



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

January 12, 2022

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-2020-003847
SI-2021-01955 – SITE PLAN

WILL GLEASON, DEKKER/PERICH/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) [Deferred from 12/15/21]

PROPERTY OWNERS: CITY of ALBUQUERQUE
REQUEST: MULTI-FAMILY APARTMENT HOME COMMUNITY

DEFERRED TO JANUARY 19TH, 2022.

2. [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, 12/15/21]*

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 FEBRUARY 2ND, 2022.

3. [PR-2021-006238](#)
SI-2021-01916 - SITE PLAN
SD-2022-00001 – PRELIMINARY/FINAL
PLAT

CONSENSUS PLANNING. agent for TITAN DEVELOPMENT requests the aforementioned action(s) for all or a portion of: **LOTS 15-18, BLOCK 20 UNITS A and B, NORTH ALBUQUERQUE ACRES** zoned **MX-L**, located at **ALAMEDA BLVD between SAN PEDRO AND LOUISIANA BLVD NE and JEFFERSON ST NE** containing approximately **2.77** acre(s). **(C-18)** *[Deferred from 12/8/21]*

PROPERTY OWNERS: SIEGELE, FREDRICK J SUCESSOR SIEGELE IRRVT

REQUEST: SITE PLAN FOR 105 UNIT APARTMENT COMPLEX

DEFERRED TO JANUARY 19TH, 2022.

4.

[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, 12/15/21, 12/5/21, 1/5/22*]

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 9.7ACRE PORTION OF THE SUBJECT PROPERTY (NORTH PORTION)

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 JANUARY 12TH, 2022, THE DRB HAS APPROVED THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO TRANSPORTATION FOR DAYTONA TURN-AROUND EASEMENT AND TO PLANNING FOR SOLID WASTE SIGNATURE AND FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT.

5.

[PR-2021-006070](#)

SI-2021-01888 – 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, 12/15/21, 1/5/22*]

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 9.7ACRE PORTION OF THE SUBJECT PROPERTY (SOUTH PORTION)

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 JANUARY 12TH, 2022, THE DRB HAS APPROVED THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO PLANNING FOR SOLID WASTE SIGNATURE AND FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT.

6. [PR-2021-006070](#)
SD-2021-00240 – PRELIMINARY/FINAL
 PLAT Slope
SD-2021-00245 - VACATION OF PRIVATE
 EASEMENT De-siltation
SD-2021-00246 - VACATION OF PRIVATE
 EASEMENT Drainage
SD-2021-00247 - VACATION OF PRIVATE
 EASEMENT
SD-2021-00249 - VACATION OF PUBLIC
 EASEMENT Anchor
SD-2021-00250 - VACATION OF PUBLIC
 EASEMENT PUE
- CSI – CARTESIAN SURVEY’S INC. agent for 98TH & 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 at **BLUEWATER RD NW** between
94TH ST and **90TH ST** containing approximately **16.1021**
 acre(s). **(K-09)** [Deferred from 12/8/21, 1/5/22]
- PROPERTY OWNERS: 98th & I-40 LAND , LLC
REQUEST: CREATE TWO NEW TRACTS FROM ONE EXISTING TRACT,
 GRANT EASEMENTS, VACATE PUBLIC 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 OF PUBLIC AND PRIVATE EASEMENT AND THE
 PRELIMINARY/ FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO
 PLANNING FOR THE AGIS DXF FILE.**
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7. [PR-2019-002402](#)
SI-2021-002080 – SITE PLAN
- BOWMAN CONSULTING GROUP** requests the
 aforementioned action(s) for all or a portion of: **LOT 12,
 UNIT 5, AVALON SUBDIVISION** zoned **NR-BP**, located on
98TH containing approximately **1.46** acre(s). **(K-9)** [Deferred
 from 1/5/22]
- PROPERTY OWNERS: KEVIN MATTSON-RS BLUEWATER LLC
REQUEST: DRB SITE PLAN FOR DRIVE THRU RESTAURANT
- DEFERRED TO FEBRUARY 9TH, 2022.**
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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, 12/15/21, 1/5/22]
- PROPERTY OWNERS: JC SIX LLC
REQUEST: SITE PLAN APPROVAL REQUEST FOR MULTI-FAMILY
 APARTMENT HOME COMMUNITY
- DEFERRED TO JANUARY 19TH, 2022.**
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9. [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, 12/15/21, 1/5/22]

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.

