



DEVELOPMENT REVIEW BOARD

Action Sheet Minutes

ONLINE ZOOM MEETING

October 27, 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 AND ASSOCIATED MINORS

- 1. PR-2021-005746 IDO 2020
SI-2021-01661 – SITE PLAN

STUDIO SOUTHWEST – SAIGE COX/ROBERT HEISER agent for JEFFERSON 25 XRAY QOZB, LLC requests the aforementioned action(s) for all or a portion of: LOT 1-B PLAT OF LOTS 1-A, 1-B, 2-A, & 2-B, FOP ADDITION zoned NR-BP, located on 5800 JEFFERSON ST NE between THE LANE AT 25 NE and THE BEAR ARROYO DRAINAGE EASEMENT containing approximately 4.6 acre(s). (E-17)

PROPERTY OWNERS: ARGUS INVESTMENT REALTY
REQUEST: SITE PLAN DRB FOR 34,000 S.F. MEDICAL OFFICE,14,000 S.F. OFFICE / WAREHOUSE

DEFERRED TO NOVEMBER 10TH, 2021.

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2. [PR-2021-005746](#) IDO 2020  
SD-2021-00202 – PRELIMINARY/FINAL PLAT  
SD-2021-00203 – VACATION OF PUBLIC EASEMENT  
SD-2021-00204 – VACATION OF PRIVATE EASEMENT  
SD-2021-00205 – VACATION OF PRIVATE EASEMENT  
SD-2021-00206 – VACATION OF PRIVATE EASEMENT  
SD-2021-00207 - VACATION OF PRIVATE EASEMENT  
SD-2021-00208 - VACATION OF PRIVATE EASEMENT  
Sketch plat 7-21-2021

CSI – CARTESIAN SURVEYS, INC. agent for AIM MANAGEMENT CORP requests the aforementioned action(s) for all or a portion of: **LOTS 1-A AND 1-B, FRATERNAL ORDER OF THE POLICE ADDITION** zoned NR-BP located on **5800 JEFFERSON & 5910 JEFFERSON NE** between **BALLON PARK RD NE** and **JEFFERSON PLAZA NE** containing approximately 4.6540 acre(s). (E-17)

PROPERTY OWNERS: JEFFERSON 25 XRAY QOZB  
REQUEST: PRELIMINARY/FINAL PLAT CREATING 2 NEW LOTS FROM 2 EXISTING LOTS, GRANT/VACATE EASEMENTS.

DEFERRED TO NOVEMBER 10<sup>TH</sup>, 2021.

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### MAJOR CASES

3. [PR-2020-004284](#) IDO 2020  
SD-2021-00189 – PRELIMINARY PLAT

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 on **1100 RIO GRANDE BLVD NW** between **RIO GRANDE NW AND I-40** containing approximately 3.7102 acre(s). (H-13)

PROPERTY OWNERS: GARCIA REAL ESTATE INVESTMENTS LLC  
REQUEST: MAJOR SUBDIVISION PRELIMINARY PLAT

DEFERRED TO NOVEMBER 3<sup>RD</sup>, 2021.

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4. **PR-2019-002309** IDO 2020  
**SD-2021-00173** – PRELIMINARY PLAT

TIERRA WEST LLC agent for WYMONT LLC requests the aforementioned action(s) for all or a portion of: **LOT 1-A-1 PLAT FOR 1-A-1 AND 5-A-1, LA MIRADA SUBDIVISION** zoned MX-M, located at **4315 WYOMING BLVD NE between MONTGOMERY BLVD NE and LA MIRADA PL NE** containing approximately 15.1868 acre(s). (G-19) [*Deferred from 9/29/21, 10/20/21*]

**PROPERTY OWNERS:** WYMONT LLC/M & M CO  
**REQUEST:** MAJOR SUBDIVISION PRELIMINARY PLAT

**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 OCTOBER 27, 2021 THE DRB HAS APPROVED PRELIMINARY PLAT WITH THE FOLLOWING FINDINGS INDICATED IN THE NOTICE OF DECISION:**

