DEVELOPMENT REVIEW BOARD

Agenda
ONLINE ZOOM MEETING

April 20, 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 Administrative Assistant

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NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT ANGELA GOMEZ,
PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-
FREE:1-800-659-8331.

NOTE: DEFFERRAL OF CASES WILL BE ANNOUNCED AT THE BEGINNING OF THE AGENDA.

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE DEFERRED TO THE NEXT DRB
MEETING.

NOTE: CLICK ON THE BLUE HIGHLIGHTED PROJECT # LINK TO ACCESS THE CASE. (Place mouse over hyperlink, right-click, choose “open hyperlink”)

A. Call to Order: 9:00 A.M. for Major Cases
                1:30 P.M. for Minor Cases and Sketch Plats

B. Changes and/or Additions to the Agenda
   a. Motion to amend the rules to allow a virtual meeting because of the public health emergency.
   b. Remote Meeting Information:
      Join Zoom Meeting:
      https://cabq.zoom.us/j/81711919604 (Place mouse over hyperlink, right-click, choose “open hyperlink”)
      Meeting ID: 817 1191 9604
      By phone: +1 346 248 7799 or Find your local number: https://cabq.zoom.us/u/kegTsk3nfp
MAJOR CASES

1. **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, 3/9/2, 3/16/22, 3/30/22, 4/13/22]

   **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.


   **SUSTAINABILITY ENGINEERING GROUP, LLC** 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, 4/6/22]

   **PROPERTY OWNERS:** GREEN JEANS WEST LLC

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

3. **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 **62nd 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, 4/6/22]

   **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.
MINOR CASES – TO BE HEARD BEGINNING AT 1:30 pm

4. **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, 4/13/22]
   **PROPERTY OWNERS:** SWCW LLC
   **REQUEST:** MINOR PRELIMINARY/FINAL PLAT REVIEW

5. **PR-2022-006762**
   **SD-2022-00043 – PRELIMINARY/FINAL PLAT**
   ALDRICH LAND SURVEYING – TIM ALDRICH agent for STEVEN R. CHAMBERLIN AND SUSAN CHAMBERLIN requests the aforementioned action(s) for all or a portion of: LOT 2, ALVARADO GARDENS zoned R-A, located at 2217 MATTHEW AVE NW between HARVEST LANE NW and CORIANDA CT NW containing approximately 0.5327 acres(s). (G-13) [Deferred from 3/30/22, 4/13/22]
   **PROPERTY OWNERS:** CHAMBERLIN STEVEN R & SUSAN
   **REQUEST:** DIVIDE LOT 24 INTO 2 TRACTS, GRANT PRIVATE ACCESS EASEMENT, PRIVATE SANITARY SEER AND WATER SERVICE EASEMENT AND PUBLIC UTILITY EASEMENT
   **DEFERRED TO APRIL 27TH, 2022.**

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, 4/6/22]
   **PROPERTY OWNERS:** SANTA BARBARA HOMEOWNERS ASSOCIATION
   **REQUEST:** SUBDIVIDE ONE LOT INTO FOUR LOTS
7. **PR-2019-002874**  
SD-2022-00059 – EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT  

BRAD ALLEN requests the aforementioned action(s) for all or a portion of: TRACTS A THRU C, COTTONWOOD POINTE zoned MX-L, located at 9651 IRVING BLVD between IRVING BLVD and EAGLE RANCE RD NW containing approximately 6.7675 acre(s). (B-13) [Deferred from 4/13/22]  

**PROPERTY OWNERS:** EAGLE VISTA LLC ATTN: BRAD B ALLEN  
**REQUEST:** EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT

8. **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). (F-21) [Deferred from 3/9/22, 3/30/22, 4/13/22]  

