DEVELOPMENT REVIEW BOARD
Agenda
ONLINE ZOOM MEETING

January 12, 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 ANNOUCED 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/89551927603 (Place mouse over hyperlink, right-click, choose “open hyperlink”)
      By phone +1 669 900 6833 or Find your local number: https://cabq.zoom.us/u/kdmZu8lHYF
      Meeting ID: 895 5192 7603

MAJOR CASES
1. **PR-2020-003847**  
**SI-2021-01955 – SITE PLAN**  
WILL GLEASON, DEKKER/PERICH/SABATINI agent for CITY OF ALBUQUERQUE requests the aforementioned action(s) for all or a portion of: MAP 33 TR 90C,001 001REPL of FITZGERALD ADD, ALL of LOT 2, BLK 1, REPLAT of FITZGERALD ,003 001 REPL of FITGERALD ADD zoned MX-M, located on 3525 4TH ST NW, 420 FITZGERALD RD NW between MILDRED AVE NW and FITZGERALD RD NW containing approximately 2.103 acre(s).  
*Deferred from 12/15/21*

**PROPERTY OWNERS:** CITY of ALBUQUERQUE  
**REQUEST:** MULTI-FAMILY APARTMENT HOME COMMUNITY

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2. **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).  
*Deferred from 11/3/21, 11/17/21, 12/1/21, 12/15/21*

**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.  
**Agent Requests Deferral to February 2nd, 2022.**

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3. **PR-2021-006238**  
**SI-2021-01916 - SITE PLAN**  
**SD-2022-00001 – PRELIMINARY/FINAL PLAT**  
CONSENSUS PLANNING. agent for TITAN DEVELOPMENT requests the aforementioned action(s) for all or a portion of: LOTS 15-18, BLOCK 20 UNITS A and B, NORTH ALBUQUERQUE ACRES zoned MX-L, located at ALAMEDA BLVD between SAN PEDRO AND LOUSIANA BLVD NE and JEFFERSON ST NE containing approximately 2.77 acre(s).  
*Deferred from 12/8/21*

**PROPERTY OWNERS:** SIEGELE, FREDRICK J SUCESOR SIEGELE IRRVT  
**REQUEST:** SITE PLAN FOR 105 UNIT APARTMENT COMPLEX
4. **PR-2021-006070**  
**SI-2021-01889 – SITE PLAN**  

CONSENSUS PLANNING, INC. agent for 98TH AND I-40 LAND, LLC requests the aforementioned action(s) for all or a portion of: TRACT 9, UNIT 5, AVALON SUBDIVISION zoned NR-BP, located on BLUEWATER RD NW between 94TH ST NW and 90TH ST NW containing approximately 16.1 acre(s). (K-9) [Deferred from 12/1/21, 12/15/21, 12/5/21, 1/5/22]

PROPERTY OWNERS: 98TH AND I-40 LAND, LLC  
REQUEST: SITE PLAN APPROVAL FOR AN APPROXIMATELY 150,000 SQUARE FOOT WAREHOUSE AND DISTRIBUTION OF BUILDING ON A 9.7 ACRE PORTION OF THE SUBJECT PROPERTY (NORTH PORTION)

5. **PR-2021-006070**  
**SI-2021-01888 – SITE PLAN**  

CONSENSUS PLANNING, INC. agent for 98TH AND I-40 LAND, LLC requests the aforementioned action(s) for all or a portion of: TRACT 9, UNIT 5, AVALON SUBDIVISION zoned NR-BP, located on BLUEWATER RD NW between 94TH ST NW and 90TH ST NW containing approximately 16.1 acre(s). (K-9) [Deferred from 12/1/21, 12/15/21, 1/5/22]

PROPERTY OWNERS: 98TH AND I-40 LAND, LLC  
REQUEST: SITE PLAN APPROVAL FOR AN APPROXIMATELY 150,000 SQUARE FOOT WAREHOUSE AND DISTRIBUTION OF BUILDING ON A 9.7 ACRE PORTION OF THE SUBJECT PROPERTY (SOUTH PORTION)