- 1) THE WATER AUTHORITY REQUESTS A FINDING THAT EASEMENT NOTES 36 AND 37 SHALL BE UPDATED TO REFLECT 6 TOTAL SHEETS.
- 2) TRANSPORTATION REQUESTS A FINDING INDICATING THAT PRIOR TO FINAL PLAT, “THE RIGHT-OF-WAY SHALL ACCOMMODATE THE EXISTING BUS SHELTER AND THE ACCESS TO DRIVEWAY “C” FROM WYOMING BLVD., INCLUDING THE ADA PATHWAYS.”

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5. **PR-2019-002309** IDO 2020  
**SI-2021-01507** – EPC SITE PLAN  
SIGN-OFF

CONSENSUS PLANNING, INC. agent for BUTTERFLY HOLDINGS, LLC requests the aforementioned action(s) for all or a portion of: **LOT A1-A-1, LA MIRADA SUBDIVISION** zoned MX-M, located at **4315 WYOMING BLVD NE between MONTGOMERY BLVD NE and LA MIRADA PL NE** containing approximately 15.2 acre(s). (G-19) [*Deferred from 9/22/21, 9/29/21, 10/20/21*]

**PROPERTY OWNERS:** BUTTERFLY HOLDINGS, LLC  
**REQUEST:** FINAL SIGN OFF ON EPC AMENDED SITE PLAN FOR LA MIRADA SHOPPING CENTER/WYMONT PLACE SUBDIVISION

**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 EPC SITE PLAN SIGN-OFF WITH FINAL SIGN OFF DELEGATED TO THE WATER AUTHORITY FOR THE FINAL UTILITIES PLAN, AND TO PLANNING FOR SOLID WASTE SIGNATURE, AND FOR FINAL SIGN-OFF OF THE FINAL PLAT.**

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6. **PR-2021-005629** IDO 2020  
**SI-2021-01483** – SITE PLAN

**DEKKER/PERICH/SABATINI – WILL GLEASON** agent for **KENNETH FALCON** requests the aforementioned action(s) for all or a portion of: **22A, 22B, 22C, AND TRACT P** zoned PC, located on **UNIVERSITY BLVD between EASTMAN CROSSING and MESA DEL SOL** containing approximately 41.3495 acre(s). (R-16) *[Deferred from 9/29/21, 10/20/21]*

**PROPERTY OWNERS:** CITY OF ALBUQUERQUE

**REQUEST:** AN APPROXIMATELY 18.54 ACRE EXPANSION OF THE EXISTING ALBUQUERQUE STUDIOS CAMPUS INCLUDING A NEW PRODUCTION OFFICE, MILL BUILDING AND PRODUCTION SUPPORT SPACES.

**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. FINAL SIGN-OFF IS DELEGATED TO THE WATER AUTHORITY FOR “THE RECORDING OF A PRIVATE SEWER EASEMENT ENABLING THE OFFSITE SEWER AND LIFT STATION, AND FOR A NOTE ACCEPTABLE TO THE WATER AUTHORITY TO BE ADDED TO THE SITE PLAN SPECIFYING COMPLIANCE WITH THE WATER AUTHORITY ORDINANCE SECTION 3-2-7, REQUIRING SEPARATE SEWER CONNECTIONS FOR EACH PARCEL” AND TO PLANNING AS INDICATED BY TRANSPORTATION “FOR CLARIFICATION OF VARIOUS CURB RAMP DETAILS THAT SHALL BE REFLECTED IN THE SITE PLAN AND DETAILS, THE ADDITION OF THE STANDARD NOTE REGARDING LANDSCAPE HEIGHT RESTRICTIONS ON THE LANDSCAPE PLAN AND FOR POSSIBLE ADJUSTMENTS TO CURB RADII BASED ON TURNING TEMPLATE DESIGN RECENTLY PROVIDED”, AND FOR SOLID WASTE SIGNATURE, FINAL PLAT SIGN-OFF, FOR THE APPROVED ALTERNATIVE LANDSCAPING PLAN, AND FOR A NOTE FOR THE WALL HEIGHT TO BE REDUCED ½ FOOT AT THE ENTRY-WAYS.**

