVER (1 FOOT SIDEWALK WIDTH)

ARCH + PLAN LAND USE CONSULTANTS agent for GORKY PACHA requests the aforementioned action(s) for all or a portion of: **LOTS 8-10, BLOCK W, ATLANTIC & PACIFIC** zoned **R-1A**, located at **510 ATLANTIC SW between 5<sup>TH</sup> ST AND BARELAS RD** containing approximately 0.248 acre(s). (K-14)

**PROPERTY OWNERS:** GORKY PACHA

**REQUEST:** LOT CONSOLIDATION FOR 3 LOTS INTO 2 LOTS ROADWAY WIDTH AND SIDEWALK WIDTH WAIVERS

**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 WAIVERS AND THE PRELIMINARY/ FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO THE WATER AUTHORITY FOR PROVISION OF ANY NECESSARY PRIVATE WATER AND SEWER EASEMENTS SERVING THE EXISTING HOME, AND TO PLANNING FOR THE ADJUSTMENT TO THE CROSS-LOT DRAINAGE EASEMENT NOTE, THE AGIS DXF FILE, AND FOR THE APPLICATION AND WAIVER NUMBERS TO BE INCLUDED ON THE PLAT.**

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19. **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, 9/1/21, 10/6/21, 11/10/21, 12/1/21]*

**PROPERTY OWNERS:** MCDONALDS REAL ESTATE COMPANY

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

**DEFERRED TO JANUARY 5<sup>TH</sup>, 2022.**

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20. [PR-2020-004761](#)  
[SD-2021-00253](#) - FINAL PLAT

CSI – CARTESIAN SURVEYS, INC. agent for LAURA WILLIAMS/HORIZON AUTO GLASS requests the aforementioned action(s) for all or a portion of: **TRACT A UNIT B, NORTH ALBUQUERQUE ACRES TRACT A** zoned **NR-BP**, located on **SAN PEDRO DR NE between ANAHEIM AVE NE and CARMEL AVE NE** containing approximately **0.9977** acre(s). (C-18)

**PROPERTY OWNERS:** PHIL46PROP,LLC

**REQUEST:** DEDICATE RIGHT OF WAY TO CITY OF ALBUQUERQUE ALONG SAN PEDRO DR NE AND ANAHEIM AVE NE CREATING ONE NEW LOT FROM ONE EXISTING LOT, GRANT PUBLIC UTILITY 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 FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR THE AGIS DXF FILE AND FOR THE APPLICATION NUMBER TO BE ADDED TO THE PLAT.**

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21. [PR-2020-004664](#) IDO 2020  
[SD-2021-00170](#) – PRELIMINARY/FINAL PLAT

COMMUNITY SCIENCES CORPORATION agent for HOUSE OF LIFE MINISTRIES, LLC requests the aforementioned action(s) for all or a portion of: **LOT 2, COORS VILLAGE** zoned **MX-T**, located at **QUAKER HEIGHTS PL NW between MILNE RD NW and WESTERN TRAILS NW** containing approximately **5.0708** acre(s). (F-11) [*Deferred from 9/15/21, 10/27/21, 12/1/21*]

**PROPERTY OWNERS:** HOUSE OF LIFE MINISTRIES, LLC

**REQUEST:** DIVIDE EXISTING TRACT 2, COORS VILLAGE INTO TWO NEW TRACTS 2-A AND 2-B

**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 ON DECEMBER 15<sup>TH</sup>, 2021, THE DRB HAS APPROVED THE PRELIMINARY/ FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR A CLARIFICATION NOTE ADDED TO THE “PURPOSE OF THE PLAT” INDICATING THE DEDICATION OF ADDITIONAL RIGHT OF WAY ONTO SHEET ONE OF THE PLAT AS DISCUSSED.**

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22. [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, 8/25/21, 9/15/21, 9/22/21, 10/6/21/ 10/20/21, 11/10/21, 11/17/21, 12/1/21, 12/8/21]*