6. **PR-2021-006070**  
**SD-2021-00240 – PRELIMINARY/FINAL PLAT Slope**  
**SD-2021-00245 - VACATION OF PRIVATE EASEMENT De-siltation**  
**SD-2021-00246 - VACATION OF PRIVATE EASEMENT Drainage**  
**SD-2021-00247 - VACATION OF PRIVATE EASEMENT**  
**SD-2021-00249 - VACATION OF PUBLIC EASEMENT Anchor**  
**SD-2021-00250 - VACATION OF PUBLIC EASEMENT PUE**  

CSI – CARTESIAN SURVEY’S INC. agent for 98TH & I-40 LAND, LLC requests the aforementioned action(s) for all or a portion of: TRACT 9, UNIT 5, AVALON SUBDIVISION zoned NR-BP, located at BLUEWATER RD NW between 94TH ST and 90TH ST containing approximately 16.1021 acre(s). (K-09) [Deferred from 12/8/21, 1/5/22]

PROPERTY OWNERS: 98TH & I-40 LAND, LLC  
REQUEST: CREATE TWO NEW TRACTS FROM ONE EXISTING TRACT, GRANT EASEMENTS, VACATE PUBLIC EASEMENTS
7. **PR-2019-002402**  
SI-2021-002080 – SITE PLAN

BOWMAN CONSULTING GROUP requests the aforementioned action(s) for all or a portion of: LOT 12, UNIT 5, AVALON SUBDIVISION zoned NR-BP, located on 98TH containing approximately 1.46 acre(s). (K-9) [Deferred from 1/5/22]

**PROPERTY OWNERS:** KEVIN MATTSON-RS BLUEWATER LLC  
**REQUEST:** DRB SITE PLAN FOR DRIVE THRU RESTAURANT

8. **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]

**PROPERTY OWNERS:** JC SIX LLC  
**REQUEST:** SITE PLAN APPROVAL REQUEST FOR MULTI-FAMILY APARTMENT HOME COMMUNITY

9. **PR-2021-005628** IDO 2020  
SD-2021-00214 – PRELIMINARY PLAT  
SD-2021-00224 – BULK LAND 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]

**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.

10. **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]

**PROPERTY OWNERS:** WESTERN HILLS INVESTMENTS LLC  
**REQUEST:** FINAL SIGN OFF OF EPC SITE PLAN

**AGENT REQUESTS DEFERRAL TO JANUARY 19TH, 2022.**
MINOR CASES

11. **PR-2019-002309**  
**SD-2021-00264 – FINAL PLAT**  
TIERRA WEST LLC agent for WYMONT LLC requests the aforementioned action(s) for all or a portion of: LOT 1-A-1 PLAT FOR lots 1-A-1 AND 5-A-1, LA MIRADA SUBDIVISION zoned MX-M, located at 4315 WYOMING BLVD NE between MONTOGOMERY BLVD NE and LA MIRADA PL NE containing approximately 15.19 acre(s). (G-19)

**PROPERTY OWNERS:** WYMONT LLC  
**REQUEST:** FINAL PLAT REVIEW

12. **PR-2018-001326**  
**VA-2021-00457 – TEMPORARY DEFERRAL OF SIDEWALK**  
MARK GOODWIN & ASSOCIATES, PA agent for EASTSIDE DEVELOPMENT, INC. requests the aforementioned action(s) for all or a portion of: TRACT 1-A-1, JUAN TABO HILLS ESTATES zoned R-D, located on JUAN TABO HILLS BLVD between JUAN TABO HILLS UNIT 1 & 2 and TIJERAS ARROYO containing approximately 98.4699 acre(s). (M-21)

**PROPERTY OWNERS:** EASTSIDE DEVELOPMENT  
**REQUEST:** 2 YEAR EXTENSION REQUEST FOR JUAN TABO HILLS ESTATES SUBDIVISION SIDEWALK DEFERRAL AGREEMENT

