



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

April 6, 2022

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

Angela Gomez ~ DRB Hearing Monitor

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MAJOR CASES & ASSOCIATED MINORS

- 1. PR-2021-006307
SI-2022-00327 – SITE PLAN

CONSENSUS PLANNING INC./JACQUELINE FISHMAN agent for LEGACY DEVELOPMENT & MANAGEMENT LLC requests the aforementioned action(s) for all or a portion of: LOTS 6,7 AND 26A BLOCK 25 TRACT A UNIT B, NORTH ALBUQUERQUE ACRES zoned MX-L, located on GLENDALE AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 3.77 acre(s). (B-18) [Deferred from 3/9/22, 3/30/22]

PROPERTY OWNERS: SMI ABQ ASSETS LLC DBA DANIELS FUNERAL SERVICES

REQUEST: SITE PLAN FOR 120-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 ON APRIL 6TH, 2022, THE DRB HAS APPROVED THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO THE WATER AUTHORITY FOR PAYMENT OF PRO-RATA, AND TO PLANNING FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT PRIOR TO FINAL SIGN OFF, SOLID WASTE SIGNATURE, FOR A BOLDED NOTE ADDED TO THE SITE PLAN AS INDICATED BY TRANSPORTATION STATING THAT ALL PUBLIC IMPROVEMENTS WITHIN THE RIGHT OF WAY SHALL BE BUILT PER WORK ORDER, AND FOR A NOTE ADDED TO THE SITE PLAN WHICH SHALL READ: "SOLID WASTE WILL NOT BE HELD LIABLE FOR ANY DAMAGE TO THE ENCLOSURE FOR THE WATER HEATER THAT IS LOCATED IN THE TRASH ENCLOSURE."

2. **PR-2021-006307**  
**SD-2022-00034 – PRELIMINARY/FINAL**  
**PLAT**  
**SD-2022-00035 – VACATION OF PRIVATE**  
**EASEMENT**

CSI - CARTESIAN SURVEY'S INC. agent for LEGACY DEVELOPMENT & MANAGEMENT LLC requests the aforementioned action(s) for all or a portion of: **LOTS 6,7 AND 26A BLOCK 25 TRACT A UNIT B, NORTH ALBUQUERQUE ACRES** zoned **MX-L**, located on **GLENDALE AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE** containing approximately **3.9970** acre(s). **(B-18)** [*Deferred from 3/9/22, 3/30/22*]

**PROPERTY OWNERS:** : SMI ABQ ASSETS LLC DBA DANIELS FUNERAL SERVICES

**REQUEST:** ELIMINATE INTERIOR LOT LINES OF 3 EXISTING LOTS TO CREATE ONE NEW LOT, VACATE A PORTION OF AN EXISTING PRIVATE EASEMENT/ 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 VACATION AS SHOWN ON EXHIBIT IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO.**

**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 PAYMENT OF PRO-RATA, AND TO PLANNING FOR THE AGIS DXF FILE.**

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**MAJOR CASES**

3. [PR-2021-006379](#)  
SD-2022-00042 – VACATION OF RIGHT-  
OF-WAY  
SD-2022-00041 – PRELIMINARY/FINAL  
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** zoned **MX-L**, located at **701 CENTRAL AVE NE between CENTRAL AVE NE and COPPER AVE NE** containing approximately **0.9787** acre(s). **(K-14)**

**PROPERTY OWNERS:** AZTEC VILLAGE LIMITED PARTNERSHIP  
**REQUEST:** APPROVAL OF MINOR SUBDIVISION PRELIMINARY/FINAL PLAT AND RIGHT OF WAY VACATION

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 VACATION AS SHOWN ON EXHIBIT IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO.

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 APRIL 6<sup>TH</sup>, 2022, THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO THE WATER AUTHORITY FOR THE NORTHERN VACATED AREA TO BE ADDITIONALLY DEDICATED AS A PUBLIC WATERLINE AND/OR TRANSPORTATION EASEMENT AS REQUIRED, AND TO PLANNING FOR THE PROPERTY CORNER RADII AT COPPER, FOR THE PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE PLAT, FOR AMAFCA SIGNATURE, AND FOR THE AGIS DXF FILE.