**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 JANUARY 5<sup>TH</sup>, 2022.**

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**SKETCH PLAT**

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23. [PR-2021-004967](#)  
PS-2021-00152 - SKETCH PLAT

**ARCH + PLAN LAND USE CONSULTANTS** agent for **JOSEPH & LAURIE GRADY** requests the aforementioned action(s) for all or a portion of: **TRACT LOT A-2-A & LOT A1-A1, MRGCD MAP NO. 31** zoned **R-A**, located at **3815 PEDROCELLI NW** containing approximately **1.2324** acre(s). (F-13)

**PROPERTY OWNERS:** JOSEPH AND LAURIE GRADY  
**REQUEST:** CREATE 3 LOTS FROM 2 EXISTING LOTS, GRANT PRIVATE ACCESS EASEMENT, PRIVATE & PUBLIC UTILITY EASEMENTS

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

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24. [PR-2021-006287](#)  
PS-2021-00150 - SKETCH PLAT

THE SANTA BARBARA HOMEOWNERS ASSOCIATION C/O ELISA CARDENAS, AGENT agent for RACHEL MATTHEW DEVELOPMENT CORPORATION AND THE SANTA BARBARA HOMEOWNERS ASSOCIATION C/O ELISA CARDENAS, AGENT requests the aforementioned action(s) for all or a portion of: **LOT 2 BLOCK 16, SANTA BARBARA SUBDIVISION** zoned R-T, located at **7300 SANTA BARBARA RD NE between RANCHO DE PALOMAS RD NE and LOT 1 BLOCK 16** containing approximately 0.5059 acre(s). (D-16)

PROPERTY OWNERS: SANTA BARBARA HOA

REQUEST: REPLAT 1 LOT into 4

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

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25. [PR-2021-006297](#)  
PS-2021-00151 - SKETCH PLAT

ISAACSON & ARFMAN, PE agent for UNSER BLVD INVESTORS, PARTNERSHIP/DAVID BLANC requests the aforementioned action(s) for all or a portion of: **TRACTS 469 & 470 LANDS OF ATRISCO GRANT, TOWN OF ATRISCO GRANT** zoned **PD & MX-L**, located on **UNSER BLVD between SAGE RD and SAN YGNACIO RD** containing approximately **8.6330** acre(s). (L-10)

PROPERTY OWNERS: UNSER BOULEVARD INVESTORS

REQUEST: SKETCH PLAT REVIEW AND COMMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

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26. [PR-2021-006307](#)  
PS-2021-00155 - SKETCH PLAT

CSI – CARTESIAN SURVEYS, INC. agent for LEGACY DEVELOPMENT AND MANAGEMENT requests the aforementioned action(s) for all or a portion of: **LOTS 6, 7 AND 26-A, BLOCK 25 UNIT B, NORTH ALBUQUERQUE ACRES** zoned **NR-SU**, located on **GLENDALE AVE NE between SAN PEDRO AVE NE and LOUISIANA BLVD NE** containing approximately **3.7700** acre(s). (B-18)

PROPERTY OWNERS: LEGACY DEVELOPMENT

REQUEST: ELIMINATE INTERIOR LOT LINES OF THREE EXISTING LOTS TO CREATE ONE NEW LOT, VACATE PORTION OF EXISTING ACCESS EASEMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

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27. [PR-2021-006309](#)  
PS-2021-00157 - SKETCH PLAT

CSI – CARTESIAN SURVEYS, INC. agent for KIMO PARK, LLC requests the aforementioned action(s) for all or a portion of: **SE PORTION OF NE ¼ O SE ¼ OF SECTION 11, TOWNSHIP 10N, RANGE 3E, N.M.P.M.** zoned **MX-M**, located on **CUTLER AVE NE and PROSPECT AVE NE** containing approximately **0.6545** acre(s). (H-17)

