



DEVELOPMENT REVIEW BOARD  
Action Sheet Minutes  
ONLINE ZOOM MEETING

**October 19, 2022**

Jolene Wolfley..... DRB Chair  
Ernest Armijo..... Transportation  
André Houle..... Water Authority  
Shahab Biazar.....Hydrology  
Concetta Trujillo.....Code Enforcement  
Cheryl Somerfeldt.....Parks and Rec

*Angela Gomez ~ DRB Administrative Assistant*

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**MAJOR CASES**

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1. [PR-2022-007664](#)  
[SI-2022-001770](#) –SITE PLAN  
*IDO - 2021*

**LUXELOCKER** requests the aforementioned action(s) for all or a portion of: **T 28-A-2 PLAT OF LTS 28-A-1 & 28-A-2 BLK 5 TR A UNIT BNORTH ALBUQ ACRES (BEING A REPL OF LT 28-A BLK 5 TR A UNIT B NORTH ALBUQUERQUE ACRES) CONT .9789 AC & LOTS 4 – 7 NORTH ALBUQUERQUE ACRES** zoned **NR-LM**, located on **BEVERLEY AVE NE** between **SAN MATEO BLVD NE** and **PAN AMERICAN FRWY NE** containing approximately **4.5 acre(s)**. **(B-18)**

**PROPERTY OWNERS:** BRAVO LAND INVESTORS, LLC  
**REQUEST:** FULLY ENCLOSED LUXURY RV AND BOAT STORAGE PROJECT

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

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2. [PR-2022-006939](#)  
SI-2022-001744 –SITE PLAN  
AMENDMENT  
VA-2022-00271 –SIDEWALK WAIVER  
SKETCH PLAT 5-11-22  
IDO - 2021

INDUSTRIAL ALLY, INC. agent for AMERICAN GYPSUM COMPANY, LLC requests the aforementioned action(s) for all or a portion of: TR OF LAND IN N/2 NE/4 NW/4 SEC 23 T11N R3E EXC THOSE PORS ON THE NLY PORS & ELY PORS OUT TO R/W PASEO DEL NORTE CONT 11.4706 AC +- & TR OF LAND IN E1/2 NW1/4 & W1/2 NE1/4 SEC 23 T11N R3E (EXCLPORT OUT TO R/W) CONT 43.3900 zoned NR-GM, located at 4600 PASEO DEL NORTE between TIBURON ST and EL PUEBLO containing approximately 54.12 acre(s). (D-17)

PROPERTY OWNERS: AMERICAN GYPSUM INC

REQUEST: INSTALLATION OF NEW VERTICAL ROLLER MILL TO BE LOCATED ON EXISTING PAVED AREA OF FACILITY, REPLACE EXISTING MILLS AND KETTLES

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 WAIVER, AND WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED OCTOBER 19, 2022, HAS APPROVED THE AMENDED SITE PLAN WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR AN UPDATE TO THE INFRASTRUCTURE LIST TO INCLUDE THE CALLING OUT OF THE 10FT TRAIL WIDTH, AND TO UPDATE THE CROSS SECTIONS OF THE TRAIL, AND TO PLANNING FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT, FOR INFRASTRUCTURE LIST MODIFICATIONS AS DISCUSSED, FOR ENVIRONMENTAL HEALTH SIGNATURE ON THE PLAN, AND FOR THE APPLICATION NUMBER AND DATE OF APPROVAL OF THE SIDEWALK WAIVER TO BE ADDED TO THE PLAN.

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3. [PR-2022-007588](#)  
SI-2022-001658 - SITE PLAN  
AMENDMENT  
IDO - 2021

ALLEN WHITAKER agent for NEW MEXICO CANCER CENTER LLC (NMCC) | BOB McELARNEY requests the aforementioned action(s) for all or a portion of: LOT 1A2B1, JOURNAL CENTER zoned NR-BP, located at 4901 LANG AVE NE between HEADLINE BLVD and JEFFERSON ST containing approximately 5.96 acre(s). (D-17) [Deferred from 9/28/22]

PROPERTY OWNERS: NEW MEXICO CANCER CENTER LLC

REQUEST: ADDITION OF 17,500 SQ FT PROTON THERAPY SPACE AND RECONFIGURATION OF SURFACE PARKING

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

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4. [PR-2022-006547](#)  
SI-2022-00216 – SITE PLAN  
IDO - 2020

