



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

September 15, 2021

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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MAJOR CASES

- 1. Project # PR-2019-002571 IDO 2019
SD-2020-00097 – VACATION OF PUBLIC EASEMENT
SD-2020-00098 – VACATION OF PUBLIC EASEMENT
(Sketch Plat 7/10/19)

DENNIS LORENZ agent(s) for PHILLIP PICKARD – DCLP TRUST request(s) the aforementioned action(s) for all or a portion of: NORTHWEST CORNER, NEW MEXICO STATE HIGHWAY DEPARTMENT, TRACT A UNIT A, NORTH ALBUQUERQUE ACRES, zoned NR-LM, located at 7550 PAN AMERICAN between SAN FRANCISCO NE and DEL REY AVE NE, containing approximately 0.14 acre(s). (D-18)[Deferred from 6/10/20, 6/24/20. 7/22/20, 9/23/20, 1/6/21, 4/7/21, 6/9/21]

PROPERTY OWNERS: PHILLIP PICKARD
REQUEST: VACATION OF PUBLIC DRAINAGE AND UTILITY EASEMENTS

DEFERRED TO DECEMBER 15TH, 2021.

- 2. PR-2021-004968 IDO 2019
SD-2021-00145 – BULK PLAT
SD-2021-00146 – VACATION OF PUBLIC EASEMENT 20’ waterline note 3
SD-2021-00147 – VACATION OF PUBLIC EASEMENT 20’ waterline note 4
SD-2021-00148 – VACATION OF PUBLIC EASEMENT20’ waterline note 5
SD-2021-00149 – VACATION OF PUBLIC EASEMENT Roadway
SD-2021-00150 – VACATION OF PUBLIC EASEMENT Storm Drain
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) [Deferred from 8/11/21, 8/25/21]

PROPERTY OWNERS: PULTE GROUP
REQUEST: BULK PLAT, VACATIONS OF PUBLIC EASEMENT

DEFERRED TO SEPTEMBER 22ND, 2021.

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3. [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}*

**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 SEPTEMBER 29<sup>TH</sup>, 2021.**

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4. [PR-2020-004138](#) IDO 2019  
**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) *[Deferred from 5/19/21, 5/26/21, 6/23/21, 7/14/21, 7/28/21, 8/18/21, 9/1/21]*

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

**DEFERRED TO SEPTEMBER 22<sup>ND</sup>, 2021.**

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5. [PR-2020-005689](#) IDO 2019  
**SI-2021-00987 – SITE PLAN AMENDMENT**

**CONSENSUS PLANNING INC.** agent for **LEGACY DEVELOPMENT & MANAGEMENT LLC (KLG 10, LLC)**, requests the aforementioned action(s) for all or a portion of: **TRACT B-1-A, MESA DEL NORTE ADDITION** zoned MX-M, located on **CONSTITUTION AVE NE, between LOUISIANA BLVD NE and MESILLA ST NE** containing approximately 1.7414 acre(s). (J-19) *[Deferred from 8/11/21, 8/25/21, 9/1/21]*

**PROPERTY OWNERS:** LEGACY DEVELOPMENT & MANAGEMENT LLC (KLG 10, LLC)

**REQUEST:** 151 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, THE DRB HAS APPROVED THE AMENDED SITE PLAN WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR CURB RAMP CONFIGURATIONS OF THE ACCESS-WAY, AND TO PLANNING FOR SOLID WASTE SIGNATURE.**

6. [PR-2020-004457](#) IDO 2019  
SD-2021-00025 – PRELIMINARY PLAT  
VA-2021-00033 – WAIVER  
VA-2021-00034 – TEMPORARY DEFERRAL  
OF SIDEWALK

RIO GRANDE ENGINEERING agent for BARBARA MUELLER request(s) the aforementioned action(s) for all or a portion of **TRACT 22 VOLCANO CLIFFS SUBD UNIT 6 LOT 22, VOLCANO CLIFFS UNIT 6** zoned RA-1 , located on **QUIVIRA DR between VISTA VIEJA AVE and RETABLO RD** containing approximately 6.0 acre(s). (D-9)[*Deferred from 3/3/21, 5/26/21, 7/21/21, 7/28/21, 8/25/21*]

PROPERTY OWNERS: MUELLER BARBARA A  
REQUEST: PRELIMINARY PLAT, VARIANCE, TEMP SIDEWALK DEFERRAL

DEFERRED TO SEPTEMBER 22<sup>ND</sup>, 2021.