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7. **PR-2021-005473** IDO 2019  
**SI-2021-00709** – SITE PLAN

**HUITT ZOLLARS INC. – LARRY MCDONALD** agent for **AARON CARLSON** requests the aforementioned action(s) for all or a portion of: **LOT 24 UNIT 1, LADERA BUSINESS PARK SUBDIVISION** zoned NR-C, located at **7801 LA MORADA PL and UNSER** containing approximately 2.7 acre(s). (H-9) *[Deferred from 6/9/21, 7/28/21, 8/11/21, 8/22/21]*

**PROPERTY OWNERS:** PACIFIC CACTUS, LLC

**REQUEST:** TO DEVELOP AN UNIMPROVED LOT WITHIN THE LADERA BUSINESS PARK

**DEFERRED TO NOVEMBER 17<sup>TH</sup>, 2021.**

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8. [PR-2021-005566](#) IDO 2019  
[SI-2021-01212](#) – SITE PLAN

DEVELOPMENT MANAGING CONSULTANTS agent for RACHEL MATTHEW DEVELOPMENT requests the aforementioned action(s) for all or a portion of: **TRACT A-2, VENTANA RANCH** zoned R-ML, located at **6441 VENTANA NW between IRVING and VENTANA** containing approximately 5.0 acre(s). (B-10) *[Deferred from 8/25/21, 10/6/21]*

**PROPERTY OWNERS:** GERALD & VICTORIA MARTIN, CO-TRUSTEES  
MARTIN RVT

**REQUEST:** SITE PLAN FOR SAMS ACADEMY CHARTER SCHOOL

**DEFERRED TO NOVEMBER 3<sup>RD</sup>, 2021.**

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9. [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, 9/1/21, 9/29/21, 10/20/21]*

**PROPERTY OWNERS:** SIERRA HEALTH SERVICES INC & ETAL

**REQUEST:** CREATE 72 RESIDENTIAL LOTS AND 7 HOA TRACTS FROM ONE EXISTING PARCEL

**DEFERRED TO NOVEMBER 3<sup>RD</sup>, 2021.**

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**MINOR CASES**

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10. **PR-2021-006127** IDO 2020  
**SD-2021-00198 - PRELIMINARY/FINAL  
PLAT**

TIERRA WEST LLC agent for CHRISTOPHER DIJULIO requests the aforementioned action(s) for all or a portion of: TR 2-E AMENDED PLAT OF TRS 2-E & 2-F HAGER INDUSTRIAL PARK NO 1 (A REPL O F TR 2-A & OTHER LAND) and TRACT 2 PLAT OF TRACTS 1 AND 2 LANDS OF LINCOLN STORAGE zoned NR-C, located at 423 WYOMING & 524 VIRGINIA between VIRGINIA ST AND WYOMING BLVD containing approximately 1.8932 acre(s). (L-19)

**PROPERTY OWNERS:** CHRISTOPHER DIJULIO  
**REQUEST:** MINOR SUBDIVISION PRELIMINARY/FINAL PLAT

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 “DRB DETERMINATIONS REGARDING SIDEWALK WIDTH ALONG VIRGINIA AND RIGHT OF WAY WIDTH ALONG WYOMING BLVD” AND TO PLANNING FOR UTILITY COMPANY SIGNATURES, AGIS DXF, AMAFCA SIGNATURE, AND THE PROJECT AND APPLICATIONS NUMBERS ADDED TO THE PLAT.

