



**DEVELOPMENT REVIEW BOARD**

**Agenda**

**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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**NOTE:** INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT ANGELA GOMEZ, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

**NOTE:** DEFERRAL OF CASES WILL BE ANNOUNCED AT THE BEGINNING OF THE AGENDA.

**NOTE:** IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW. PER THE DRB RULES OF PROCEDURE, AN INDEFINITE DEFERRAL REQUIRES A RE-APPLICATION AND REPAYMENT OF ALL APPLICATION FEES.

**NOTE:** CLICK ON THE BLUE HIGHLIGHTED PROJECT # LINK TO ACCESS THE CASE. (Place mouse over hyperlink, right-click, choose "open hyperlink")

- A. Call to Order: 9:00 A.M.**
- B. Changes and/or Additions to the Agenda**
  - a. Motion to amend the rules to allow a virtual meeting because of the public health emergency.**
  - b. Remote Meeting Information:**  
<https://cabq.zoom.us/j/86275634020> (Place mouse over hyperlink, right-click, choose "open hyperlink")  
 By phone +1 669 900 6833 or Find your local number: <https://cabq.zoom.us/u/kevMSmmVSj>

**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 **5900 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

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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 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.

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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

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

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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

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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.

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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

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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

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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
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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
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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
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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.
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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
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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
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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

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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.

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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

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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 **GLENDALE 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

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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

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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.

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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

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Other Matters

Action Sheet Minutes – October 20, 2021

DRB Member Signing Session for Approved Cases

ADJOURN