



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

May 5, 2021

Jolene Wolfley..... DRB Chair
Jeanne Wolfenbarger ..... Transportation
Blaine Carter ..... 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. PR-2020-004747
SI-2021-00484 – SITE PLAN
SD-2021-00074 – PRELIMINARY PLAT
TIERRA WEST, LLC agent for 98TH & I-40 LAND LLC requests the aforementioned action(s) for all or a portion of: TRACT 2 PLAT OF TRACTS 1 THRU 12, AVALON SUBDIVISION UNIT 5 zoned NR-BP, located on DAYTONA RD NW between I-40 and DAYTONA containing approximately 13.81 acre(s). (J-9)
PROPERTY OWNERS: 98th & I-40 LAND LLC
REQUEST: SUBDIVIDE INTO TWO TRACTS, SITE PLAN FOR TWO BUILDINGS 9,800 SQF and 12,500 SQF for HEAVY VEHICLE & EQUIPMENT REPAIR, SERVICING AND MAINTENANCE
DEFERRED TO MAY 19TH, 2021.
2. PR-2020-004475
SI-2021-00254 – SITE PLAN
JOE SLAGLE, ARCHITECT agent for CURTIS PINO request(s) the aforementioned action(s) for all or a portion of LOT 21, TRACT 2 BLOCK 9 UNIT 3, NORTH ALBUQUERQUE ACRES zoned MX-L, located at 7413 HOLLY AVE NE between LOUISIANA and WYOMING, containing approximately 1.0031 acre(s). (C-19)[Deferred from 3/31/21, 4/14/21]
PROPERTY OWNERS: CURTIS AND REBECCA PINO
REQUEST: 4,800 SQ FT DENTAL OFFICE AT GROUND LEVEL WITH 1000 SQ FT MEETING ROOM AT UPPER FLOOR. 3800 SQ FT OF LEASE SPACE ALSO INCLUDED.
DEFERRED TO MAY 12TH, 2021.

3. [PR-2020-004757](#)  
**SI-2021-00307 – SITE PLAN**  
(sketch plat 12-9-20)

**KIMLEY-HORN** agent for **MACRITCHIE** requests the aforementioned action(s) for all or a portion of **TRACT C48 AND C49, TOWN OF ATRISCO GRANT**, zoned NR-BP, located on **VOLCANO RD between CENTRAL AVE and BRISTOL ST** containing approximately 9.59 acre(s). (K-9)  
*[Deferred from 3/31/21, 4/21/21]*

**PROPERTY OWNERS:** JUANITA GARCIA GONZALEZ  
**REQUEST:** REVIEW OF PROPOSED RV STORAGE FACILITY ON 9.59 ACRE SITE LOCATED AT THE NORTHWEST CORNER OF CENTRAL AVE AND VOLCANO RD

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF INFRASTRUCTURE LIST DATED MAY 5<sup>TH</sup>, 2021 THE DRB HAS APPROVED THE SITE PLAN WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR CORRECT REFERENCE FOR RAMP DETAILS ON VOLCANO WITH A NOTE THAT THESE WILL BE HANDLED THROUGH WORK ORDER, TO ADJUST PROJECT BOUNDARY LINE ENSURING ALL PUBLIC SIDEWALK ON VOLCANO ROAD IS WITHIN PUBLIC RIGHT-OF-WAY, AND TO SPECIFY THAT SIDEWALK IS FLUSH WITH ASPHALT ALONG FRONT OF BUILDING TO ENSURE ADA REQUIREMENTS, AND TO PLANNING FOR SOLID WASTE SIGNATURE, MODIFICATION OF SEED MIX AS DISCUSSED BY PARKS AND RECREATION, SIGNATURE BLOCK, PROJECT AND APPLICATION NUMBERS ADDED TO THE SITE PLAN, THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT, AND FOR THE PLAT TO BE RECORDED PRIOR TO FINAL SIGN-OFF.**

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4. [PR-2020-003443](#)  
**SD-2021-00027– PRELIMINARY PLAT**  
(sketch plat 3-4-20)

**CONSENSUS PLANNING INC.** agent for **HOLLY PARTNERS LLC** request(s) the aforementioned action(s) for all or a portion of: **20A-1, PARADISE NORTH** zoned MX-L, located on **UNSER BLVD NW between BANDELIER DR NW and McMAHON BLVD NW** containing approximately 19.01 acre(s). (A-11)  
*[Deferred from 3/10/21, 3/31/21, 4/14/2, 4/28/21 ]*

**PROPERTY OWNERS:** HOLLY PARTNERS LLC  
**REQUEST:** SUBDIVIDE EXISTING LOT INTO 9 NEW LOTS AND PROVIDE REQUIRED PUBLIC INFRASTRUCTURE

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF INFRASTRUCTURE LIST DATED MAY 5<sup>TH</sup>, 2021 THE DRB HAS APPROVED THE PRELIMINARY PLAT.**

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5. [PR-2020-004820](#)  
(1003119)  
[SI-2020-001468](#) – SITE PLAN

