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

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 5th, 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 5th, 2022.
3. **PR-2021-006070**
   SI-2021-01888 – SITE PLAN

   **CONSSENSUS 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 5TH, 2022.**

4. **PR-2020-003847**
   SI-2021-01955 – SITE PLAN

   **WILL GLEASON, DEKKER/PERRY/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 4TH 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 12TH, 2022.**

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 5TH, 2022.**
6. **PR-2021-006237**  
**SI-2021-01915 – SITE PLAN AMENDMENT**  
**VA-2021-00451 – WAIVER**

MODULUS ARCHITECTS & LANDUSE PLANNING, INC. agent for SUN CENTER PARNERS 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.

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 5TH, 2022.**

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 5TH, 2022.**
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 62nd 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 12TH, 2022.

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 98TH 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 5TH, 2022.

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 5TH, 2022.
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 15TH 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, 9/3/20, 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  

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 7TH ST NW and 9TH ST NW containing approximately 0.75 acre(s). (F-14)  

PROPERTY OWNERS: DARRYL CHITWOOD  
REQUEST: PRELIMINARY PLAT, SIDEWALK WAIVER  
DEFERRED TO JANUARY 5TH, 2022.
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  


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.**

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 2ND, 2022.**
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 5TH 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  


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 5TH, 2022.**
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.

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

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, 8/4/21, 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 5TH, 2022.

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.
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.

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.

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.
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.

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.

REMANDED CASE AND RELATED MINOR APPLICATIONS – (WILL NOT BE HEARD BEFORE NOON)
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 LO TS FROM 4 PARCELS (6 LOTS), CREATE TWO TRACTS FOR EASEMENTS, VACATE EASEMENTS AND GRANT EASEMENTS


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.

Other Matters - None

Action Sheet Minutes were approved for December 8, 2021

DRB Member Signing Session for Approved Cases

ADJOURNED