



**DEVELOPMENT REVIEW BOARD**

**Action Sheet Minutes**

**ONLINE ZOOM MEETING**

**January 5<sup>th</sup>, 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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**APPROVAL OF ACTION SHEET MINUTES – DECEMBER 3, 2021**

Action Sheet Minutes for December 3<sup>rd</sup> were approved.

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**MAJOR CASES AND ASSOCIATED MINORS**

- [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*]

**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 9.7 ACRE PORTION OF THE SUBJECT PROPERTY (NORTH PORTION)

**DEFERRED TO JANUARY 12<sup>TH</sup>, 2022.**
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2.

[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]

**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 9.7 ACRE PORTION OF THE SUBJECT PROPERTY (SOUTH PORTION)

**DEFERRED TO JANUARY 12<sup>TH</sup>, 2022.**

3.

[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 **98<sup>TH</sup> & 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 94<sup>TH</sup> ST and 90<sup>TH</sup> ST** containing approximately **16.1021** acre(s). **(K-09)** [Deferred from 12/8/21]

**PROPERTY OWNERS:** 98<sup>th</sup> & I-40 LAND , LLC

**REQUEST:** CREATE TWO NEW TRACTS FROM ONE EXISTING TRACT, GRANT EASEMENTS, VACATE PUBLIC EASEMENTS

**DEFERRED TO JANUARY 12<sup>TH</sup>, 2022.**

**MAJOR CASES**

4.

[PR-2021-004968](#)

SD-2021-00260 – PRELIMINARY PLAT

VA-2021-00453 – WAIVER TO STREET FACING REAR YARD

VA-2021-00455 – TEMPORARY DEFERRAL OF SIDEWALK

VA-2021-00452 – SIDEWALK WAIVER

VA-2021-00454 – WAIVER TO BLOCK LENGTH

Sketch plat 1-27-2021

**BOHANNAN HUSTON, INC.** agent for **ELK HAVEN** requests the aforementioned action(s) for all or a portion of: **TRACT B-1 & B-2, LA CUENTISTA SUBDIVISION** zoned **R-ML**, located on **ROSA PARKS RD NW between UNSER BLVD NW and KIMMICK DR NW** containing approximately **59.0** acre(s). **(C-10)**

**PROPERTY OWNERS:** ELK HAVEN LLC

**REQUEST:** PRELIMINARY PLAT AND ASSOCIATED WAIVER

**DEFERRED TO FEBRUARY 9<sup>TH</sup>, 2022.**

5.

[PR-2021-005573](#) IDO 2020  
SD-2021-00171 – PRELIMINARY PLAT  
SD-2021-00172 – VACATION OF PUBLIC EASEMENT-22' Public Pedestrian Access  
SD-2021-00174 – VACATION OF PUBLIC EASEMENT-10' PUE  
SD-2021-00175 – VACATION OF PUBLIC EASEMENT-30' Public Waterline  
SD-2021-00176 - VACATION OF PUBLIC EASEMENT-40' PNM  
SD-2021-00177 - VACATION OF PUBLIC EASEMENT-Pedestrian Access and Drainage  
SD-2021-00178 - VACATION OF PRIVATE EASEMENT-Private Drainage  
SD-2021-00179 - VACATION OF PUBLIC EASEMENT-Public Waterline - studio  
SD-2021-00180 - VACATION OF PRIVATE EASEMENT-Private access- ABCWUA  
SD-2021-00181 - VACATION OF PRIVATE -EASEMENT- Private access- ABCWUA

BOHANNAN HUSTON INC. agent for NETFLIX STUDIOS, LLC, KENNETH FALCON requests the aforementioned action(s) for all or a portion of: TRACTS 22-A,22-B,22-C, 26, N, O, Q- 1, Q- 2, Q-3, OS-7, R, 17, A-1-A-6, MESA DEL SOL INNOVATION PARK I & II zoned PC, located on 5650 UNIVERSITY BLVD SE containing approximately 162.78 acre(s). (R-16) [Deferred from 9/29/21, 10/20/21, 11/3/21, 11/17/21, 12/1/21]

**PROPERTY OWNERS:** CITY OF ALBUQUERQUE, MDS INVESTMENTS  
**REQUEST:** PRELIMINARY PLAT, VACATIONS OF PRIVATE EASEMENT, VACATIONS OF PUBLIC EASEMENT

DEFERRED TO JANUARY 26<sup>TH</sup>, 2022.