**CONSENSUS PLANNING INC.** agent(s) for **MOUNTAIN CLASSIC REAL ESTATE** request(s) the aforementioned action(s) for all or a portion of: **TRACT 4-B1, HOME DEVELOPMENT ADDITION** zoned MX-M located at **25 HOTEL CIRCLE NE between LOMAS BLVD and INTERSTATE 40**, containing approximately 5.043 acre(s). (K-21)*[Deferred from 1/13/21, 2/3/21, 2/24/21, 3/10/21, 3/31/21, 4/21/21]*

**PROPERTY OWNERS:** AMERSTONE INVESTMENTS LLC  
**REQUEST:** SITE PLAN FOR CONVERSION OF HOTEL TO MULTI-FAMILY RESIDENTIAL USE

**DEFERRED TO MAY 19<sup>TH</sup>, 2021.**

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6. [PR-2019-002761](#)  
[SI-2021-00255](#) – SITE PLAN AMENDMENT

**CONSENSUS PLANNING INC.** agent for **LEGACY DEVELOPMENT & MANAGEMENT, LLC** request(s) the aforementioned action(s) for all or a portion of **LOTS 8-A & 23-A BLOCK 26 TRACT A UNIT B, NORTH ALBUQUERQUE ACRES** zoned NR-BP and MX-L, located at **6501 EAGLE ROCK AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE**, containing approximately 5.6759 acre(s). (C-18)*{Deferred from 4/14/2, 4/21/21}*

**PROPERTY OWNERS:** LEGACY DEVELOPMENT & MANAGEMENT, LLC  
**REQUEST:** MAJOR AMENDMENT TO REMOVE LOT 8-A FROM PRIOR SITE PLAN 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 SITE PLAN.**

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7. [PR-2019-002761](#)  
[SI-2021-00256](#) – SITE PLAN

**CONSENSUS PLANNING INC.** agent for **LEGACY DEVELOPMENT & MANAGEMENT, LLC** request(s) the aforementioned action(s) for all or a portion of **LOTS 8-A, 11 & 12, 26 TRACT A UNIT B, NORTH ALBUQUERQUE ACRES** zoned MX-L, located at **6700 & 6716 MODESTO AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE**, containing approximately 4.7885 acre(s). (C-18) *{Deferred from 4/14/2, 4/21/21}*

**PROPERTY OWNERS:** LEGACY DEVELOPMENT & MANAGEMENT, LLC  
**REQUEST:** SITE PLAN FOR 120-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

**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 SITE PLAN WITH FINAL SIGN-OFF DELEGATED TO HYDROLOGY FOR FINAL APPROVAL OF THE GRADING AND DRAINAGE PLAN AND TO PLANNING FOR SOLID WASTE SIGNATURE, THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT AND FOR ASH TREE SPECIES MODIFICATION TO BE CONSIDERED BY THE APPLICANT.**

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**MINOR CASES**

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8. [\*\*PR-2019-002761\*\*](#)  
**SD-2021-00053** – PRELIMINARY/FINAL PLAT  
**SD-2019-00056**-VACATION OF PUBLIC EASEMENT 15-foot gas line easement  
**SD-2019-00055** - VACATION OF PUBLIC EASEMENT 20-foot public water line  
**SD-2021-00054** – VACATION OF PUBLIC EASEMENT 5-foot PNM and MST&T easement.

CSI - CARTESIAN SURVEY'S INC. agent for FAIZEL KASSEM C/O KASSAM LAND ACQUISITION 9 LLC request(s) the aforementioned action(s) for all or a portion of **8-A, 11 & 12 BLOCK 26 NAA, TR. A, UNIT B** zoned NR-BP, located on **MODESTO AVE between OBSIDIAN ST NE and SAN PEDRO DR NE**, containing approximately 4.7885 acre(s). (C-18)[*Deferred from 3/31/21, 4/14/21 4/21/211*]

**PROPERTY OWNERS:** FAIZEL KASSEM C/O KASSAM LAND ACQUISITION 9 LLC

**REQUEST:** SUBDIVIDE EXISTING 3 LOTS INTO 1 INDIVIDUAL LOT, VACATE EASEMENTS, GRANT EASEMENTS AND DEDICATE RIGHT-OF-WAY

**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 WITH FINAL SIGN OFF DELEGATED TO THE WATER AUTHORITY FOR OFF-SITE EASEMENT AND SUBSEQUENT RECORDING OF THE EASEMENT, AND FOR THE DOCUMENT NUMBERS TO BE ADDED TO THE PLAT, AND TO PLANNING FOR THE APPROVED GRADING AND DRAINAGE PLAN ON BEHALF OF HYDROLOGY, AND FOR THE AGIS DXF FILE.**

9. [\*\*PR-2020-004138\*\*](#)  
**SD-2021-00076** – PRELIMINARY/FINAL PLAT

HUITT-ZOLLARS, INC. SCOTT EDDINGS agent(s) for MDS DEVELOPMENT, LLC request(s) the aforementioned action(s) for all or a portion of: **TRACT A-1-A-5 & TRACT A-4, MESA DEL SOL INNOVATION PARK** zoned PC, located on **BOBBY FOSTER**, containing approximately 33.3 acre(s). (R-15){*Deferred from 4/21/21*}