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 BULK PLAT WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY COMPANY SIGNATURE, THE AGIS DXF FILE AND FOR THE PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE PLAT.

THE PRELIMINARY PLAT IS DEFERRED TO FEBRUARY 2ND, 2022.

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10. [PR-2021-005222](#) IDO 2019
[SI-2021-01237](#) – EPC SITE
PLAN SIGN OFF

TIERRA WEST, LLC agent for **WESTERN HILLS INVESTMENTS LLC** requests the aforementioned action(s) for all or a portion of: **TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C, C4A, SEVEN BAR RANCH** zoned **NR-BP**, located at **3615 HWY 528 between CALLE CUERVO NW and HWY 528** containing approximately 1.99 acre(s). **(A-14)** [Deferred from 8/18/21, 9/15/21, 9/22/21, 10/20/21, 11/10/21, 12/1/21, 1/5/22]

PROPERTY OWNERS: WESTERN HILLS INVESTMENTS LLC

REQUEST: FINAL SIGN OFF OF EPC SITE PLAN

DEFERRED TO JANUARY 19TH, 2022.

MINOR CASES

11. [PR-2019-002309](#)
[SD-2021-00264](#) – FINAL 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 LOTS 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 **15.19** acre(s). **(G-19)**

PROPERTY OWNERS: WYMONT LLC

REQUEST: FINAL PLAT REVIEW

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 UTILITY COMPANY SIGNATURE, AMAFCA SIGNATURE AND FOR PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE PLAT.

12. [PR-2018-001326](#)
[VA-2021-00457](#) – TEMPORARY DEFERRAL OF SIDEWALK

MARK GOODWIN & ASSOCIATES, PA agent for EASTSIDE DEVELOPMENT, INC. requests the aforementioned action(s) for all or a portion of: **TRACT 1-A-1, JUAN TABO HILLS ESTATES** zoned **R-D**, located on **JUAN TABO HILLS BLVD between JUAN TABO HILLS UNIT 1 & 2 and TIJERAS ARROYO** containing approximately **98.4699** acre(s). **(M-21)**

PROPERTY OWNERS: EASTSIDE DEVELOPMENT

REQUEST: 2 YEAR EXTENSION REQUEST FOR JUAN TABO HILLS ESTATES SUBDIVISION SIDEWALK DEFERRAL AGREEMENT

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 TWO-YEAR REQUEST FOR TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT IN THE PLANNING FILE.

13. [PR-2019-002063](#)
[SD-2021-00261](#) – FINAL PLAT

MARK GOODWIN & ASSOCIATES, PA agent for BOKAY CONSTRUCTION, INC. requests the aforementioned action(s) for all or a portion of: **LOT 1-PA THRU 31-P1, SAGE RANCH** zoned **R-T**, located on **SAGE RANCH COURT between SAGE RANCH RD and BENAVIDEZ RD** containing approximately **3.7742** acre(s). **(M-9)** *[Deferred from 1/5/22]*

PROPERTY OWNERS: WESTWAY HOMES

REQUEST: FINAL PLAT APPROVAL FOR SAGE RANCH SUBDIVISION

DEFERRED TO JANUARY 19TH, 2022.

14.