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11. **PR-2021-006129** IDO 2020  
**SD-2021-00200 - PRELIMINARY/FINAL  
PLAT**

ALDRICH LAND SURVEYING - TIM ALDRICH agent for SEDONA WEST LLC AND MOSSMAN WS 2012 LLC requests the aforementioned action(s) for all or a portion of: A-2-A-A and B-1-A, PLAZA AT PASEO DEL NORTE zoned MX-M, located on EAST SIDE EAGLE RANCH ROAD BETWEEN PARADISE BLVD AND IRVING BLVD containing approximately 13.8983 acre(s). (C-13)

**PROPERTY OWNERS:** SEDONA WEST LLC AND MOSSMAN WS 2012 LLC  
**REQUEST:** TO ADJUST LOT LINE BETWEEN THE 2 TRACTS AND GRANT ABCWUA WATER AND SEWER EASEMENTS

**DEFERRED TO NOVEMBER 10<sup>TH</sup> 2021.**

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12. [PR-2019-002114](#) IDO 2020(for extension)  
**SD-2021-00199 – EXTENSION OF  
INFRASTRUCTURE IMPROVEMENTS  
AGREEMENT**

**H + M DESIGN GROUP** agent for **LA VIDA LLENA** requests the aforementioned action(s) for all or a portion of: **AMENDED PLAT LAND IN SEC 33 T11N R4E LA VIDA LLENA, TRACT A REPLAT OF LOTS 29 & 30 LANDS OF FERRARI-ESQUIEL-PALMER, THE NORTH PORTION OF THE N1/2 SE1/4 NW1/4 SE1/4 SE1/4 EXC PORT OUT TO R/W** zoned R-ML, located on **LAGRIMA DE ORO NE between JUAN TABO NE and MORRIS RD NE** containing approximately 16.89 acre(s). (F-21)

**PROPERTY OWNERS:** LA VIDA LLENA

**REQUEST:** EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT – AWAITING SURVEY DATA FOR CLOSEOUT.

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED A SIX-MONTH EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT.**

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13. [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]*

**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 NOVEMBER 10<sup>TH</sup>, 2021.**

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14. [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*]

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

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

**DEFERRED TO DECEMBER 1<sup>ST</sup>, 2021.**

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15. [PR-2020-003309](#)  
[SD-2021-00209](#) - PRELIMINARY/FINAL  
PLAT  
[SD-2021-00210](#) – VACATION OF PUBLIC  
EASEMENT  
[VA-2021-00377](#) – WAIVER TO IDO  
Sketch plat 7-14-2021

**LEONARD R. AND DEBORAH M. GARCIA** requests the aforementioned action(s) for all or a portion of: **LOT 11-C, BLOCK 1, SLOANS ACRES** zoned R1-D, located on **4224 ESTANCIA DR NW between EVERITT and MILNE** containing approximately 0.5 acre(s). (F-11)

**PROPERTY OWNERS:** LEONARD R. AND DEBORAH M. GARCIA

**REQUEST:** VACATE 10 FOOT UTILITY EASEMENT, RE-PLAT TO REMOVE EASEMENT, WAIVE SIDEWALK REQUIREMENT

**DEFERRED TO NOVEMBER 3<sup>RD</sup>, 2021.**

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16. [PR-2021-005980](#)  
[SD-2021-00201](#) - PRELIMINARY/FINAL  
PLAT  
Sketch plat 9-15-2021

**ANTONIO A. RIVERA** requests the aforementioned action(s) for all or a portion of: **LOTS 13 THRU 16, JOHN BARON BURG PARK ADDITION** zoned R1-A, located at **22<sup>ND</sup> ST NW between ASPEN and I-40** containing approximately 0.3214 acre(s). (H-13)

**PROPERTY OWNERS:** SHAROT SCOTT & HARRIS DALE

**REQUEST:** REPLAT EXISTING FOUR LOTS INTO TWO LOTS, PROPOSED REPLAT WILL ELIMINATE THE CURRENT ENCROACHMENT OF THE EXISTING HOUSE ON ONE OF THE LOTS AND WILL CREATE A SINGLE LOT FOR THE HOUSE.