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4. [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 **62<sup>nd</sup> 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, 1/12/22, 2/2/22, 3/2/22]

**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 APRIL 20<sup>TH</sup>, 2022.**

5. [PR-2022-006547](#)  
SI-2022-00216 – SITE PLAN

**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]

**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 MAY 4<sup>TH</sup>, 2022.**

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6. [PR-2021-006297](#)  
(AKA: PR-2021-006287)  
[SD-2022-00039](#) – PRELIMINARY/FINAL  
PLAT

**COMMUNITY SCIENCES CORPORATION** agent for **RACHEL MATTHEW DEVELOPMENT CORPORATION & THE SANTA BARBARA HOMEOWNERS ASSOCIATION/ELISA CARDENAS** requests the aforementioned action(s) for all or a portion of: **LOT 2 BLOCK 16, SANTA BARBARA SUBDIVISION** zoned **R-T**, located at **7300 SANTA BARBARA RD** near **RANCHO DE PALOMAS RD NE** containing approximately **0.4784** acre(s). **(D-16)** [Deferred from 3/9/22]

**PROPERTY OWNERS:** SANTA BARBARA HOMEOWNERS ASSOCIATION  
**REQUEST:** SUBDIVIDE ONE LOT INTO FOUR LOTS

**DEFERRED TO APRIL 20<sup>TH</sup>, 2022.**

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7.

**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, 1/5/22, 1/26/22, 2/9/22, 3/2/22, 3/9/22}*

**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

**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 APRIL 6<sup>TH</sup>, 2022 THE DRB HAS APPROVED PRELIMINARY PLAT WITH A FINDING ADDED TO THE NOTICE OF DECISION STATING THAT THE APPLICANT WILL UPDATE THE MESA DEL SOL PARKS EXHIBIT TO FURTHER CLARIFY THE DRAINAGE POND DATA PER COORDINATION WITH PARKS AND RECREATION.**

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8.

**PR-2021-005482**  
Sketch plat 5-26-2021  
**SD-2022-00036** – PRELIMINARY PLAT

**GALLOWAY & COMPANY, INC./AARON MCLEAN** agent for **I-25 & GIBSON LLC/ WES BUTERO** requests the aforementioned action(s) for all or a portion of: **TRACTS A-1A, B-1 AND C-1, LOVELACE HEIGHTS ADDITION** zoned **NR-C**, located at **2121 YALE BLVD SE** between **GIBSON BLVD SE** and **MILE RD** containing approximately **7.18** acre(s). **(M-15)** *[Deferred from 3/30/22]*

**PROPERTY OWNERS:** I25 & GIBSON LLC

**REQUEST:** SUBDIVIDE 3 EXISTING TRACTS INTO 6 COMMERCIAL LOTS WITH ASSOCIATED INFRASTRUCTURE IMPROVEMENTS

**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 INFRASTRUCTURE LIST ON APRIL 6<sup>TH</sup>, 2022, THE DRB HAS APPROVED THE PRELIMINARY PLAT.**

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9. [PR-2018-001346](#)  
SI-2022-00184 – SITE PLAN AMENDMENT

**SUSTAINABILITY ENGINEERING GROUP, LLC/ KEVIN ZENK** requests the aforementioned action(s) for all or a portion of: **1-A, BLOCK 29, UNIT B, NORTH ALBUQUERQUE ACRES** zoned **NR-BP**, located on **SOUTHEAST CORNER of ALAMEDA BLVD and SAN PEDRO** containing approximately **1.001** acre(s). **(C-18)** [Deferred from 2/16/22, 3/30/22]

**PROPERTY OWNERS:** GREEN JEANS WEST LLC

**REQUEST:** SITE PLAN APPLICATION FOR NEW 2-LANE DRIVE THRU RESTAURANT

**DEFERRED TO APRIL 20<sup>TH</sup>, 2022.**

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10. [PR-2019-003021](#)  
SI-2022-00308 – SITE PLAN AMENDMENT  
VA-2022-00072– SIDEWALK WAIVER  
(NEW!)

**STUDIO SOUTHWEST ARCHITECTS, INC.** agent for **UPTOWN TOWER LLC** requests the aforementioned action(s) for all or a portion of: **5-A-1, BLOCK C, LOUISIANA SUBDIVISION** zoned **MX-H**, located at **2440 LOUISIANA BLVD NE between MENAUL BLVD NE and INDIAN SCHOOL RD NE** containing approximately **1.2137** acre(s). **(H-19)** [Deferred from 3/2/22, 3/30/22]

**PROPERTY OWNERS:** UPTOWN TOWER LLC & ALLEN FAMILY INVESTMENTS LLC & ALLEN FAMILY INVESTMENTS 2

**REQUEST:** MAJOR AMENDMENT FOR SITE DEVELOPMENT PLAN FOR ONE STORY 5,881 SQ FT OFFICE BUILDING, WAIVER FOR REQUIRED SIDEWALK WIDTH ON LOUISIANA BLVD FROM 10 FEET TO AVG OF APPROX. 9 FEET.