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7. [PR-2021-005019](#) IDO 2019  
*(AKA: PR-2020-003259)*  
SD-2021-00110 – VACATION OF PUBLIC  
EASEMENT  
SD-2021-00109 – PRELIMINARY/FINAL  
PLAT

CSI – CARTESIAN SURVEY'S INC. agent for PAY AND SAVE request(s) the aforementioned action(s) for all or a portion of **TRACT A-2, TRACT A LOTS 1-5 AND 11-17, LANDS OF M.S.T & T, FURR'S PROPERTIES INC.; RIVERA PLACE**, zoned MX-M, located at **4701 4<sup>TH</sup> ST NW between GRIEGOS RD NW and PALO DURO AVE NW**, containing approximately 3.3677 acre(s). (F-14)[*Deferred from 6/9/21, 6/16/21, 6/30/21, 7/14/21, 7/21/21, 8/18/21*]

PROPERTY OWNERS: PAY AND SAVE, INC  
REQUEST: COMBINE 15 EXISTING PARCELS INTO ONE PROPOSED TRACT, VACATE PUBLIC EASEMENT, GRANT PUBLIC EASEMENT

DEFERRED TO SEPTEMBER 22<sup>ND</sup>, 2021.

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8. [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 between COORS BLVD NW and BLUEWATER RD NW** containing approximately 8.94 acre(s). (J-10) [*8/4/21, 8/25/21*]

PROPERTY OWNERS: LA MAME, LLC  
REQUEST: DRB SITE PLAN, PRELIMINARY PLAT, VACATION ACTIONS

DEFERRED TO OCTOBER 20<sup>TH</sup>, 2021.

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## MINOR CASES

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9. [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*]

**PROPERTY OWNERS:** WESTERN HILLS INVESTMENTS LLC  
**REQUEST:** FINAL SIGN OFF OF EPC SITE PLAN

**DEFERRED TO SEPTEMBER 22<sup>ND</sup>, 2021.**

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10. [PR-2021-005371](#) IDO 2020  
[SD-2021-00186](#) – PRELIMINARY/FINAL  
PLAT

CSI – CARTESIAN SURVEYS, INC. agent for HOMEWISE, INC. requests the aforementioned action(s) for all or a portion of: **LOTS 5 & 6, UTE ADDITION** zoned R1-D, located at **3534 & 3536 UTE RD NW between 50<sup>TH</sup> ST NW and 47<sup>TH</sup> ST NW** containing approximately 0.2824 acre(s). (K-11)

**PROPERTY OWNERS:** HOMEWISE, INC.  
**REQUEST:** PLAT REVIEW FOR SUBDIVISION BY LOT LINE ADJUSTMENT TO FORMALIZE A SUBDIVISION BY DEED OF LOTS 5 AND 6 OF THE UTE ADDITION, WITH ADMINISTRATIVE REQUESTS FOR STAFF DETERMINATIONS OF SIDEWALK WIDTH AND RIGHT OF WAY WIDTH FOR UTE ROAD NW

**DEFERRED TO SEPTEMBER 22<sup>ND</sup>, 2021.**

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11. [PR-2020-004664](#) IDO 2020  
[SD-2021-00170](#) – PRELIMINARY/FINAL  
PLAT

COMMUNITY SCIENCES CORPORATION agent for HOUSE OF LIFE MINISTRIES, LLC requests the aforementioned action(s) for all or a portion of: **LOT 2, COORS VILLAGE** zoned MX-T, located at **QUAKER HEIGHTS PL NW between MILNE RD NW and WESTERN TRAILS NW** containing approximately 5.0708 acre(s). (F-11)

**PROPERTY OWNERS:** HOUSE OF LIFE MINISTRIES, LLC  
**REQUEST:** DIVIDE EXISTING TRACT 2, COORS VILLAGE INTO TWO NEW TRACTS 2-A AND 2-B

**DEFERRED TO OCTOBER 27<sup>TH</sup>, 2021.**

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12. [PR-2018-001217](#) IDO 2019  
**SD-2021-00460 – PRELIMINARY/FINAL PLAT**  
Sketch plat 5-12-2021

**ISAACSON & ARFMAN INC.** agent for **FOURTH STREET & MENAUL INC.** requests the aforementioned action(s) for all or a portion of: **LOT 1-A-1-A, WALGREEN ADDITION** zoned MX-M, located at **300 MENAUL BLVD between 2<sup>ND</sup> STREET NW and 4<sup>TH</sup> STREET NW** containing approximately 9.6037 acre(s). (H-14) *[Deferred from 8/4/21]*