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/ 10/20/21, 11/10/21,
11/17/21,12/1/21, 12/8/21, 12/15/21, 1/5/22]*

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

**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
THE WATER AUTHORITY FOR THE EXECUTION AND RECORDING
OF THE ENCROACHMENT AGREEMENT AS DISCUSSED, AND TO
PLANNING FOR UTILITY COMPANY SIGNATURE.**

SKETCH PLAT

15. **PR-2021-005744**
PS-2021-00161– SKETCH PLAT

COMMUNITY SCIENCES CORPORATION agent for **JOHN E.
FARROW & STEPHANIE A. FARROW** requests the
aforementioned action(s) for all or a portion of: **94-A-1-A-1,
MRGCD MAP 34, PORTION OF TRACT A LOT 6, FRANCELLA
TOWNHOUSES** zoned **RA**, located at **2400 MEADOWVIEW,
between MATTHEW NW and MEADOWVIEW NW**
containing approximately **1.7632** acre(s). **(G-13)**

PROPERTY OWNERS: JOHN AND STEPHANIE FARROW
REQUEST: REPLAT TWO EXISTING LOTS INTO 2 NEW LOTS

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

16. [PR-2021-006379](#)
PS-2021-00164 – SKETCH PLAT

ISAACSON & ARFMAN, INC. agent for AZTEC VILLAGE LIMITED PARTNERSHIP requests the aforementioned action(s) for all or a portion of: **LOTS 7 THRU 12, BLOCK 44, HUNING HIGHLAND** zoned **MX-L**, located at **HIGH STREET NE, BETWEEN CENTRAL AVE AND COPPER AVE** containing approximately **0.9787** acre(s). **(K-1)**

PROPERTY OWNERS: AZTEC VILLAGE LIMITED PARTNERSHIP
REQUEST: SKETCH PLAT REVIEW AND COMMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

17. [PR-2021-006378](#)
PS-2021-00163 – SKETCH PLAT

PHILLIP ZAMORA/SAMMY TORREZ requests the aforementioned action(s) for all or a portion of: **PUBLIC ROW AT 7518 EDITH**, located on **EDITH BLVD between OSUNA and PASEO DEL NORTE** containing approximately **0.722** acre(s). **(D-16)**

PROPERTY OWNERS: PHILLIP ZAMORA AND SAMMY TORREZ
REQUEST: TO OBTAIN ACCESS EASEMENT THROUGHT 7518 EDITH PUBLIC RIGHT OF WAY 61 TO 7514 EDITH EAST OF ALAMEDA LATERAL

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

18. [PR-2019-002916](#)
PS-2021-00165 – SKETCH PLAT

THE GROUP/RON HENSLEY agent for CLEARBROOK INVESTMENTS INC. requests the aforementioned action(s) for all or a portion of: **LOTS 11 & 12, UNIT 3 TRACT 3, NORTH ALBUQUERQUE ACRES** zoned **C-20**, located at **8900 OAKLAND AVE NE between BARSTOW and VENTURA** containing approximately **1.7** acre(s). **(C-20)**

PROPERTY OWNERS: CLEARBROOK INVESTMENTS
REQUEST: CREATE 4 LOTS FROM EXISTING 2 LOTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

19. [PR-2021-006381](#)
PS-2019-00166 – SKETCH PLAT

ARNIE AND PATRICIA MANCHA request the aforementioned action(s) for all or a portion of: **LOTS 9 & 10, BLOCK 1, HOSHOR ADDITION** zoned **R-1B**, located at **101 HOSHOR AVE, between WILLIAM ST and AT&SF RAILROAD TRACK** containing approximately **.31** acre(s).
(L-14)

PROPERTY OWNERS: ARNIE AND PATRICIA MANCHA RAYMOND TORREZ

REQUEST: LOT CONSOLIDATION

SKETCH PLAT COMMENTS WERE PROVIDED TO THE APPLICANT.

Other Matters - None

Action Sheet Minutes were approved for January 5th, 2021

DRB Member Signing Session for Approved Cases

ADJOURNED