ROSE MIRANDA requests the aforementioned action(s) for all or a portion of: **LOT 2A1, NORTHEAST PORTION OF BLACK RANCH** zoned **MX-L**, located at **10126 COORS BLVD NW** containing approximately **1.247** acre(s). **(B-14)** [Deferred from 3/2/22, 4/6/22, 5/4/22, 6/15/22, 7/13/22, 9/21/22, 9/28/22]

**PROPERTY OWNERS:** SMITH DANIEL F & MELBA C TRUSTEES SMITH TRUST & MARTHA MALASCHOCK ETAL  
**REQUEST:** SITE PLAN REVIEW OF A PROPOSED 2,540 SQ. FT PANDA EXPRESS RESTAURANT WITH DRIVE THRU

**DEFERRED TO OCTOBER 26<sup>TH</sup>, 2022.**

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5. [PR-2021-006007](#)  
SI-2022-01592– SITE PLAN AMENDMENT  
IDO - 2021

BARGHAUSEN CONSULTING ENGINEERS, INC. agent for **COSTCO WHOLESALE | THERESE GARCIA** requests the aforementioned action(s) for all or a portion of: **TR 4B & 4C PLAT FOR RENAISSANCE CENTER TR 4A, 4B, 4C, 4D, 4E& 4F CONT 16.3041 AC**, zoned **MX-M**, located at **1420 RENAISSANCE BLVD** containing approximately **14.10** acre(s). **(F-16)** [Deferred from 9/14/22, 9/21/22, 10/6/22]

**PROPERTY OWNERS:** COSTCO WHOLESALE CORP C/O PROPERTY TAX DEPT 116  
**REQUEST:** SITE PLAN AMENDMENT

**DEFERRED TO NOVEMBER 2<sup>ND</sup>, 2022.**

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6. [PR-2022-006630](#)  
SD-2022-00024 – VACATION OF PUBLIC EASEMENT  
SD-2022-00025 – PRELIMINARY/FINAL PLAT  
VA-2022-00065 – SIDEWALK WAIVER  
IDO - 2020

ALDRICH LAND SURVEYING agent for **CARMEN SANDOVAL** requests the aforementioned action(s) for all or a portion of: **LOT 17, OXBOW VILLAGE** zoned **R-1D**, located at **3809 OXBOW VILLAGE LN NW** containing approximately **0.2240** acre(s). **(G-11)** [Deferred from 3/2/22, 3/16/22, 3/30/22, 4/13/22, 4/27/2, 6/8/22, 7/13/22, 8/17/22]

**PROPERTY OWNERS:** SANDOVAL CARMEN  
**REQUEST:** VACATE PORTION OF REMAINING ABCWUA PUBLIC SANITARY SEWER AND WATERLINE EASEMENT

**DEFERRED TO DECEMBER 14<sup>TH</sup>, 2022.**

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**MINOR CASES**

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7. [PR-2021-005984](#)  
[SI-2022-00269](#) – PRELIMINARY/FINAL  
PLAT

JAG PLANNING & ZONING, LLC/JUANITA GARCIA agent for VICTOR WUAMETT/HERREN-OPHIR requests the aforementioned action(s) for all or a portion of: **LOT B-1, LOT A-1 & LOT 11 BLOCK 9, RIDGE PARK ADDITION** zoned MX-L, located at **2109-2111 SAN MATEO BLVD NE between INDIAN SCHOOL NE and HAINES NE** containing approximately **0.4017** acre(s). **(J-17)** [Deferred from 2/16/22, 4/20/22, 4/27/22, 8/17/22]

**PROPERTY OWNERS:** HERRIN-OPHIR LLC

**REQUEST:** MINOR PRELIMINARY/FINAL PLAT TO VACATE A PORTION OF SAN MATEO BOULEVARD AND GRANT ANY EASEMENTS AS SHOWN

**DEFERRED TO NOVEMBER 16<sup>TH</sup>, 2022.**

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8. [PR-2020-004680](#)  
[SD-2022-00139](#) – PRELIMINARY/FINAL  
PLAT  
SKETCH PLAT 11-18-20  
IDO - 2021

JUSTIN WISEMAN requests the aforementioned action(s) for all or a portion of: **LOTS 3 & 4, BLOCK 6, MAYO AND ROSA ADDITION** zoned MX-L, located at **928/932 EDITH between LOMAS/MOUNTAIN and WALTER/BROADWAY** containing approximately **0.22** acre(s). **(J-14, J-15)** [Deferred from 9/28/22]

