DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING
March 9, 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

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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)

   **PROPERTY OWNERS:** SMI ABQ ASSETS LLC DBA DANIELS FUNERAL SERVICES
   **REQUEST:** SITE PLAN FOR 120-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

   **DEFERRED TO MARCH 30TH, 2022.**

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

   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)

   **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

   **DEFERRED TO MARCH 30TH, 2022.**
3. **PR-2021-006258**  
**SI-2022-00057 – SITE PLAN**

TIERRA WEST, LLC agent for BRUNACINI DEVELOPMENT LTD CO requests the aforementioned action(s) for all or a portion of: **TRA-1-A A-2 A, JOURNAL CENTER PHASE 2, UNIT 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) [Deferred from 2/2/22, 2/16/22, 3/2/22]

**PROPERTY OWNERS:** BRUNACINI DEVELOPMENT LTD CO  
**REQUEST:** DRB SITE PLAN

**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 MARCH 9TH, 2022, THE DRB HAS **APPROVED** THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO HYDROLOGY FOR AMAFCA APPROVAL ON THE RUN DOWN AS DISCUSSED, AND TO PLANNING FOR BOTH THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT AND THE RECORDED PLAT PRIOR TO FINAL SIGN-OFF.

4. **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) [Deferred from 1/19/22, 2/2/22, 2/16/22, 3/2/22]

**PROPERTY OWNERS:** BRUNACINI DEVELOPMENT LTD CO.  
**REQUEST:** CREATE ONE NEW TRACT FROM TWO EXISTING PORTIONS OF TRACTS

**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 UTILITY COMPANY SIGNATURE, AMAFCA SIGNATURE AND THE AGIS DXF FILE.

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**MAJOR CASES**
5. **PR-2019-002042**  
SD-2022-00020 – PRELIMINARY PLAT  
CSI – CARTESIAN SURVEY’S INC. agent for SOLARE COLLEGIATE FOUNDATION requests the aforementioned action(s) for all or a portion of: 12-B-1-A and 12-B-1-B, EL RANCHO GRANDE 1 zoned MX-M, located at 8801 GIBSON BLVD SW between 98TH ST SW and BARBADOS AVE SW containing approximately 10.9989 acre(s). (M-9)  

**PROPERTY OWNERS**: SOLARE COLLEGIATE FOUNDATION  
**REQUEST**: MAJOR PRELIMINARY PLAT  
**DEFERRED TO MARCH 30TH, 2022.**

6. **PR-2022-006497**  
SD-2022-00022 – VACATION OF RIGHT-OF-WAY  
CONSENSUS PLANNING INC./JACQUELINE FISHMAN agent for LEGACY DEVELOPMENT & MANAGEMENT LLC requests the aforementioned action(s) for all or a portion of: LOT 2 BLOCK 4B, SUNPORT PARK zoned NR-BP, located on 1500 SUNPORT PL SE between SUNPORT PLACE and SUNPORT BLVD containing approximately 0.3598 acre(s). (M-15)  

**PROPERTY OWNERS**: AIRPORT HOSPITALITY LLC C/O LEGACY HOSPITALITY LLC  
**REQUEST**: VACATION OF 15,672 PORTION OF SUNPORT BLVD RIGHT OF WAY  
**DEFERRED TO MAY 11TH, 2022.**

7. **PR-2022-006497**  
SI-2022-00124 – SITE PLAN  
CONSENSUS PLANNING INC. agent for FAIZEL KASSAM requests the aforementioned action(s) for all or a portion of LOT 2 BLOCK 4B, SUNPORT PARK SUBDIVISION, zoned NR-BP, located on 1500 SUNPORT PL NE containing approximately 1.2115 acre(s). (M-15) [Deferred from 2/9/22]  

