



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

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.

2. **PR-2018-001284**
SD-2022-00004 – PRELIMINARY/FINAL
PLAT
SD-2022-00007 – VACATION OF PRIVATE
EASEMENT

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

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 OF PRIVATE EASEMENT AND THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR UTILITY COMPANY SIGNATURE, AMAFCA SIGNATURE, THE APPLICATION NUMBER TO BE ADDED TO THE PLAT, AND FOR THE AGIS DXF FILE.

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 LOUSIANA 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 SUCESSOR 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.

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 DATED JANUARY 19, 2022, THE DRB HAS APPROVED THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO TRANSPORTATION FOR PLAN REVISION REGARDING CLEAR SITE TRIANGLES AND THE MINOR LABELING WITHIN THE PARKING LOT AS DISCUSSED, AND TO PLANNING FOR FINAL PLAT SIGNATURE, SOLID WASTE SIGNATURE AND FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT.

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, 6/23/21, 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, 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.**
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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 FITZGERALD 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.**
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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.**
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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

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 PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT.

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