



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

May 19, 2021

Jolene Wolfley..... DRB Chair
Jeanne Wolfenbarger ..... Transportation
Blaine Carter ..... Water Authority
Ernest Armijo. ....Hydrology
Carl Garcia.....Code Enforcement
Cheryl Somerfeldt.....Parks and Rec

Angela Gomez ~ DRB Hearing Monitor

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MAJOR CASES

- 1. PR-2020-004138
SI-2021-00574- SITE PLAN DRB

JEEBS AND ZUZU LLC agent for MESA APARTMENTS LLC
requests the aforementioned action(s) for all or a portion
of: TRACT A-4, MESA DEL SOL INNOVATION PARK zoned
PC, located on UNIVERSITY BLVD and BOBBY FOSTER RD SE
containing approximately 14.45 acre(s). (R-15 & R-16)

PROPERTY OWNERS: MESA APARTMENTS LLC/MDS INVESTMENTS LLC
REQUEST: SITE PLAN DRB FOR 318 UNIT MULTI-FAMILY COMPLEX

DEFERRED TO MAY 26, 2021.

2. [PR-2020-004747](#)  
[SI-2021-00484](#) – SITE PLAN  
[SD-2021-00074](#) – PRELIMINARY PLAT

TIERRA WEST, LLC agent for 98<sup>TH</sup> & I-40 LAND LLC requests the aforementioned action(s) for all or a portion of: **TRACT 2 PLAT OF TRACTS 1 THRU 12, AVALON SUBDIVISION UNIT 5** zoned NR-BP, located on **DAYTONA RD NW between I-40 and DAYTONA** containing approximately 13.81 acre(s). (J-9)[*Deferred from 5/5/21*]

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

**REQUEST:** SUBDIVIDE INTO TWO TRACTS, SITE PLAN FOR TWO BUILDINGS 9,800 SQF and 12,500 SQF for HEAVY VEHICLE & EQUIPMENT REPAIR, SERVICING AND MAINTENANCE

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH SIGNING OF THE INFRASTRUCTURE LIST DATED MAY 19<sup>TH</sup>, 2021 THE DRB HAS APPROVED THE PRELIMINARY PLAT WITH A FINDING AS STATED BY THE WATER AUTHORITY FOR PRO-RATA TO BE PAID PRIOR TO FINAL PLAT.**

**THE SITE PLAN HAS BEEN DEFERRED TO JUNE 9<sup>TH</sup>, 2021.**

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3. [PR-2020-004820](#)  
(1003119)  
[SI-2020-001468](#) – SITE PLAN

CONSENSUS PLANNING INC. agent(s) for **MOUNTAIN CLASSIC REAL ESTATE** request(s) the aforementioned action(s) for all or a portion of: **TRACT 4-B1, HOME DEVELOPMENT ADDITION** zoned MX-M located at **25 HOTEL CIRCLE NE between LOMAS BLVD and INTERSTATE 40**, containing approximately 5.043 acre(s). (K-21)[*Deferred from 1/13/21, 2/3/21, 2/24/21, 3/10/21, 3/31/21, 4/21/21, 5/5/21*]

**PROPERTY OWNERS:** AMERSTONE INVESTMENTS LLC

**REQUEST:** SITE PLAN FOR CONVERSION OF HOTEL TO MULTI-FAMILY RESIDENTIAL USE

**DEFERRED TO MAY 26, 2021.**

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4. **PR-2018-001198**  
**SI-2021-00383- SITE PLAN**

**CONSENSUS PLANNING** agent for **PV TRAILS ALBUQUERQUE, LLC (C/O PRICE LAND DEVELOPMENT GROUP)** request(s) the aforementioned action(s) for all or a portion of **TRACT 11 (FORMERLY TRACT 1), CATALONIA (THE TRAILS)** zoned R-ML, located on **WOODMONT AVE NW** between **PASEO DEL NORTE** and **GIRONA AVE NW**, containing approximately 13.9 acre(s). (C-8)[*Deferred from 4/14/21, 5/12/21*]

**PROPERTY OWNERS:** PV TRAILS ALBUQUERQUE, LLC (C/O PRICE LAND DEVELOPMENT GROUP)

**REQUEST:** SITE PLAN APPROVAL FOR A 333-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

**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 DATED MAY 19<sup>TH</sup>, 2021 THE DRB HAS APPROVED THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO TRANSPORTATION TO USE CORRECT CLEAR SIGHT TRIANGLES AND TO MODIFY LANDSCAPING AS NECESSARY, TO SHOW ALL VEHICULAR AND PEDESTRIAN ACCESSWAY WIDTHS, TO CALL OUT CORRECT PEDESTRIAN RAMP CONFIGURATIONS AND TO REFERENCE DETAIL ON HANDICAPPED SPACES WITH A KEYED NOTE ON THE PLAN AND TO SPECIFY TYPES OF CURB RAMPS WITH KEYED NOTES ON THE PLAN AND TO PLANNING FOR SOLID WASTE SIGNATURE, THE INFRASTRUCTURE IMPROVEMENTS AGREEMENT AND TO FINALIZE NOTES ON THE SITE PLAN FOR PONDS "A" AND "C".**