6.

[PR-2021-005573](#) IDO 2020  
[SI-2021-01482](#) – SITE PLAN

DEKKER/PERICH/SABATINI – WILL GLEASON agent for NETFLIX STUDIOS, LLC, KENNETH FALCON requests the aforementioned action(s) for all or a portion of: TRACTS 22-A, 22-B,22-C, 26, N, O, Q-1, Q-2, Q-3, OS-7, R, 17, A-1-A-6, MESA DEL SOL INNOVATION PARK I & II zoned PC, located on UNIVERSITY BLVD between EASTMAN CROSSING and MESA DEL SOL containing approximately 162.784 acre(s). (R-16) [Deferred from 9/29/21, 10/20/21, 11/3/21, 11/17/21, 12/1/21]

**PROPERTY OWNERS:** CITY OF ALBUQUERQUE, MDS INVESTMENTS  
**REQUEST:** AN APPROXIMATELY 117.53 ACRE EXPANSION OF THE EXSITING ALBUQUERQUE STUDIOS CAMPUS INCLUDING A NEW PRODUCITON OFFICE, MILL BUILDING AND PRODUCTION SUPPORT SPACES.

DEFERRED TO JANUARY 26<sup>TH</sup>, 2022.

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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**)
- PROPERTY OWNERS:** KEVIN MATTSON-RS BLUEWATER LLC  
**REQUEST:** DRB SITE PLAN FOR DRIVE THRU RESTAURANT
- DEFERRED TO JANUARY 12<sup>TH</sup>, 2022.**
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8. [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**)
- PROPERTY OWNERS:** DENNIS ROMERO  
**REQUEST:** DRB SITE PLAN FOR SELF STORAGE FACILITY
- DEFERRED TO JANUARY 19<sup>TH</sup>, 2022.**
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9. [PR-2021-005222](#) IDO 2019  
[SI-2021-01237](#) – EPC SITE  
PLANSIGN 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 **3615HWY 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*]
- PROPERTY OWNERS:** WESTERN HILLS INVESTMENTS LLC  
**REQUEST:** FINAL SIGN OFF OF EPC SITE PLAN
- DEFERRED TO JANUARY 12<sup>TH</sup>, 2022.**
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10.

**PR-2021-005414** IDO 2019  
**SI-2021-01031** – SITE PLAN  
**SD-2021-00136** – PRELIMINARY PLAT  
**SD-2021-00137** – VACATION OF PUBLIC EASEMENT 90' Drainage  
**SD-2021-00138** – VACATION OF PUBLIC EASEMENT 10' Utility  
**SD-2021-00139** – VACATION OF PRIVATE EASEMENT 40' x 30' Access

Sketch plat 5-12-2021

TIERRA WEST, LLC agent for LA MAME LLC requests the aforementioned action(s) for all or a portion of: **TRACT F-4- A PLAT OF TRACTS F-3-A, F-4-A & F-6-A, ATRISCO BUSINESS PARK UNIT 3** zoned MX-M, located at **441 & 457 COORS BLVD NW between COORS BLVD NW and BLUEWATER RD NW** containing approximately 8.94 acre(s). **(J-10)** [Deferred from 8/4/21, 8/25/21, 9/15/21, 10/20/21, 11/3/21, 11/17/21, 12/1/21, 12/8/21]

