



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

February 2, 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

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 INDEFINITELY DEFERRED ON A NO SHOW. PER THE DRB RULES OF PROCEDURE, AN INDEFINITE DEFERRAL REQUIRES A RE-APPLICATION AND REPAYMENT OF ALL APPLICATION FEES.

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.

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:

<https://cabq.zoom.us/j/81631252215>

(Place mouse over hyperlink, right-click, choose "open hyperlink")

Meeting ID: 816 3125 2215

By Phone +1 253 215 8782 or Find your local number: <https://cabq.zoom.us/j/kWojEd9pS>

MAJOR CASES& ASSOCIATED MINORS

1. [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)

PROPERTY OWNERS: BRUNACINI DEVELOPMENT LTD CO

REQUEST: DRB SITE PLAN

2. [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]

PROPERTY OWNERS: BRUNACINI DEVELOPMENT LTD CO.

REQUEST: CREATE ONE NEW TRACT FROM TWO EXISTING PORTIONS OF TRACTS

MAJOR CASES

3. [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, 1/19/22, 1/26/22]

PROPERTY OWNERS: WESTERN HILLS INVESTMENTS LLC

REQUEST: FINAL SIGN OFF OF EPC SITE PLAN

4. [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]

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.

5. [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*]

PROPERTY OWNERS: MDS INVESTMENTS, LLC

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

6. [PR-2021-005573](#) IDO 2020
SD-2021-00171 – PRELIMINARY PLAT
SD-2021-00172 – VACATION OF PUBLIC EASEMENT-22' Public Pedestrian Access
SD-2021-00174 – VACATION OF PUBLIC EASEMENT-10' PUE
SD-2021-00175 – VACATION OF PUBLIC EASEMENT-30' Public Waterline
SD-2021-00176 - VACATION OF PUBLIC EASEMENT-40' PNM
SD-2021-00177 - VACATION OF PUBLIC EASEMENT-Pedestrian Access and Drainage
SD-2021-00178 - VACATION OF PRIVATE EASEMENT-Private Drainage
SD-2021-00179 - VACATION OF PUBLIC EASEMENT-Public Waterline - studio
SD-2021-00180 - VACATION OF PRIVATE EASEMENT-Private access-ABCWUA

SD-2021-00181 - VACATION OF PRIVATE - EASEMENT- Private access-ABCWUA

BOHANNAN HUSTON INC. agent for **NETFLIX STUDIOS, LLC, KENNETH FALCON** requests the aforementioned action(s) for all or a portion of: **TRACTS 22-A,22-B,22-C, 26, N, O, Q-1, Q-2, Q-3, OS-7, R, 17, A-1-A-6, MESA DEL SOL INNOVATION PARK I & II** zoned **PC**, located on **5650 UNIVERSITY BLVD SE** containing approximately **162.78** acre(s). (**R-16**) [*Deferred from 9/29/21, 10/20/21, 11/3/21, 11/17/21, 12/1/21, 1/5/22, 1/26/22*]

PROPERTY OWNERS: CITY OF ALBUQUERQUE, MDS INVESTMENTS

REQUEST: PRELIMINARY PLAT, VACATIONS OF PRIVATE EASEMENT, VACATIONS OF PUBLIC EASEMENT

Applicant requests deferral to February 9th, 2022.

7. [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
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MINOR CASES

8. [PR-2021-005816](#)
[SI-2021-02066](#) - EPC FINAL SITE PLAN SIGN-OFF
- CONSENSUS PLANNING INC.** agent for **JB HOLDINGS LLC/TAKE FIVE CARWASH** requests the aforementioned action(s) for all or a portion of: **LOT 2-C, COTTONWOOD CROSSING PHASE II** zoned **MX-L**, located at **10084 COORS BLVD NW** between **COORS BYPASS** and **SEVEN BAR LOOP** containing approximately **0.7876** acre(s). **(B-14)** [12/15/21]
- PROPERTY OWNERS:** JB HOLDINGS, LLC
REQUEST: DRB SIGN OFF OF EPC APPROVED CAR WASH FACILITY
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9. [PR-2021-005426](#)
[SI-2022-00185](#) – EPC FINAL SITE PLAN SIGN OFF
- CONSENSUS PLANNING** agent for **SMI-ABQ ASSETS, LLC** requests the aforementioned action(s) for all or a portion of: **LOT J, COLES INDUSTRIAL NO. 2** zoned **NR-SU**, located at **3300 VASSAR DR NE** between **CANDELARIA RD NE** and **AZTEC RD NE** containing approximately 0.3903 acre **(G-16)**
- PROPERTY OWNERS:** CHACO OFFICES LLC
REQUEST: DRB SIGN-OFF FOR EPC APPROVED SITE PLAN
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10. [PR-2021-005009](#) IDO 2019
[SD-2021-00091](#) –
PRELIMINARY/FINALPLAT
- WAYJOHN SURVEYING INC.** agent(s) for **BLAKES LOTA BURGER LLC** request(s) the aforementioned action(s) for all or a portion of **PARCELS 6 THRU 10, ATRISCO BUSINESS PARK** zoned **MX-M**, located at **NE Corner of COORS BLVD and FORTUNA ROAD**, containing approximately **1.3523** acre(s). **(J-10)** [Deferred from 5/19/21, 7/14/21, 8/4/21, 8/18/21, 10/20/21, 12/1/21, 1/5/22]
- PROPERTY OWNERS:** BLAKE'S LOTABURGER
REQUEST: COMBINE 5 LOTS INTO ONE LOT
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11. [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 .28 acre(s). (L-17)