**PROPERTY OWNERS:** KIMO PARK, LLC

**REQUEST:** VACATE PORTIONS OF SAN MATEO BLVD AND CUTLER AVE INCORPORATING AN EXISTING PARCEL TO CREATE ONE NEW PARCEL

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

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28. [PR-2021-006308](#)  
PS-2021-00156 - SKETCH PLAT

JAG PLANNING & ZONING, LLC - JUANITA GARCIA agent for **DANNY SPURLOCK** requests the aforementioned action(s) for all or a portion of: **LOT 17 TRACT 2 BLOCK 4 UNIT 3, NORTH ALBUQUERQUE ACRES** zoned **R-1A**, located on **WYOMING BLVD NE between ALAMEDA BLVD NE and SIGNAL AVE NE** containing approximately **0.6148** acre(s). (C-19)

**PROPERTY OWNERS:** LUXURY DESIGN BUILDERS

**REQUEST:** DIVIDE ONE LOT AND CREATE 3 SEPARATE LOTS, CREATE A PRIVATE ROAD, DEDICATE PORTION FOR RIGHT OF WAY, DEDICATE EASEMENTS FOR UTILITIES

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

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***REMANDED CASE AND RELATED MINOR APPLICATIONS – (WILL NOT BE HEARD BEFORE NOON)***

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29. [PR-2020-004595](#) IDO 2019  
[SD-2021-00111](#) – PRELIMINARY PLAT  
[VA-2021-00216](#) – SIDEWALK WAIVER

JAG PLANNING & ZONING agent for 505 SOLUTIONS LLC requests the aforementioned action(s) for all or a portion of: **PARCELS A & B AND PARCELS 1 & 3, LANDS OF ALBUQUERQUE RANCH ESTATES & LANDS OF ALBUQUERQUE ACADEMY** zoned PD, located on **WALKERWAY ST. NE between SPAIN RD NE and ACADEMY RD NE** containing approximately **4.650** acre(s). (E-22) *[Deferred from 6/30/21, 7/28/21, 8/11/21]*

**PROPERTY OWNERS:** 505 SOLUTIONS LLC

**REQUEST:** CREATE 11 LOTS FROM 4 PARCELS (6 LOTS), CREATE TWO TRACTS FOR EASEMENTS, VACATE EASEMENTS AND GRANT EASEMENTS

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, AND WITH THE SIGNING OF THE INFRASTRUCTURE LIST ON DECEMBER 15<sup>TH</sup>, 2021, THE DRB HAS APPROVED THE SIDEWALK WAIVER AND THE PRELIMINARY PLAT WITH A FINDING INDICATING THAT THE SIDEWALK WAIVER AND LANGUAGE SHOWING ITS APPROVAL SHALL BE ADDED TO THE PLAT.**

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30. [PR-2020-004595](#) IDO 2019  
[SD-2021-00122](#) – VACATION OF PUBLIC EASEMENT 7 foot  
[SD-2021-00123](#) – VACATION OF PRIVATE EASEMENT 15 foot  
[SD-2021-00124](#) – VACATION OF PRIVATE EASEMENT 20-foot waterline

JAG PLANNING & ZONING agent for 505 SOLUTIONS, LLC requests the aforementioned action(s) for all or a portion of: **PARCELS A & B AND PARCELS 1 & 3** zoned R-1D, located on **WALKERWAY ST between SPAIN RD NE and ACADEMY** containing approximately **4.650** acre(s). (E-22) *[Deferred from 6/30/21, 7/28/21, 8/11/21, 8/15/21, 11/3/21]*

**PROPERTY OWNERS:** 505 SOLUTIONS, LLC

**REQUEST:** VACATION OF A PUBLIC UTILITY EASEMENT AND VACATION OF 7 FOOT AND 15 FOOT PRIVATE ACCESS EASEMENTS.

**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 VACATIONS AS SHOWN ON EXHIBITS IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO.**

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Other Matters - None

Action Sheet Minutes were approved for December 8, 2021

DRB Member Signing Session for Approved Cases

ADJOURNED