**PROPERTY OWNERS:** WISEMAN JUSTIN & JEANETTE

**REQUEST:** REPLAT 2 LOTS INTO ONE FOR THE PURPOSE OF BUILDING 4 TOWNHOMES

**WITHDRAWN BY THE APPLICANT.**

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9. [PR-2022-007143](#)  
[SD-2022-00140](#) – PRELIMINARY/FINAL  
PLAT  
SKETCH PLAT 6-22-22  
IDO - 2021

ISAACSON & ARFMAN, INC | FRED C. ARFMAN agent for ONETEN REI | NICO FRICCHIONE requests the aforementioned action(s) for all or a portion of: **LOT 4 & SOUTHERLY 40' OF LOT 3, BLOCK B, VISTA GRANDE LAND COMPANY'S ADDN NO. 1** zoned MX-L, located at **4201 SAN MATEO BLVD NE between MONTGOMERY BLVD NE and DOUGLAS MACARTHUR RD NE** containing approximately **0.5322** acre(s). **(G-17)** [Deferred from 9/28/22]

**PROPERTY OWNERS:** BRUNNER KIMBERLY DEE TRUSTEE RUFFIN JR TRUST & BRUNNER KIMBERLY DEE & ETAL

**REQUEST:** PRELIMINARY/FINAL PLAT

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 PLANNING FOR THE AGIS DXF FILE, FOR THE PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE PLAT, FOR CLARIFICATION OF THE PURPOSE STATEMENT OF THE PLAT, FOR THE STRIKING OF PRIVATE EASEMENTS ON THE PURPOSE OF THE PLAT, AND FOR THE CORRECT SPELLING OF DOUGLAS MACARTHUR.

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10. [PR-2020-004183](#)  
[SD-2022-00147](#) – EXTENSION OF  
INFRASTRUCTURE IMPROVEMENTS  
AGREEMENT  
*IDO - 2021*

**BOHANNAN HUSTON, INC. | MICHAEL BALASKOVITS** agent for **MDS INVESTMENTS** requests the aforementioned action(s) for all or a portion of: **TRACT 1B, MESA DEL SOL INNOVATION PARK** zoned **PC**, located at **5620 TURING DR SE** between **EASTMAN CROSSING** and **FRITTS CROSSING** containing approximately **2.93** acre(s). **(R-16)**

**PROPERTY OWNERS:** CHIRISA MDS OZ II LLC

**REQUEST:** 2 YEAR 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 TWO-YEAR EXTENSION OF THE INFRASTRUCTURE IMPROVEMENTS AGREEMENT.**

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11. [PR-2020-003847](#)  
[SD-2022-00150](#) – FINAL PLAT  
*IDO - 2021*

**ISAACSON & ARFMAN INC. | FRED C. ARFMAN** agent for **YES HOUSING INC. | THADDEUS LUCERO** requests the aforementioned action(s) for all or a portion of: **TRACT B, CALLE CUARTA** zoned **MX-M**, located at **3510 7<sup>TH</sup> ST NW** between **FITZGERALD RD NW** and **FAIRFIELDS PL NW** containing approximately **2.5309** acre(s). **(G-14)**

**PROPERTY OWNERS:** CITY OF ALBUQUERQUE

**REQUEST:** FINAL PLAT APPROVAL

**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 PARKS AND RECREATION TO UPDATE NOTE "B" UNDER THE EASEMENT LEGEND TO INDICATE THAT THE CRUSHER FINE TRAIL SHALL BE MAINTAINED BY THE HOA, AND TO PLANNING FOR THE APPLICATION NUMBER TO BE ADDED TO THE PLAT, FOR THE AGIS DXF FILE, AND TO MODIFY THE JUSTIFICATION LETTER TO REMOVE THE REFERENCE TO SINGLE-FAMILY HOMES.**

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12. [PR-2019-002598](#)  
[SD-2022-00146](#) – PRELIMINARY/FINAL  
PLAT  
*SKETCH PLAT 6-8-22*  
*IDO - 2021*

**CSI – CARTESIAN SURVEYS, INC.** agent for **BUCK BUCKNER** requests the aforementioned action(s) for all or a portion of: **TRACT J, VISTA DE LA LUZ** zoned **PD**, located at **5401 SEVILLA AE NW** between **COORS BLVD NW** and **COSTA ALAMERIA DR NW** containing approximately **1.8731** acre(s). **(F-11)**