**PROPERTY OWNERS**: AIRPORT HOSPITALITY LLC C/O LEGACY HOSPITALITY LLC  
**REQUEST**: SITE PLAN for HOTEL DEVELOPMENT  
**DEFERRED TO MAY 11TH, 2022.**
8. **PR-2021-005984 SD-2022-00014 – VACATION OF RIGHT OF WAY**

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)

**PROPERTY OWNERS:** HERRIN-OPHIR LLC

**REQUEST:** VACATE A PORTION OF SAN MATEO BOULEVARD

**DEFERRED TO MARCH 30TH, 2022.**

9. **PR-2021-005628 IDO 2020 SD-2021-00214 – PRELIMINARY PLAT**

BOHANNAN HUSTON INC. agent for MDS INVESTMENTS, LLC requests the aforementioned action(s) for all or a portion of: TRACT A-1-A-1-A, MESA DEL SOL INNOVATION PARK zoned PC, located on UNIVERSITY BLVD SE between STRYKER RD and UNIVERSITY BLVD containing approximately 1598.6338 acre(s). (R-14, S-14-17, T-15-17) [Deferred from 11/17/21, 12/8/21, 12/15/21, 1/5/22, 1/12/22, 2/2/22, 2/9/22, 3/2/22]

**PROPERTY OWNERS:** MDS INVESTMENTS, LLC

**REQUEST:** PRELIMINARY PLAT AND BULK LAND PLAT FOR FUTURE TRACT N AND THE RE-PLAT OF TRACT A-1-A1-A TO DEDICATE RIGHT OF WAY FOR MESA DEL SOL TOWN CENTER.

**DEFERRED TO MARCH 16TH, 2022.**

10. **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, 1/19/22, 1/26/22, 3/2/22]

**PROPERTY OWNERS:** DENNIS ROMERO

**REQUEST:** DRB SITE PLAN FOR SELF STORAGE FACILITY

**DEFERRED TO MARCH 30TH, 2022.**

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**MINOR CASES**
11. **PR-2019-003092**  
**SD-2022-00009 – PRELIMINARY/FINAL PLAT**  
TDIA 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 .28 acre(s). (L-17) [Deferred from 2/2/22, 2/16/22, 3/2/22]  
**PROPERTY OWNERS:** SWCW LLC  
**REQUEST:** MINOR PRELIMINARY/FINAL PLAT REVIEW  
**DEFERRED TO MARCH 30TH, 2022.**

12. **PR-2019-002663**  
**SD-2020-00193 – PRELIMINARY/FINAL PLAT**  
**VA-2020-00377 - WAIVER TO IDO**  
(1009082)  
**Sketch Plat 8/12/20**  
CONSSENSUS PLANNING INC. agent(s) for GROUP II U26 VC, LLC requests the aforementioned action(s) for all or a portion of: TRACT 1 BLOCK 2 UNIT 26, VOLCANO CLIFFS SUBDIVISION, zoned MX-L located on KIMMICK DR NW between PASEO DEL NORTE and ROSA PARKS RD NW, containing approximately 15.7217 acre(s). (C-11) [Deferred from 12/2/20, 1/13/21, 6/9/21, 12/8/21]  
**PROPERTY OWNERS:** GROUP II U26 VC, LLC  
**REQUEST:** MINOR SUBDIVISION PLAT TO SPLIT LOT TO MATCH EPC APPROVED ZONE BOUNDARY. BULK LAND WAIVER TO DEFER INFRASTRUCTURE TO FUTURE PLATTING/SITE PLAN ACTIONS.  
**DEFERRED TO JULY 13TH, 2022.**