PROPERTY OWNERS: SWCW LLC

REQUEST: MINOR PRELIMINARY/FINAL PLAT REVIEW

SKETCH PLAT

12. [PR-2022-006534](#)
PS-2022-00009 – SKETCH PLAT

DAVID VIGIL requests the aforementioned action(s) for all
or a portion of: **LOT 9, BLOCK A, GRANDE HEIGHTS
ADDITION** zoned R-1D, located at **3416 WARD DR NW
between SEQUOIA RD NW and VISTA GRANDE DR NW**
containing approximately 0.4262 acre(s). (G-11)

PROPERTY OWNERS: DAVID VIGIL

REQUEST: DISCUSSION OF CONSTRUCTION PROCESS, GRADING,
IMPACT FEES

13. [PR-2022-006533](#)
PS-2022-00008 – SKETCH PLAT

BRIAN ORTIZ requests the aforementioned action(s) for all
or a portion of: **LOT 8 – 11, BLOCK 2, APACHE TRAIL
ADDITION** zoned MX-M, located at **420 and 428 PROSPECT
NW** containing approximately .214 acre(s). (H-14)

PROPERTY OWNERS: PEREZ FRANK PAUL TRUSTEE PEREZ TRUST

REQUEST: LOT CONSOLIDATION

14. [PR-2022-006511](#)
PS-2022-00005 – SKETCH PLAT

CORNELIUS J. OOMEN requests the aforementioned
action(s) for all or a portion of: **LOTS A-1 & B-1 OF PLAT OF
LOTS A-1 & B-1, THE LAND OF JANE BATTEN** zoned R-A,
located at **CANDELARIA RD NW between INDIAN FARM
LN, NW and CONRADO LN** containing approximately .035
acre(s). (G-13)

PROPERTY OWNERS: OOMEN CORNELIUS J & SEEUWS LEA M

REQUEST: REPLAT LOTS A-1 & B-1 OF THE LAND OF JANE BATTEN TO
REPRESENT CURRENT PROPERTY ACCESS

15. [PR-2022-006532](#)
PS-2022-00007 – SKETCH PLAT

MEIFENG LIN requests the aforementioned action(s) for all or a portion of: **LOTS 23 & 24, BLOCK 56, RAYNOLDS & L24** zoned **R-1A**, located between **10th ST** and **STOVER** containing approximately 0.1395 acre(s). (K-13)

PROPERTY OWNERS: HARVEY MEIFENG LIN
REQUEST: LOT LINE ELIMINATION/CONSOLIDATION

16. [PR-2019-002294](#)
PS-2022-00010 – SKETCH PLAT

ADA ARCHITECTS, INC./DAVID FELLENSTEIN agent for **RESTAURANT DEPOT** requests the aforementioned action(s) for all or a portion of: **TRACTA-1 PLAT OF TRACTS A-1 & B-1, TRUCK STOP PLAZA** zoned **NR-LM**, located at **1901- 1915 MENAUL BLVD NE** between **PAN AMERICAN FRONTAGE ROAD** and **UNIVERSITY BLVD NE** containing approximately 3.93 acre(s). (H-15)

PROPERTY OWNERS: TRUCK STOP PLAZA LLC
REQUEST: SKETCH PLAT REVIEW

Other Matters

Action Sheet Minutes – January 26, 2022

DRB Member Signing Session for Approved Cases

ADJOURN