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

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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 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/u/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

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**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

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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 **STYKER 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-A1-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 PRIVATE EASEMENT-Private access-ABCWUA
SD-2021-00180 - 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 LOTABURGER 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
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

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**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

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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

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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**

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**Other Matters**

**Action Sheet Minutes – January 26, 2022**

**DRB Member Signing Session for Approved Cases**

**ADJOURN**