**PROPERTY OWNERS:** LA MAME, LLC

**REQUEST:** DRB SITE PLAN, PRELIMINARY PLAT, VACATION ACTIONS

**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 5<sup>TH</sup>, 2022, THE DRB HAS APPROVED THE PRELIMINARY PLAT AND VACATIONS OF PUBLIC AND PRIVATE EASEMENTS WITH A FINDING AS INDICATED BY TRANSPORTATION THAT A HARD COPY OF THE EXECUTED SHARED ACCESS AGREEMENT MUST BE PROVIDED.**

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE SITE PLAN WAS APPROVED WITH DELEGATION TO TRANSPORTATION FOR CLARIFICATION OF THE 6 FT. ADA PATHWAYS AND FOR A HARD COPY OF THE SHARED ACCESS AGREEMENT, AND TO PLANNING FOR FINAL PLAT APPROVAL.**

11.

**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]

**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

**DEFERRED TO JANUARY 19<sup>TH</sup>, 2021.**

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12. [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, 6/23/21, 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]*
- 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.
- DEFERRED TO JANUARY 19<sup>TH</sup>, 2022.**
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13. [PR-2020-004138](#) IDO 2019  
[SD-2021-00151](#) – PRELIMINARY PLAT  
Sketch plat 3-10-2021
- HUITT-ZOLLARS INC. – SCOTT EDDINGS** agent for **QUESTA DEL ORO, LLC – TIM MCNANEY** requests the aforementioned action(s) for all or a portion of: **TRACT 3 & A-1-A-4, MESA DEL SOL INNOVATION PARK** zoned **PC**, located between **SAGAN LOOP and DE KOONING LOOP** containing approximately **22.0366** acre(s). **(R-15)** *{Deferred from 8/11/21, 9/15/21, 9/29/21, 10/20/21, 11/3/21, 11/17/21, 12/15/21}*
- PROPERTY OWNERS:** QUESTA DEL ORO LLC / MDS INVESTMENTS  
**REQUEST:** SINGLE FAMILY RESIDENTIAL SUBDIVISION ON TRACT A-1-A-3. TRACT A-1-A-4 SPLIT FOR EXTENSION OF DEIKENBORN DRIVE
- DEFERRED TO JANUARY 26<sup>TH</sup>, 2022.**
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14. [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]*
- PROPERTY OWNERS:** JC SIX LLC  
**REQUEST:** SITE PLAN APPROVAL REQUEST FOR MULTI-FAMILY APARTMENT HOME COMMUNITY
- DEFERRED TO JANUARY 12<sup>TH</sup>, 2022.**
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15. [PR-2021-005864](#) IDO 2019  
[SD-2021-00212](#) – PRELIMINARY PLAT
- CSI – CARTESIAN SURVEYS, INC. agent for RED SKY HOLDINGS requests the aforementioned action(s) for all or a portion of: **LOT 12 UNIT 5, AVALON SUBDIVISION** zoned NR-BP, located on **EAST SIDE OF 98<sup>TH</sup> ST NW, BETWEEN BLUEWATER RD NW and VOLCANO RD NW** containing approximately **11.0954** acre(s). **(K-09)** *[Deferred from 11/17/21, 12/8/21, 12/15/21]*
- PROPERTY OWNERS:** MAJEC, LLC  
**REQUEST:** TO CREATE 6 TRACTS FROM ONE EXISTING TRACT BY SUBDIVISION, GRANT EASEMENT AND ADDITIONAL RIGHT OF WAY
- IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO AND WITH THE SIGNING OF THE INFRA-STRUCTURE LIST ON JANUARY 5<sup>TH</sup>, 2022, THE DRB HAS APPROVED PRELIMINARY PLAT WITH A FINDING AS INDICATED BY PARKS THAT A MAINTENANCE NOTE SHALL BE ADDED TO THE PLAT AS DISCUSSED, AND A 5 FOOT BUFFER SHALL BE PROVIDED BETWEEN THE CURB AND THE TRAIL EDGE.**
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16. [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]*
- 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.
- DEFERRED TO JANUARY 12<sup>TH</sup>, 2022.**
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17. [PR-2018-001398](#)  
[SD-2021-00242](#) – PRELIMINARY PLAT  
[VA-2021-00447](#)– SIDEWALK WAIVER  
[SD-2021-01966](#) – EPC FINAL SITE PLAN SIGN OFF
- JAG PLANNING & ZONING – JUANITA GARCIA agent for DARRYL CHITWOOD – ECO GREEN BUILDING requests the aforementioned action(s) for all or a portion of: **TRACT B, LANDS OF ELLA G. ROSSITER** zoned PD, located on **704 GRIEGOS RD NW between 7<sup>TH</sup> ST NW and 9<sup>th</sup> ST NW** containing approximately **0.75** acre(s). **(F-14)** *[Deferred from 12/15/21]*
- PROPERTY OWNERS:** DARRYL CHITWOOD  
**REQUEST:** PRELIMINARY PLAT, SIDEWALK WAIVER
- DEFERRED TO JANUARY 26<sup>TH</sup>, 2022.**
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**MINOR CASES**

