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

*******************************************************************************

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: DEFFERRAL 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
2. **PR-2021-005746** I DO 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.

---

3. **PR-2020-004284** I DO 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** I DO 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
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

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.

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

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
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

**MINOR CASES**

10. **PR-2021-006127** IDO 2020  
**SD-2021-00198** - PRELIMINARY/FINAL PLAT  
TIERRA WEST LLC agent for CHRISTOPHER DJULIO 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

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
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 REPEAT 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.

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, 8/4/21, 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

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
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

16. **PR-2020-005980**  
**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 **22ND 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.

**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 21ST 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

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
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.

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 98TH 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.

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.

Other Matters

Action Sheet Minutes – October 20, 2021

DRB Member Signing Session for Approved Cases

ADJOURN