13. **PR-2022-006500**  
**SD–2022-00032 – PREIMINARY/FINAL PLAT**  
COMMUNITY SCIENCES CORPORATION agent for CARLO ZAMORA requests the aforementioned action(s) for all or a portion of: LOT 17-A TRACT A BLOCK 7 UNIT 5, VOLCANO CLIFFS zoned R-1D, located at 8001 SHIPROCK CT NW between KIBO DR NW and RIMROCK DR NW containing approximately 0.4828 acre(s). (E-10)  
**PROPERTY OWNERS:** ZAMORA CARLOS A  
**REQUEST:** COMBINE TWO LOTS INTO ONE NEW 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 PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO HYDROLOGY FOR INDICATION THAT SHIPROCK COURT IS TO BE SHOWN ON TRACT A, AND TO PLANNING FOR PLAT REVISION TO REFERECE THE 45 FOOT BUFFER ADJACENT TO OPEN SPACE AS INDICATED BY PARKS AND RECREATION, FOR UTILITY COMPANY SIGNATURE, AMAFCA SIGNATURE, THE AGIS DXF FILE AND FOR THE PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE PLAT.**
14. **PR-2021-006287**  
(AKA: PR-2021-006297)  
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).  

PROPERTY OWNERS: SANTA BARBARA HOMEOWNERS ASSOCIATION  
REQUEST: SUBDIVIDE ONE LOT INTO FOUR LOTS  
DEFERRED TO APRIL 6TH, 2022.

15. **PR-2018-001345**  
SD-2022-00033 – EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT

HUITT-ZOLLARS, INC. agent for DBG PROPERTIES, LLC requests the aforementioned action(s) for all or a portion of: TRACT RR3A1, PLAT FOR WESTLAND SOUTH zoned R-ML, located at 10001 CEJA VISTA RD between DENNIS CHAVEZ BLVD. and 98TH ST containing approximately 5.4 acre(s).  

PROPERTY OWNERS: DBG PROPERTIES, LLC  
REQUEST: EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT, PROCEDURE B FOR SENIOR LIVING APARTMENTS AT CEJA VISTA  

16. **PR-2021-005089**  
SD-2022-00037 – PRELIMINARY/FINAL PLAT

SUPREME INVESTMENTS, LLC requests the aforementioned action(s) for all or a portion of: LOT 2, PLAT OF FAITH ADDITION zoned MX-T, located at 4700 EUBANK BLVD NW between OSUNA RD. and LAGRIMA DE ORO RD containing approximately 2.3467 acre(s).  

PROPERTY OWNERS: LUCERO STEVE & HOPE  
REQUEST: SUBDIVIDE EXISTING PARCEL INTO TWO TRACTS  
DEFERRED TO MARCH 30TH, 2022.
17. **PR-2018-001695**  
**SD-2022-00038 – EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT**

MICHAEL MONTOYA/NOVUS PROPERTIES LLC requests the aforementioned action(s) for all or a portion of: TRACTS A THRU I zoned X, located on PASEO DEL NORTE between EAGLE RANCH and RICHLAND HILLS NW containing approximately 39.074 acre(s). (C-12)

**PROPERTY OWNERS:** X  
**REQUEST:** 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 ONE-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT.

18. **PR-2021-006255**  
**SD-2022-00016 – PRELIMINARY/FINAL PLAT**  
**VA-2022-00038 – SIDEWALK WAIVER**

CSI – CARTESIAN SURVEYS, INC. agent for HOMEWISE, INC. requests the aforementioned action(s) for all or a portion of: LOT 1, BLOCK 1, APODACA & SEDILLO ADDITION zoned MX-T, located at 1400 8TH ST SW between LEWIS AVENUE SW and BELL AVE SW containing approximately 0.0849 acre(s). (L-14) [Deferred from 2/16/22]

**PROPERTY OWNERS:** HOMEWISE INC  
**REQUEST:** CREATE 2 NEW LOTS FROM 1 EXISTING LOT, SIDEWALK WAIVER AND ADMINISTRATIVE DECISION OF RIGHT-OF-WAY WIDTH

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 AS SHOWN ON EXHIBIT IN THE PLANNING FILE.