18. [PR-2021-003661](#)  
[SD-2021-00256](#) – FINAL PLAT

RON HENSLEY/THE GROUP agent for CLEARBRROK INVESTMENTS, INC. requests the aforementioned action(s) for all or a portion of: **LOT 31, TRACT 1, BLOCK 16 UNIT 3, NORTH ALBUQUERQUE ACRES** zoned **R-1D**, located at **8321 GLENDALE between BARSTOW and VENTURA** containing approximately **0.8864** acre(s). **(B-20)**

**PROPERTY OWNERS:** CLEARBROOK INVESTMENTS  
**REQUEST:** FINAL PLAT OF SUBDIVISION OF LOT INTO 2 LOTS

**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 AMAFCA SIGNATURE AND FOR THE CORRECTED APPLICATION NUMBER TO BE ADDED TO THE PLAT.**

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19. [PR-2020-003658](#)  
[SD-2021-00257](#) – EXTENSION OF  
INFRASTRUCTURE  
IMPROVEMENTSAGREEMENT

ISAACSON & ARFMAN, INC. – FRED ARFMAN agent for CRP-GREP OVERTURE ANDALUCIA OWNER, LLC (NIC WHITTAKER) requests the aforementioned action(s) for all or a portion of: **TRACT 4-A, NORTH ANDALUCIA AT LA LUZ** zoned **PD**, located at **5301 ANTEQUERA RD NW between BOSQUE SCHOOL RD NW and MIRANDELA ST NW** containing approximately **7.7061** acre(s). **(E-12)**

**PROPERTY OWNERS:** CRP-GREP OVERTURE ANDALUCIA OWNER, LLC (NIC WHITTAKER)  
**REQUEST:** APPROVAL OF EXTENSION OF INFRASTRUCTURE IMPROVEMENTS 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 A NINE MONTH EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT.**

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20. [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)**
- PROPERTY OWNERS:** WESTWAY HOMES  
**REQUEST:** FINAL PLAT APPROVAL FOR SAGE RANCH SUBDIVISION
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- DEFERRED TO JANUARY 12<sup>TH</sup>, 2022.
21. [PR-2021-005009](#) IDO 2019  
[SD-2021-00091](#) –  
PRELIMINARY/FINAL PLAT
- WAYJOHN SURVEYING INC. agent(s) for BLAKES LOTA BURGER LLC request(s) the aforementioned action(s) for all or a portion of **PARCELS 6 THRU 10, ATRISCO BUSINESS PARK** zoned **MX-M**, located at **NE Corner of COORS BLVD and FORTUNA ROAD**, containing approximately **1.3523** acre(s). **(J-10)** [Deferred from 5/19/21, 7/14/21, 8/4/21, 8/18/21, 10/20/21, 12/1/21]
- PROPERTY OWNERS:** BLAKE'S LOTABURGER  
**REQUEST:** COMBINE 5 LOTS INTO ONE LOT
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- DEFERRED TO FEBRUARY 2<sup>ND</sup>, 2022.
22. [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]
- PROPERTY OWNERS:** MCDONALDS REAL ESTATE COMPANY  
**REQUEST:** LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT
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- DEFERRED TO JANUARY 19<sup>TH</sup>, 2022.

