DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING
January 19, 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

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MAJOR CASES AND ASSOCIATED MINORS

1. **PR-2018-001284**
   **SI-2021-01962** – SITE PLAN AMENDMENT
   **VA-2021-00458** – SIDEWALK WIDTH WAIVER

   CONSENSUS PLANNING, INC. agent for LEGACY DEVELOPMENT & MANAGEMENT, LLC requests the aforementioned action(s) for all or a portion of: A-2-A-1-A and A-2-A-2-A; A-2 and 2A, BLOCK F, PARK SQUARE; BEVERLY-WOOD ADDITION zoned MX-H, located on 6500 AMERICAS PARKWAY, 6400 INDIAN SCHOOL RD between INDIAN SCHOOL RD and LOUISIANA BLVD NE containing approximately 5.0 acre(s). (J-18)
   [Deferred from 12/15/21, 1/5/22]

   **PROPERTY OWNERS**: LEGACY MUP LLC; KLG 18 LLC; KLG 29 LLC
   **REQUEST**: ADD ADDITIONAL PROPERTY TO SITE PLAN DRB FOR DEVELOPMENT OF A PARKING LOT

   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 WIDTH WAIVER AND THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO THE WATER AUTHORITY FOR AN UPDATED UTILITY PLAN AS DISCUSSED, AND TO PLANNING FOR MINOR PARKING LABELING, BARRIER PROTECTION OF STRUCTURAL COLUMNS AND FOR TREE LIST RESOLUTION AS INDICATED BY PARKS AND RECREATION.
CSI – CARTESIAN SURVEYS, INC. agent for LEGACY HOSPITALITY requests the aforementioned action(s) for all or a portion of: TRACT 2-A and A-2; TRACT A-2-A-2-A, BEVERLY-WOOD ADDITION; PARK SQUARE zoned MX-H, located at 6500 AMERICAS PARKWAY NE between INDIAN SCHOOL RD and I-40 containing approximately 3.3866 acre(s). (J-18)

PROPERTY OWNERS: LEGACY HOSPITALITY
REQUEST: CREATE ONE NEW TRACT FROM THREE EXISTING TRACTS, VACATE EASEMENTS AND GRANT EASEMENTS AS SHOWN ON PLAT


MAJOR CASES
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, 1/12/22]

**PROPERTY OWNERS:** SIEGELE, FREDRICK J SUCCESSOR SIEGELE IRRVT  
**REQUEST:** SITE PLAN FOR 105 UNIT APARTMENT COMPLEX

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 PAYMENT OF PRO-RATA, AND TO PLANNING FOR FINAL SIGN-OFF.

4. PR-2018-001579  IDO 2019
   SI-2021-00304 – SITE PLAN
   SI-2021-00305 – SITE PLAN
   AMENDMENT

   MODULUS ARCHITECTS INC.  C/O ANGELA
   WILLIAMSON agent for WINROCK PARTNERS LLC requests
   the aforementioned action(s) for all or a portion of:
   PARCEL Z FINAL PLAT  PARCEL Z AND TRACTS A, D, E,
   F-1, G & H, zoned MX-H, located at 2100 LOUISIANA
   BLVD NW between INDIAN SCHOOL and I-40 containing
   approximately 28.8654 acre(s). (J-19) [Deferred from 3/31/21,
   4/28/21, 5/26/21, 6/30/21, 7/14/21, 7/21/21, 7/28/21,
   8/11/21, 8/25/21, 9/22/21, 11/10/21, 12/15/21, 1/5/22]

   PROPERTY OWNERS: WINROCK PARTNERS LLC
   REQUEST: SITE PLAN FOR NEW PARK CONCEPT TO INCLUDE WATER
   FEATURES, 2 INTERNAL PAD SITES FOR FUTURE USERS, 2 BUILDINGS
   ALONG DILLARDS. PARK INCLUDES KIDS PLAYING AREA, PATHS AND
   BRIDGES.

   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 19, 2022, THE DRB HAS
   APPROVED THE SITE PLANS WITH A FINDING TO BE ADDED TO
   THE NOTICE OF DECISION INDICATING THAT THE IRRIGATION
   AND CONSTRUCTION PLANS SHALL BE PROVIDED TO THE PARKS
   AND RECREATION DEPARTMENT UPON COMPLETION. FINAL
   SIGN-OFF IS DELEGATED TO TRANSPORTATION FOR THE
   ADDITION OF BOLD NOTES ON THE SITE PLANS INDICATING
   WHAT MUST BE COMPLETED AS PART OF THE WORK ORDER,
   AND FOR THE INCLUSION OF THE MISSING CIVIL DETAIL SHEET
   WITH THE ADDED SIDEWALK DETAILS, AND TO PLANNING FOR
   THE SOLID WASTE SIGNATURE, THE PROJECT AND APPLICATION
   NUMBERS TO BE ADDED TO THE SITE PLANS, AND FOR THE
   RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT.