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5. **PR-2020-004475**  
**SI-2021-00254 – SITE PLAN**

**JOE SLAGLE, ARCHITECT** agent for **CURTIS PINO** request(s) the aforementioned action(s) for all or a portion of **LOT 21, TRACT 2 BLOCK 9 UNIT 3, NORTH ALBUQUERQUE ACRES** zoned MX-L, located at **7413 HOLLY AVE NE** between **LOUISIANA** and **WYOMING**, containing approximately 1.0031 acre(s). (C-19)[*Deferred from 3/31/21, 4/14/21, 5/5/21, 5/12/21*]

**PROPERTY OWNERS:** CURTIS AND REBECCA PINO

**REQUEST:** 4,800 SQ FT DENTAL OFFICE AT GROUND LEVEL WITH 1000 SQ FT MEETING ROOM AT UPPER FLOOR. 3800 SQ FT OF LEASE SPACE ALSO INCLUDED.

**DEFERRED TO MAY 26<sup>TH</sup>, 2021.**

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**MINOR CASES**

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6. [PR-2021-005009](#)  
[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)

PROPERTY OWNERS: BLAKE'S LOTABURGER  
REQUEST: COMBINE 5 LOTS INTO ONE LOT

**DEFERRED TO JULY 14<sup>TH</sup>, 2021.**

7. [PR-2020-003658](#)  
[SD-2021-00092](#)- PRELIMINARY/FINAL  
PLAT

**ISAACSON & ARFMAN INC.** agent(s) for **CRP-GREP OVERTURE ANDALUCIA OWNER LLC** request(s) the aforementioned action(s) for all or a portion of: **TR 4 LOT 4, NORTH ANDALUCIA AT LA LUZ**, zoned PD, located at **5301 ANTEQUIERA RD NW**, containing approximately 7.7007 acre(s). (E-12)

PROPERTY OWNERS: SILVER LEAF VENTURES LLC  
REQUEST: REPLAT TO INCLUDE PREVIOUSLY VACATED TRACT

**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 AMAFCA SIGNATURE ON THE PLAT.**

8. [PR-2020-004452](#)  
[SD-2021-00095](#) – PRELIMINARY/FINAL  
PLAT  
[VA-2021-00146](#) – SIDEWALK WIDTH  
WAIVER

**ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **BRUCE CHARLES & GOTTSCHALK LVT** request(s) the aforementioned action(s) for all or a portion of **LOTS 22 & 23, CASA GRANDE ESTATES** zoned R-1, located at **3036 – 3100 PALO ALTO DR between CASA BONITA DR and CANDELARIA RD**, containing approximately 0.5561 acre(s). (G-23)

PROPERTY OWNERS: SUE GOTTSCHALK, BRUCE PAUL CHARLES & MERRILY CHARLES ROCCO  
REQUEST: LOT LINE ADJUSTMENT

**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 PRELIMINARY/ FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR THE ADDITION OF A NOTE ON THE PLAT NOTING THE SIDEWALK WAIVER APPROVAL.**

9. [PR-2019-002609](#)  
[SD-2020-00217](#) – PRELIMINARY/FINAL  
PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for JABRE INVESTMENTS LLC request(s) the aforementioned action(s) for all or a portion of: **LOT 14, FLORAL GARDENS**, zoned R-1, located at **2454 ROSE NW between FLORAL RD and SARITA AVE**, containing approximately 0.4117 acre(s). (H-13)[*Deferred from 12/16/20, 1/27/21, 2/24/21, 3/31/21, 4/28/21*]

PROPERTY OWNERS: JABRE INVESTMENTS LLC  
REQUEST: CREATE 2 LOTS FROM 1 EXISTING LOT

**DEFERRED TO JUNE 23, 2021.**

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10. [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*]

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

**DEFERRED TO JUNE 23, 2021.**

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11. [PR-2021-0005356](#)  
[SD-2021-00097](#) – PRELIMINARY/FINAL  
PLAT

JAG PLANNING & ZONING agent(s) for TRUMBULL DEVELOPMENT, LLC / JOHN STROUD request(s) the aforementioned action(s) for all or a portion of: **LOTS 6-10, BLOCK 46, SKYLINE HEIGHTS ADDITION, LOTS 9&10 BLOCK 47, SKYLINE HEIGHTS ADDITION** zoned NR-LM, located on **TRUMBULL AVE SE between CONCHAS ST SE and EUBANK BLVD SE**, containing approximately 1.2385 acre(s). (L-20)