23. [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]*

**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 JANUARY 12<sup>TH</sup>, 2022.**

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### SKETCH PLAT

24. [PR-2021-006337](#)  
[PS-2021-00158](#) – SKETCH PLAT

**NEW MEXICO DEPARTMENT OF TRANSPORTATION**  
NEW MEXICO STATE HIGHWAY DEPARTMENT TRACT OF  
NORTHALBUQUERQUE ACRES TRACT 'A' UNIT ' **(D-18)**

**PROPERTY OWNERS:** NMDOT  
**REQUEST:** DIVIDE 0.68 ACRES OUT OF EXISTING CAMPUS AT 7500 PAN  
AMERICAN FWY TO BE TRANSFERRED TO GENERAL SERVICES  
DEPARTMENT FOR CONTINUED USE AND PROPOSED EXPANSIONS BY  
THE RADIO COMMUNICATIONS BUREAU

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

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25. [PR-2021-006350](#)  
[PS-2021-00159](#) – SKETCH PLAT

**ISAACSON & ARFMAN, INC.** agent for **STARQUEST RED  
ROCK** requests the aforementioned action(s) for all or a  
portion of: **TRACT 3-A-2 & PORTION OF TRACT 3-B-2,  
BLOCK 2, INDIAN RIDGE SUBDIVISION** zoned **MX-L**, located  
at **11930 MENAUL BLVD NE on MENAUL BLVD NE WEST OF  
CHELWOOD PARK BLVD NE** containing approximately **1.94**  
acre(s). **(H-22)**

**PROPERTY OWNERS:** MARTIN STEWART LEE & JEANNETTE ELLEN  
**REQUEST:** CONSOLIDATE A PORTION OF AN ADJACENT SITE INTO THE  
SUBJECT PROPERTY

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

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26.

[PR-2021-006360](#)

PS-2021-00160 – SKETCH PLAT

**DYNAMIC CONSTRUCTION AND TECHNOLOGY LLC** requests the aforementioned action(s) for all or a portion of: **LOT 7 AND THE NORTH ½ OF LOT 8, BLOCK 4, SUNSHINE ADDITION** zoned **R-1A**, located at **1909 HIGH ST between SMITH AVE SE and ANDERSON AVE SE** containing approximately **0.122** acre(s). **(L-14)**

**PROPERTY OWNERS:** BRENDA ARROYO

**REQUEST:** ERADICATE PROPERTY LINE BETWEEN LOTS 7 & 8, BLOCK 4 OF THE SUNSHINE ADDITION

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

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27.

[PR-2021-006366](#)

PS-2021-00162 – SKETCH PLAT

**CSI - CARTESIAN SURVEYS, INC.** agent for **7B BUILDING AND DEVELOPMENT/VIA REAL ESTATE** requests the aforementioned action(s) for all or a portion of: **LOT 1 TRACT 112-A-2 BLOCK 2, DOUGLAS MACARTHUR SUBDIVISION** zoned **MX-M**, located at **5307 4<sup>TH</sup> ST NW between 4<sup>TH</sup> ST NW and DOUGLAS MACARTHUR RD NW** containing approximately **1.4319** acre(s). **(F-14)**

**PROPERTY OWNERS:** MARTINEZ PROPERTY HOLDINGS, LLC

**REQUEST:** LOT LINE ADJUSTMENT BETWEEN TWO EXISTING PARCELS TO CREATE TWO NEW TRACTS, GRANT EASEMENTS

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

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Other Matters - None

Action Sheet Minutes were approved for December 15<sup>th</sup>, 2021

DRB Member Signing Session for Approved Cases

ADJOURN