**PROPERTY OWNERS:** MDS INVESTMENTS

**REQUEST:** FINAL PLAT CTREATING FOUR LOTS FROM TWO

**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 MAY 5<sup>TH</sup>, 2021 THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY COMPANIES SIGNATURES, AMAFCA SIGNATURE, AGIS DXF FILE AND FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT.**

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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) *(Deferred from 4/7/21, 4/21/21)*

**PROPERTY OWNERS:** STORAGE ENTERPRISES LLC & RJ ENTERPRISEINVESTMENTS LLC

**REQUEST:** SUBDIVISION OF LAND

**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 PLANNING FOR THE PROJECT NUMBER TO BE ADDED TO THE PLAT, AMAFCA SIGNATURE AND FOR THE AGIS DXF FILE.**

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11. [PR-2021-005079](#)  
SD-2021-00084 – PRELIMINARY/FINAL  
PLAT  
VA-2021-00108 – SIDEWALK WIDTH  
WAIVER Amherst  
VA-2021-00111 – SIDEWALK WIDTH  
WAIVER Hyder

ARCH + PLAN LAND USE CONSULTANTS agent(s) for REID FAMILY RVT request(s) the aforementioned action(s) for all or a portion of: **LOTS 9 THRU 12, BLOCK 17, MONTEREY HILLS ADDITION**, zoned R1-D, located at **3335 HYDER SE**, containing approximately 0.9626 acre(s). (L-16)

**PROPERTY OWNERS:** REID FAMILY RVT

**REQUEST:** LOT CONSOLIDATION OF 4 LOTS INTO 1 LOT AND WAIVER OF 1.5 FOOT TO REQUIRED MINIMUM OF 5' SIDEWALK WIDTH ON AMHERST DRIVE

**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 WAIVERS AND THE PRELIMINARY/FINAL PLAT WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE APPLICATION NUMBER TO BE ADDED TO THE PLAT, TO REFERENCE THE WAIVERS ON THE PLAT AND FOR THE AGIS DXF FILE.**

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12. [PR-2018-001842](#)  
SD-2021-00085 – FINAL PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for CLEARBROOK INVESTMENTS request(s) the aforementioned action(s) for all or a portion of: **TRACT 4-A, HORIZON VILLAGE**, zoned R-ML, located on **HORIZON BLVD between ALAMEDA BLVD and BALLOON MUSEUM DR**, containing approximately 2.92 acre(s). (C-17)

PROPERTY OWNERS: CLEARBROOK INVESTMENTS  
REQUEST: CREATE 30 LOTS FROM ONE EXISTING TRACT

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 RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT.

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**SKETCH PLAT**

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13. [PR-2021-004967](#)  
PS-2021-00055 – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for JOSEPH AND LAURIE GRADY request(s) the aforementioned action(s) for all or a portion of: **LOTS A-2-A & LOT A1-A1**, zoned R-A, located at **3815 PEDRONCELLI NW between RIO GRANDE BLVD and ELFEGO RD**, containing approximately 1.2324 acre(s). (F-13)

PROPERTY OWNERS: JOSEPH AND LAURIE GRADY  
REQUEST: CREATE 4 LOTS FROM 2 EXISTING LOTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

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14. [PR-2021-005390](#)  
PS-2021-00053 - SKETCH PLAT

CSI – CARTESIAN SURVEY'S INC. agent(s) for **GREATER ALBUQUERQUE HOUSING PARTNERSHIP** request(s) the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 22 BLOCK 34, VALLEY VIEW ADDITION** zoned MX-M, located at **5000 CENTRAL AVE SE between JACKSON ST SE and MANZANO ST SE**, containing approximately 1.5900 acre(s). (K-17)

PROPERTY OWNERS: VICTOR AND FRANCISCA MARTINEZ  
REQUEST: REVIEW FOR LOT LINE ELIMINATION TO CREATE ONE NEW LOT FROM 22 EXISTING LOTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

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15. [PR-2021-005391](#)  
PS-2021-00054 - SKETCH PLAT

**SBS CONSTRUCTION** agent(s) for **ELICEO AND ADELITA MORALES** request(s) the aforementioned action(s) for all or a portion of: **TRACT 474 AND 473 UNIT 7, TOWN OF ATRISCO GRANT** zoned A-1, located at **SAGE RD SW, between SAN IGNACIO RD SW and SAGE RD SW** containing approximately 10.00 acre(s). (L-10)

**PROPERTY OWNERS:** ELICEO AND ADELITA MORALES

**REQUEST:** REQUEST INFORMATION FOR POSSIBILITY OF ANNEXATION AND ESTABLISHMENT OF ZONING.

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

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- 16. Other Matters – None.
- 17. Action Sheet Minutes – Approved for April 28, 2021
- 18. DRB Member Signing Session for Approved Cases
- 19. ADJOURNED