5. PR-2021-006336
   SI-2021-02091 – SITE PLAN

   TIERRA WEST, LLC - VINCE CARRICA agent for DENNIS
   ROMERO requests the aforementioned action(s) for all or
   a portion of: LOT 1, BLOCK 3 TOWN OF ATRISCO
   GRANT zoned NR-BP, located on 10320 CENTRAL AVE SW
   between CENTRAL AVE and SUNSET GARDENS containing
   approximately 4.0 acre(s). (L-08) [Deferred from 1/5/22]

   PROPERTY OWNERS: DENNIS ROMERO
   REQUEST: DRB SITE PLAN FOR SELF STORAGE FACILITY

   DEFERRED TO JANUARY 26TH, 2022.
6. **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, 1/12/22]

**PROPERTY OWNERS:** WESTERN HILLS INVESTMENTS LLC  
**REQUEST:** FINAL SIGN OFF OF EPC SITE PLAN  
**DEFERRED TO JANUARY 26TH, 2022.**

7. **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 FITGERALD 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, 1/12/22]

**PROPERTY OWNERS:** CITY of ALBUQUERQUE  
**REQUEST:** MULTI-FAMILY APARTMENT HOME COMMUNITY  
**DEFERRED TO JANUARY 26TH, 2022.**

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, 1/19/22]

**PROPERTY OWNERS:** JC SIX LLC  
**REQUEST:** SITE PLAN APPROVAL REQUEST FOR MULTI-FAMILY APARTMENT HOME COMMUNITY  
**DEFERRED TO FEBRUARY 2ND, 2022.**
9. **PR-2019-002738**  
**SD-2021-00018** - PRELIMINARY/FINAL PLAT  
*(Sketch Plat 10/14/20)*  
ARCH + PLAN LAND USE CONSULTANTS agent(s) for McDONALD’S REAL ESTATE COMPANY request the aforementioned action(s) for all or a portion of: LOTS A & B BLOCK 101, BEL AIR SUBDIVISION, zoned MX-M, located at 5900 MENAUL BLVD NE, containing approximately 0.9457 acre(s). *(H-18)* [Deferred from 2/3/21, 2/24/21, 3/17/21, 4/28/21, 5/19/21, 6/23/21, 7/28/21, 9/1/21, 10/6/21, 11/10/21, 12/1/21, 12/15/21, 1/5/22]  

**PROPERTY OWNERS**: MCDONALDS REAL ESTATE COMPANY  
**REQUEST**: LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT  


10. **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 1/5/2, 1/12/22]  

**PROPERTY OWNERS**: WESTWAY HOMES  
**REQUEST**: FINAL PLAT APPROVAL FOR SAGE RANCH SUBDIVISION  

DEFERRED TO FEBRUARY 9TH, 2022.

**MINOR CASES**

11. **PR-2021-006258**  
**SD-2022-00005** – PRELIMINARY/FINAL PLAT  
CSI – CARTESIAN SURVEYS, INC. agent for BRUNACINI DEVELOPMENT LTD CO. requests the aforementioned action(s) for all or a portion of: TRACT A-1-A, A-2-A, UNIT 2, JOURNAL CENTER PHASE 2 zoned NR-BP, located on RUTLEDGE ST NE between RUTLEDGE RD NE and BARTLETT ST NE containing approximately 4.7483 acre(s). *(D-16 & D-17)*  

**PROPERTY OWNERS**: BRUNACINI DEVELOPMENT LTD CO.  
**REQUEST**: CREATE ONE NEW TRACT FROM TWO EXISTING PORTIONS OF TRACTS  

DEFERRED TO FEBRUARY 2ND, 2022.
12. **PR-2021-006259**  
**SD-2022-00002** – PRELIMINARY/FINAL PLAT  
**SD-2022-00006** – VACATION OF PRIVATE EASEMENT

CSI – CARTESIAN SURVEYS, INC. agent for GUARDIAN AIRPORT PARKING, LLC requests the aforementioned action(s) for all or a portion of: LOT 4-A AND 5 THRU 12, BLOCK 5, CLAYTON HEIGHTS zoned MX-M, located at 1713 YALE BLVD SE between ROSS AVE SE and ANDERSON AVE SE containing approximately 1.7568 acre(s). (L-15)

**PROPERTY OWNERS:** GUARDIAN AIRPORT PARKING  
**REQUEST:** CREATE ONE NEW TRACT FROM 9 EXISTING LOTS BY LOT LINE ELIMINATION, DEDICATION OF ADDITIONAL RIGHT-OF-WAY TO ROSS AVE SE, AND AN ADMINISTRATIVE DECISION REGARDING DEFICIENT WIDTH OF YALE BLVD SE 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 A FINDING ON THE NOTICE OF DECISION THAT THE FENCING ALONG YALE BLVD SHALL BE RELOCATED AS PART OF FUTURE BUILDING PERMIT ACTION WITH A ONE YEAR TIME LINE FROM TODAY’S DATE, OTHERWISE A REVOCABLE PERMIT SHALL BE CONSIDERED. FINAL SIGN OFF IS DELEGATED TO TRANSPORTATION FOR THE VERIFICATION OF SIDEWALK INFRASTRUCTURE TO BE IN PLACE FOR A MINIMUM 4 FOOT PATH AROUND OBSTRUCTIONS ALONG BOTH ROADS, AND TO PLANNING FOR THE PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE PLAT, UTILITY COMPANY SIGNATURE, THE AGIS DXF FILE, AND FOR THE ADDITION OF A NOTE TO BE ADDED TO THE PLAT REGARDING APPROVAL OF THE STAFF DETERMINATION ON THE YALE BLVD RIGHT-OF-WAY.

**SKETCH PLAT**

13. **PR-2022-006469**  
**PS-2022-00002** – SKETCH PLAT

CSI – CARTESIAN SURVEYS, INC. agent for VMD, LLC – C/O VICTOR LARRANAGA requests the aforementioned action(s) for all or a portion of: MRGCD MAP 44 zoned NR-LM, located at 3024 BROADWAY BLVD SE between WOODWARD RD SE and WESMECO DR SE containing approximately 1.5 acre(s). (M-14)

**PROPERTY OWNERS:** VMD, LLC/VICTOR LARRANGA  
**REQUEST:** LOT LINE ADJUSTMENT TO CREATE TWO NEW TRACTS FROM TWO EXISTING TRACTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

Other Matters – None

Action Sheet Minutes were approved for January 12, 2022.
DRB Member Signing Session for Approved Cases

ADJOURNED