**PROPERTY OWNERS:** VIA REAL ESTATE LLC

**REQUEST:** CREATE TWO NEW LOTS FROM ONE EXISTING LOT, GRANT EASEMENTS – CURRENTLY NO PLANNED DEVELOPMENT

**DEFERRED TO NOVEMBER 2<sup>ND</sup>, 2022.**

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13. [PR-2021-006121](#)  
[SD-2022-00149](#) – PRELIMINARY/FINAL  
PLAT  
SKETCH PLAT 6-8-22  
IDO - 2021

CSI – CARTESIAN SURVEYS, INC. agent for JEFFERY A. AND MICHELLE L. KIDWELL requests the aforementioned action(s) for all or a portion of: LOT 24-A, 23, AND NORTHERLY PORTION OF LOT 22 BLOCK 7, JOHN BARON BERG PARK zoned R-1A, located at 1022 21<sup>ST</sup> ST NW between I-40 and ASPEN AVE NW containing approximately 0.2281 acre(s). (H-13)

**PROPERTY OWNERS:** KIDWELL JEFFERY A & MICHELLE L  
**REQUEST:** CREATE 1 NEW LOT FROM 3 EXISTING PARCELS, GRANT EASEMENT

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 PLANNING FOR THE APPLICATION NUMBER TO BE ADDED TO THE PLAT AND FOR THE AGIS DXF FILE.

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**SKETCH PLATS**

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14. [PR-2020-004024](#)  
[PS-2022-00226](#) – SKETCH PLAT  
IDO - 2021

CSI – CARTESIAN SURVEYS, INC. agent for DIAMOND TAIL REALTY, LLC requests the aforementioned action(s) for all or a portion of: TRACTS H-6B & H-9A zoned MX-M, located on UNIVERSE BLVD NW between PASEO DEL NORTE NW and PARADISE BLVD NW containing approximately 5.3125 acre(s). (B-10)

**PROPERTY OWNERS:** DIAMOND TAIL REALTY LLC  
**REQUEST:** SUBDIVIDE 3 EXISTING TRACTS INTO 4 NEW TRACTS AND VACATE A PORTION OF A PRIVATE ACCESS EASEMENT (20) AND GRANT PUE WHICH COINCIDES THE PNM PAPER EASEMENT ALONG THE NW PORTION OF PROPOSED PLATTING AREA

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

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15. [PR-2021-005597](#)  
[PS-2022-00223](#) – SKETCH PLAT  
*IDO - 2021*

CDS DEVELOPMENT agent for OLIVE GARDEN HOLDINGS, LLC requests the aforementioned action(s) for all or a portion of: LOT 10 TRACT X-2-A, BLOCK G11, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER zoned NR-C, located on SOUTHWEST CORNER of COORS & ST. JOSEPH between COORS BLVD. and ST JOSEPH'S DR. containing approximately 1.7310 acre(s). (G-11)

PROPERTY OWNERS: RED SHAMROCK 12 LLC  
REQUEST: SKETCH PLAT REVIEW AND COMMENT

**SKETCH PLAT COMMENTS WERE PROVIDED TO THE APPLICANT.**

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16. [PR-2022-007701](#)  
[PS-2022-00228](#) – SKETCH PLAT  
*IDO - 2021*

ARCH + PLAN LAND USE CONSULTANTS agent for NEW MEXICO EDUCATORS FEDERAL CREDIT UNION requests the aforementioned action(s) for all or a portion of: TRACTS B-2 & 13-A zoned MX-L, located at 2801 & 2805 JUAN TABO NE between CANDELARIA RD and CLAREMONT AVE containing approximately 1.2809 acre(s). (H-21)

PROPERTY OWNERS: NEW MEXICO EDUCATORS FEDERAL CREDIT UNION & NUSENDA FEDERAL CREDIT UNION  
REQUEST: LOT CONSOLIDATION FOR TWO LOTS INTO ONE LOT, RIGHT-OF-WAY DEDICATION

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

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17. [PR-2022-007141](#)  
[PS-2022-00225](#) – SKETCH PLAT  
*IDO - 2021*

TIERRA WEST, LLC agent for KEYSTONE HOMES requests the aforementioned action(s) for all or a portion of: TRACT B-1, HERITAGE MARKETPLACE zoned MX-L, located at 1700 UNSER BLVD NW between I-40 and LADERA DR NW containing approximately 9.05 acre(s). (H-09)

PROPERTY OWNERS: BERNCO INVESTORS LLC  
REQUEST: SKETCH PLAT REVIEW AND COMMENT

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

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Other Matters - None

Action Sheet Minutes were approved for October 6, 2022

DRB Member Signing Session for Approved Cases

ADJOURNED