



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

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: DEFERRAL 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.

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

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
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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.**
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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, 4/6/22]
- PROPERTY OWNERS:** SANTA BARBARA HOMEOWNERS ASSOCIATION
REQUEST: SUBDIVIDE ONE LOT INTO FOUR LOTS
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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
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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
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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 & MCALERNEY CRYSTAL
REQUEST: SKETCH PLAT REVIEW AND COMMENT
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10. [PR-2022-006841](#)
[PS-2022-00061](#) – SKETCH PLAT
- EQUITERA 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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11. [PR-2022-006844](#)
PS-2022-00066 – SKETCH PLAT
- 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)**
- PROPERTY OWNERS:** REMBE PROPERTIES LLC C/O JAY REMBE
REQUEST: TRACT CONSOLIDATION
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12. [PR-2022-006846](#)
PS-2022-00068 – SKETCH PLAT
- 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)**
- PROPERTY OWNERS:** NOVUS PROPERTIES LLC
REQUEST: SUBDIVIDE ONE EXISTING LOT INTO 2 NEW LOTS
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13. [PR-2022-006843](#)
PS-2022-00063 – SKETCH PLAT
- 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)**
- PROPERTY OWNERS:** SHAHEEN MONTASER
REQUEST: SKETCH PLAT REVIEW AND COMMENT
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14. [PR-2022-006859](#)
PS-2022-00072 – SKETCH PLAT
- 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)**
- PROPERTY OWNERS:** CARL YONATAN
REQUEST: LOT LINE RELOCATION
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15. [PR-2022-006836](#)
PS-2022-00059 – SKETCH PLAT

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