**DEFERRED TO APRIL 27<sup>TH</sup>, 2022.**

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**MINOR CASES**

11. [PR-2019-002668](#)  
SD-2022-00044 – PRELIMINARY/FINAL  
PLAT

**ALDRICH LAND SURVEYING – TIM ALDRICH** agent for **SECURITY SELF STORAGE, INC.** requests the aforementioned action(s) for all or a portion of: **LOT 28-A, INTERSTATE INDUSTRIAL TRACT** zoned **NR-LM**, located at **4000 ELLISON ST NE between ELLISON NE and WASHINGTON ST NE** containing approximately **4.9146** acre(s). (D-17) [*Deferred from 3/30/22*]

**PROPERTY OWNERS:** SECURITY SELF STORAGE INC  
**REQUEST:** PROPERTY DIVISION TO CREATE SEPARATE LOT FOR AMAFCA DRAINAGE CHANNEL

**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 APRIL 6, 2022, THE DRB HAS APPROVED THE PRELIMINARY/ FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR SIDEWALK CONSTRUCTION AS SHOWN ON THE INFRASTRUCTURE LIST.**

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12. [PR-2021-005222](#)  
SD-2022-00055 – PRELIMINARY/ FINAL  
PLAT

**TIERRA WEST** agent for **WESTERN HILLS INVESTMENTS** requests the aforementioned action(s) for all or a portion of: **TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C AND 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)

**PROPERTY OWNERS:** WESTERN HILLS INVESTMENTS LLC  
**REQUEST:** MINOR PRELIMINARY/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 PRELIMINARY/ FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO TRANSPORTATION FOR A CROSS-ACCESS EASEMENT NOTE AND TO PLANNING FOR THE APPLICATION NUMBER TO BE ADDED TO THE PLAT AND FOR THE AGIS DXF FILE.**

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13. [PR-2019-002261](#)  
[SD-2022-00057](#) – AMENDMENT TO  
INFRASTRUCTURE LIST

TIERRA WEST, LLC agent for MAVERIK INC. requests the  
aforementioned action(s) for all or a portion of: **LOT A-8  
REDIVISION BLOCK 8, LA CUESTA SUBDIVISION** zoned **MX-  
M**, located at **650 JUAN TABO NE** between **COPPER** and  
**JUAN TABO BLVD** containing approximately **0.7448** acre(s).  
(K-22)

**PROPERTY OWNERS:** MAVERIK INC  
**REQUEST:** AMENDMENT TO INFRASTRUCTURE LIST

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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14. [PR-2019-003092](#)  
[SD-2022-00009](#) – PRELIMINARY/FINAL  
PLAT

TIERRA WEST, LLC agent for SWCW LLC requests the  
aforementioned action(s) for all or a portion of: **LOT 9-A  
REPLAT OF LOTS 9 & 10, BLOCK 32, RIDGECREST ADDITION**  
zoned **MX-M**, located at **1425 SAN MATEO BLVD** between  
**SAN MATEO BLVD** and **GIBSON BLVD** containing  
approximately **0.28** acre(s). (L-17) [*Deferred from 2/2/22, 2/16/22,  
3/2/22, 3/9/22, 3/30/22*]

**PROPERTY OWNERS:** SWCW LLC  
**REQUEST:** MINOR PRELIMINARY/FINAL PLAT REVIEW

DEFERRED TO APRIL 13<sup>TH</sup>, 2022.

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### SKETCH PLATS

15. [PR-2022-006794](#)  
[PS-2022-00048](#) – SKETCH PLAT

TIERRA WEST LLC agent for PEABODY ABQ LLC/JOHN  
O'DONNELL requests the aforementioned action(s) for all  
or a portion of: **TRACT B-2 PLAT OF TR B-1, B-2 B-3  
FORMERLY BEING TR B ALLWOODS** zoned **MX-H**, located at  
**4901 SAN MATEO** between **SAN MATEO** and **LUMBER AVE  
NE** containing approximately **7.2554** acre(s). (F-17)

**PROPERTY OWNERS:** PEABODY ABQ LLC ATTN: EXTRA SPACE STORAGE  
**REQUEST:** SKETCH PLAT REVIEW AND COMMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

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16. [PR-2022-006778](#)  
PS-2022-00046 – SKETCH PLAT

ISAACSON & ARFMAN, INC. / GENNY DONART agent for NORTH I-25 CORPORATE CENTER, LLC requests the aforementioned action(s) for all or a portion of: **TRACT 1-A, NORTH I-25 CORPORATE CENTER** zoned **NR-LM**, located at **9201 PAN AMERICAN FWY NE between SAN DIEGO AVE NE and MODESTO AVE NE** containing approximately 44.1401 acre(s). (B-12)

PROPERTY OWNERS: X

REQUEST: SKETCH PLAT REVIEW AND COMMENT

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

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Other Matters: None

Action Sheet Minutes were approved for March 30, 2022

DRB Member Signing Session for Approved Cases

ADJOURNED