**SKETCH PLATS**
19. **PR-2022-006673**  
**PS-2022-00033 – SKETCH PLAT**

CSI – CARTESIAN SURVEY’S INC. agent for GBN HOLDINGS LLC requests the aforementioned action(s) for all or a portion of: **TRACT 1-A BOCK 101, BRENTWOOD HILLS SUBDIVISION** zoned MX-M, located at 2600 JUAN TABLO BLVD NE between LEXINGTON AVE NE and CANDELARIA RD NE containing approximately **1.8022** acre(s). (H-22)

**PROPERTY OWNERS:** TAYLOR GREGORY L & TAYLOR LEMAN JR  
**REQUEST:** CREATE 2 NEW TRACTS FROM 1 EXISTING TRACT

*THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.*

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20. **PR-2022-006674**  
**PS-2022-00034 – SKETCH PLAT**

HOLLY ARROYO requests the aforementioned action(s) for all or a portion of: **LOTS 16 AND 17 LAND OF RAYMOND ORTIZ** zoned R-A, located at 1825 PATRICK PLACE NW between GUADALUPE TR and RIO GRANDE containing approximately **0.32** acre(s). (F-13)

**PROPERTY OWNERS:** CHAVEZ JOSEPHINE  
**REQUEST:** LOT LINE ADJUSTMENT, VARIANCE REQUESTS

*THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.*

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**PS-2022-00035 – SKETCH PLAT**

ARCH + PLAN LAND USE CONSULTANTS LLC agent for NEW MEXICO STEEL COMPANY INC. requests the aforementioned action(s) for all or a portion of: **LOTS 17-24 & lots 41 – 48, BLOCK 6, FRANCISCAN ADDITION** zoned NR-LM, located at 1916 2ND ST NW between INDIAN SCHOOL RD containing approximately **1.33** acre(s). (H-14)

**PROPERTY OWNERS:** NEW MEXICO STEEL CO INC  
**REQUEST:** LOT CONSOLIDATION FOR 16B LOTS & PREVIOUSLY VACATED ALLEY INTO ONE LOT

*THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.*

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22. **PR-2019-002651**  
**PS-2022-00036 – SKETCH PLAT**

ARCH + PLAN LAND USE CONSULTANTS LLC agent for R & B LLC requests the aforementioned action(s) for all or a portion of: **PARCEL 2A, SUNPORT PARK** zoned NR-BP, located at 1501 AIRCRAFT SE between I-25 and UNIVERSITY BLVD containing approximately **48.6595** acre(s). (M-15)

**PROPERTY OWNERS:** R & B LLC  
**REQUEST:** CREATE 2 LOTS FROM 1 EXISTING LOT

*THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.*
23. **PS-2022-00031 – SKETCH PLAT**

**GLORIA J. MARTINEZ** requests the aforementioned action(s) for all or a portion of: **LOTS 6 & 7 BLOCK 2, TROTTER ADDN** zoned **MX-M**, located at **806 ARNO ST NE** between **ARNO ST and EDITH BLVD** containing approximately **0.089 acre(s)**. (J-14)

**PROPERTY OWNERS:** **LOPEZ JOE EDWARD & SANCHEZ GLORIA JEAN & GONZALES PAULINE RACHEL**

**REQUEST:** ROW VACATION OF PORTION OF FRANCISCAN STREET NE

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

24. **PS-2022-00037 – SKETCH PLAT**

**TERESA MCDOWELL** the aforementioned action(s) for all or a portion of: **LOTS 18-A & 20-A, PARKLAND HILLS ADDITION** zoned **R-1D**, located at **809 RIDGECREST DR. SE** between **LAUREL DR SE and RIDGECREST DR SE** containing approximately **0.4348 acre(s)**. (L-17)

**PROPERTY OWNERS:** **MCDOWELL TERESA**

**REQUEST:** COMBINE 2 LOTS INTO ONE NEW LOT

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

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**Other Matters - None**

**Action Sheet Minutes were approved for March 2nd, 2022**

**DRB Member Signing Session for Approved Cases**

**ADJOURNED**