**PROPERTY OWNERS:** FOURTH STREET & MENAUL INC  
**REQUEST:** PRELIMINARY/FINAL PLAT APPROVAL

**DEFERRED TO NOVEMBER 17<sup>TH</sup>, 2021.**

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13. [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]*

**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 SEPTEMBER 22<sup>ND</sup>, 2021.**

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### **SKETCH PLAT**

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14. [PR-2021-005984](#) IDO 2020  
**PS-2021-00110 – SKETCH PLAT**

**JAG PLANNING & ZONING – JUANITA GARCIA** agent for **VICTOR WUAMETT/HERREN-OPHIR LLC** requests the aforementioned action(s) for all or a portion of: **LOTS B-1, LOT A-1 AND 11, BLOCK 9, PARK RIDGE ADDITION** zoned MX-L, located at **2109 – 2121 SAN MATEO NE between INDIAN SCHOOL NE and HAINES NE** containing approximately 0.4017 acre(s). (J-17)

**PROPERTY OWNERS:** VICTOR WUAMETT/HERREN-OPHIR LLC  
**REQUEST:** VACATE 7,847.8637 OF RIGHT-OF-WAY ALONG THE EAST SIDE OF BUILDINGS

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

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15. [PR-2021-005980](#) IDO 2020  
[PS-2021-00109](#) – SKETCH PLAT

**ANTONIO A. RIVERA** requests the aforementioned action(s) for all or a portion of: **LOTS 13 THRU 16 BLOCK 8, JOHN BARON BURG PARK** zoned R1-A, located on **22<sup>ND</sup> ST NW** between **ASPEN** and **I-40** containing approximately 0.3214 acre(s). (H-13)

**PROPERTY OWNERS:** SCOTT SHAROT & DALE HARRIS

**REQUEST:** REPLAT EXISTING 4 LOTS INTO 2 LOTS, PROPOSED REPLAT WILL ELIMINATE CURRENT ENCROACHMENT OF EXISTING HOUSE ON ONE OF THE LOTS AND WILL CREATE A SINGLE LOT FOR THE HOUSE, WITH COMPLIANT SETBACK CONDITIONS

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

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16. [PR-2021-005978](#) IDO 2020  
[PS-2021-00108](#) – SKETCH PLAT

**ARCH + PLAN LAND USE CONSULTANTS** agent for **GARY SMITH** requests the aforementioned action(s) for all or a portion of: **TRACT A, LANDS OF RAY GUTIERREZ** zoned MX-T, located at **2505 6<sup>TH</sup> ST NW** between **MENAU BLVD** and **TOWNER AVE** containing approximately 0.113 acre(s). (H-14)

**PROPERTY OWNERS:** GARY SMITH

**REQUEST:** REPLAT TO ACQUIRE PUBLIC RIGHT OF WAY DUE TO ENCROACHMENTS

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

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17. [PR-2020-004086](#) IDO 2020  
[PS-2021-00107](#) – SKETCH PLAT

**ARCH + PLAN LAND USE CONSULTANTS** agent for **TITAN HD LLC/AMERICUS LLC** requests the aforementioned action(s) for all or a portion of: **TRACTS 1 & 2, THE FOOTHILLS** zoned RM-H/MX-L, located at **TRAMWAY BLVD NE** between **SAN ANTONIO DR** and **ACADEMY RD** containing approximately 24.1690 acre(s). (E-22)

**PROPERTY OWNERS:** TITAN HD LLC/AMERICUS LLC

**REQUEST:** INTERIOR LOT LINE ADJUSTMENT (2 LOTS INTO 2 LOTS)

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

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18. [PR-2021-005953](#) IDO 2020  
PS-2021-00106 – SKETCH PLAT

**YVETTE ANN CHAVEZ PENA & CARMEN L. CHAVEZ** requests the aforementioned action(s) for all or a portion of: **LOTS 8 AND 9, LAVALAND** zoned R-1, located at **629 & 631 57<sup>TH</sup> ST** between **COORS** and **FORTUNA** containing approximately 0.36 acre(s). (J-11)

**PROPERTY OWNERS:** BOBBY CHAVEZ, CARMEN CHAVEZ

**REQUEST:** LOT LINE ADJUSTMENT BETWEEN LOTS 8 & 9 TO INCORPORATE AN ACCESSORY BUILDING ONTO LOT 9 AND PROVIDE BACKYARD ACCESS TO LOT 9.

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

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19. Other Matters - None

Action Sheet Minutes were approved for September 1, 2021.

DRB Member Signing Session for Approved Cases

ADJOURNED