**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 AGIS DXF FILE AND FOR PROJECT AND APPLICATION NUMBERS ADDED TO THE PLAT.**

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**SKETCH PLAT**



17. [PR-2021-006121](#)  
[PS-2021-00124](#) - SKETCH PLAT

**JEFFREY A. KIDWELL AND MICHELLE L. KIDWELL** requests the aforementioned action(s) for all or a portion of: **LOT 24A OF 24A AND 26A & 23 AND NORTH 20FT. OF 22, BLOCK 7, JASON BARON BURG PARK** zoned R-1A, located at **1022 21<sup>ST</sup> ST NW between ASPEN and I-40** containing approximately .19 acre(s). (H-13)

**PROPERTY OWNERS:** JEFFREY A. KIDWELL AND MICHELLE L. KIDWELL  
**REQUEST:** LOT CONSOLIDATION FOR TWO LOTS INTO ONE LOT

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

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18. [PR-2019-002573](#)  
[PS-2021-00127](#) – SKETCH PLAT

**ISAACSON & ARFMAN, INC.** agent for **LAS VENTANAS NW, INC. (T. SCOTT ASHCRAFT)** requests the aforementioned action(s) for all or a portion of: **LOTS 3 & 4, TRACT 1 BLOCK 17 UNIT 3, NORTH ALBUQUERQUE ACRES** zoned R-D, located on **GLENDAL AVE NE between BARSTOW ST NE and VENTURA ST NE** containing approximately 1.7728 acre(s). (B-20)

**PROPERTY OWNERS:** LAS VENTANAS NW, INC. (T. SCOTT ASHCRAFT)  
**REQUEST:** SKETCH PLAT REVIEW AND COMMENT

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

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19. [PR-2020-004215](#)  
[PS-2021-00123](#) – SKETCH PLAT

**WAYJOHN SURVEYING, INC** agent for **CHERYL ETHRIDGE – ETHRIDGE PROPERTIES LLC** requests the aforementioned action(s) for all or a portion of: **LOT C BLOCK 7, BOYD’S ADDITION** zoned MX-L, located at **6201 MONTGOMERY between SAN PEDRO NE and ROBERTA PL NE** containing approximately 0.5144 acre(s). (F-18)

**PROPERTY OWNERS:** CHERYL ETHRIDGE  
**REQUEST:** SUBDIVIDE 1 LOT INTO 2 LOTS

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

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20. [PR-2019-002042](#)  
PS-2021-00121 – SKETCH PLAT

CSI – CARTESIAN SURVEY'S INC. agent for SOLARE COLLEGIATE FOUNDATION requests the aforementioned action(s) for all or a portion of: **TRACTS 12-B-1-A and 12-B-1-B** zoned MX-M, located at **8801 GIBSON BLVD SW between BARBADOS AVE SW and 98<sup>TH</sup> ST SW** containing approximately 10.9991 acre(s). (M-9)

**PROPERTY OWNERS:** SOLARE COLLEGIATE FOUNDATION

**REQUEST:** SUBDIVIDE EXISTING 2 LOTS INTO 7 TRACTS AND 75 LOTS, VACATE EASEMENTS AND GRANT EASEMENTS.

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

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21. [PR-2021-006130](#)  
PS-2021-00125 – SKETCH PLAT

WAYJOHN SURVEYING INC. agent for FOX PLAZA, LLC requests the aforementioned action(s) for all or a portion of: **LOT 4-B & 4-D** zoned MX-M, located at **201 SAN PEDRO SE between ZUNI RD SE and CENTRAL AVE SE** containing approximately 4.8618 acre(s). (K-18)

**PROPERTY OWNERS:** FOX PLAZA, LLC

**REQUEST:** CREATE ONE LOT FROM 2 EXISTING LOTS

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

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Other Matters - None

Action Sheet Minutes were approved for October 20, 2021

DRB Member Signing Session for Approved Cases

ADJOURNED