PROPERTY OWNERS: TRUMBULL DEVELOPMENT, LLC JOHN STROUD  
REQUEST: COMBINE SEVEN LOTS INTO ONE LOT/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 TRANSPORTATION TO ADD SHARED ACCESS AND SHARED PARKING ON THE PLAT AND FOR A FINDING INDICATING THAT DURING THE BUILDING PERMIT PROCESS, UNUSED DRIVEWAYS WILL BE ELIMINATED AND THE FENCE LINE SHALL BE MOVED TO THE NEW PROPERTY LINE AT THE INTERSECTION CORNER, AND TO PLANNING FOR UTILITY COMPANY SIGNATURES, AMAFCA SIGNATURE, THE AGIS DXF FILE AND FOR THE PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE PLAT AND THE PLAT COVER SHEET.**

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12. [PR-2020-003491](#)  
SD-2021-00094 – AMENDMENT TO  
INFRASTRUCTURE LIST

SBS CONSTRUCTION AND ENGINEERING, LLC agent(s) for JARDIN DEL VALLE ESTATES, LLC request(s) the aforementioned action(s) for all or a portion of: **TRACTS 1-A-1, 1-B-1 AND 1-B-2, ALVARADO GARDENS UNIT 1** zoned R-A, located at **2311 MATTHEW AVE NW**, containing approximately 1.0012 acre(s). (G-13)

PROPERTY OWNERS: JARDIN DEL VALLE ESTATES, LLC  
REQUEST: AMENDMENT TO INFRASTRUCTURE LIST DELETING STORM SEWER ITEMS FROM LIST, REMOVE AND REPLACE DROP INLET, AND REMOVE VALLEY GUTTER FROM PRIVATE DRIVE

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 AMENDED INFRASTRUCTURE LIST.

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**SKETCH PLAT**

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13. [PR-2021-005459](#)  
PS-2021-00060 -SKETCH PLAT

TIERRA WEST, LLC / RONALD BOHANNAN agent(s) for CONTRACTORS LEASING, LLC request(s) the aforementioned action(s) for all or a portion of: **LOT 1A BLOCK 2, SUNPORT PARK** zoned NR-BP, located on **2900 TRANSPORT** between **FLIGHTWAY** and **TRANSPORT**, containing approximately 10.69 acre(s). (M-15)

PROPERTY OWNERS: CONTRACTORS LEASING, LLC  
REQUEST: SKETCH PLAT REVIEW AND COMMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

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14. [PR-2021-005458](#)  
PS-2021-00059 -SKETCH PLAT

GARCIA/KRAEMER & ASSOCIATES agent(s) for SOME INVESTMENTS LLC request(s) the aforementioned action(s) for all or a portion of **BLOCK 56-A SKYLINE HEIGHTS ADDITION**, zoned NR-C, located at **600 MOON ST SE** between **SANTA CLARA SE** and **SOUTHERN SE**, containing approximately 2.86 acre(s). (L-20)

PROPERTY OWNERS: SOME INVESTMENTS, LLC  
REQUEST: CREATE TWO LOTS FROM ONE

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

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15. [PR-2021-005457](#)  
PS-2021-00058 -SKETCH PLAT

**OSBALDO PEREZ** requests the aforementioned action(s) for all or a portion of: **LOTS 19 & 20, BLOCK 7, ORIGINAL TOWNSITE OF WESTLAND** zoned MX-M, located at **8737 CENTRAL AVE NW** containing approximately .5 acre(s). (K-9)

**PROPERTY OWNERS:** OSBALDO PEREZ & ADILENE TORRES-BUSTOS  
**REQUEST:** VACATE ALLEY

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

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16. [PR-2020-004771](#)  
PS-2021-00061 -SKETCH PLAT

**CSI – CARTESIAN SURVEYS, INC.** agent(s) for **HOMEWISE INC.** request(s) the aforementioned action(s) for all or a portion of: **LOT 1, BLOCK 1, GUTIERREZ ADDITION**, zoned MX-L, located at **1407 4<sup>TH</sup> ST SW** between **BELL AVE SW** and **SIMPIER LN SW** containing approximately 0.7783 acre(s). (L-14)

**PROPERTY OWNERS:** HOMEWISE INC  
**REQUEST:** TO INCORPORATE A VACATED PORTION OF BELL AVE INTO EXISTING LOT 1 BLOCK 1 OF GUTIERREZ ADDITION COMBINING PARCELS INTO ONE NEW LOT

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

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17. Other Matters: None
18. Action Sheet Minutes for May 12<sup>th</sup>, 2021 were approved
19. DRB Member Signing Session for Approved Cases

ADJOURNED