**PROPERTY OWNERS:** LUCERO STEVE & HOPE  
**REQUEST:** SUBDIVIDE EXISTING PARCEL INTO TWO TRACTS

**SKETCH PLATS**

9. **PR-2022-006847**  
PS-2022-00070 – SKETCH PLAT  

ISAACSON & ARFMAN, INC./FRED ARFMAN agent for MATTHEW C. SANCHEZ requests the aforementioned action(s) for all or a portion of: EAST ½ OF LOT 14 & VACATED PORTION OF DURANES DITCH, ALVARADO GARDENS zoned R-A, located at 2818 CAMPBELL RD NW between CAMPBELL RD NW and MANCHA containing approximately 1.2949 acre(s). (G-12)  

**PROPERTY OWNERS:** SANCHEZ MATTHEW C & MCALENERNEY CRYSTAL  
**REQUEST:** SKETCH PLAT REVIEW AND COMMENT

10. **PR-2022-006841**  
PS-2022-00061 – SKETCH PLAT  

EQUITER A REGENERATIVE DESIGN agent for VETRI MANAGEMENT INC. requests the aforementioned action(s) for all or a portion of: LOTS 1, 2 & 5, BLOCK 3, SIGMA CHI zoned R-MH, located at 1801 MESA VISTA NE between MESA VISTA and LOMAS BLVD containing approximately 0.47 acre(s). (J-15)  

**PROPERTY OWNERS:** TOGA GROUP LLC C/O CLT LLC  
**REQUEST:** SKETCH PLAT REVIEW AND COMMENT
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| **Property Owners:** REMBE PROPERTIES LLC C/O JAY REMBE  
**Request:** TRACT CONSOLIDATION |
| **Description:** REMBE URBAN DESIGN & DEVELOPMENT requests the aforementioned action(s) for all or a portion of: TRACT 106-A, 107B AND 107C, REMBE PROPERTIES zoned MX-M/R-A, located at 1701/1623 CENTRAL AVE NW between LAGUNA BLVD and RANCHO SECO RD containing approximately 0.58 acre(s). (J-13) |

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| **Property Owners:** NOVUS PROPERTIES LLC, / MICHAEL MONTOYA, TRULA HOWE  
**Request:** SUBDIVIDE ONE EXISTING LOT INTO 2 NEW LOTS |
| **Description:** NOVUS PROPERTIES LLC, / MICHAEL MONTOYA, TRULA HOWE requests the aforementioned action(s) for all or a portion of: LOT A-2-B-1, FOUNTAIN HILLS PLAZA zoned NR-C, located on NUNZIO AVE NW near PARADISE BLVD NW containing approximately 4.2546 acre(s). (C-12) |

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| **Property Owners:** SHAHEEN MONTASER  
**Request:** SKETCH PLAT REVIEW AND COMMENT |
| **Description:** STEVEN CARNEY requests the aforementioned action(s) for all or a portion of: LOT 3, BLOCK 1 UNIT 3, NORTH ALBUQUERQUE ACRES LOT 13 zoned PD located at 8900 MODESTO between VENTURA and BARSTOW containing approximately 0.89 acre(s). (C-20) |

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| **Property Owners:** CARL YONATAN  
**Request:** LOT LINE RELOCATION |
| **Description:** CARL YONATAN requests the aforementioned action(s) for all or a portion of: LOT 25 & 26, KNOB HEIGHTS zoned R-1B located at 3428 KATHRYN AVE SE between AMHERST DR and WELLESLEY containing approximately 0.3214 acre(s). (L-16) |
BOHANNAN HUSTON | PATRICK SISNEROS agent for CITY OF ALBUQUERQUE PARKS & RECREATION requests the aforementioned action(s) for all or a portion of: LOT A1, C1, D1, BALLOON FIESTA PARK zoned NR-PO-A located between BALLOON MUSEUM DR NE and JEFFERSON ST NE containing approximately 0.20 acre(s). (B-17)

PROPERTY OWNERS: CITY OF ALBUQUERQUE
REQUEST: PAVING FOR BUS DROP OFF AND ADDED PEDESTRIAN SIDEWALKS, DEMOLISH BALLOON MUSEUM DRIVE EXTENSION TO SAN DIEGO AVE NE

Other Matters

Action Sheet Minutes – April 13, 2022

DRB Member Signing Session for Approved Cases

ADJOURN