13. **PR-2019-002063**  
**SD-2021-00261 – FINAL PLAT**  
MARK GOODWIN & ASSOCIATES, PA agent for BOKAY CONSTRUCTION, INC. requests the aforementioned action(s) for all or a portion of: LOT 1-PA THRU 31-P1, SAGE RANCH zoned R-T, located on SAGE RANCH COURT between SAGE RANCH RD and BENAVIDEZ RD containing approximately 3.7742 acre(s). (M-9) [Deferred from 1/5/22]

**PROPERTY OWNERS:** WESTWAY HOMES  
**REQUEST:** FINAL PLAT APPROVAL FOR SAGE RANCH SUBDIVISION

**AGENT REQUESTS DEFERRAL TO JANUARY 19TH, 2022.**
TIM SOLINSKI agent for AUI INC. requests the aforementioned action(s) for all or a portion of: *62 4 ARMIJO BROS ADDN LOTS 62, 63 & 64 & LOTS R, S & T & ALLEY ADJ LT, LOTS 1-5 ALL LOT 6 EXC A SELY PORTION BLK C OF THE MANDELL BUSINESS AND RESIDENCE ADDN AND AN UNPLATTED STRIP OF LAND W OF AND ADJ THERE, PORTION OF LOTS 7 & 8 BLOCK C MANDELL BUSINESS AND RESIDENCE ADDN & PORTION OF P & Q PERFECTO MARIANO JESUS ARMIJO ADD, TRACT A2 PLAT OF TRACTS A-1 & A-2, zoned MX-FB-UD, located at ONE CIVIC PLAZA & 400 MARQUETTE between MARQUETTE and TIJERAS containing approximately 2.2273 acre(s). (J-14) Deferred from 7/28/21, 8/4/21, 8/11/21, 8/25/21, 9/15/21, 9/22/21, 10/6/21/10/20/21, 11/10/21, 11/17/21,12/1/21, 12/8/21, 12/15/21, 1/5/22]

PROPERTY OWNERS: BERNALILLO COUNTY, CITY OF ALBUQUERQUE
REQUEST: REPLAT TO CONSOLIDATE 22 LOTS/TRACTS INTO 2 TRACTS, DEDICATE ADDITIONAL PUBLIC RIGHTS-OF-WAY AND TO GRANT EASEMENTS

COMMUNITY SCIENCES CORPORATION agent for JOHN E. FARROW & STEPHANIE A. FARROW requests the aforementioned action(s) for all or a portion of: 94-A-1-A-1, MRGCD MAP 34, PORTION OF TRACT A LOT 6, FRANCELLEA TOWNHOUSES zoned RA, located at 2400 MEADOWVIEW, between MATTHEW NW and MEADOWVIEW NW containing approximately 1.7632 acre(s). (G-13)

PROPERTY OWNERS: JOHN AND STEPHANIE FARROW
REQUEST: REPLAT TWO EXISTING LOTS INTO 2 NEW LOTS

ISAACSON & ARFMAN, INC. agent for AZTEC VILLAGE LIMITED PARTNERSHIP requests the aforementioned action(s) for all or a portion of: LOTS 7 THRU 12, BLOCK 44, HUNING HIGHLAND zoned MX-L, located at HIGH STREET NE, BETWEEN CENTRAL AVE AND COPPER AVE containing approximately 0.9787 acre(s). (K-1)

PROPERTY OWNERS: AZTEC VILLAGE LIMITED PARTNERSHIP
REQUEST: SKETCH PLAT REVIEW AND COMMENT
17. **PR-2021-006378**  
**PS-2021-00163 – SKETCH PLAT**  
PHILLIP ZAMORA/SAMMY TORREZ requests the aforementioned action(s) for all or a portion of: PUBLIC ROW AT 7518 EDITH, located on EDITH BLVD between OSUNA and PASEO DEL NORTE containing approximately 0.722 acre(s). (D-16)  
 PROPERTY OWNERS: PHILLIP ZAMORA AND SAMMY TORREZ  
REQUEST: TO OBTAIN ACCESS EASEMENT THROUGH 7518 EDITH PUBLIC RIGHT OF WAY 61 TO 7514 EDITH EAST OF ALAMEDA LATERAL

18. **PR-2019-002916**  
**PS-2021-00165 – SKETCH PLAT**  
THE GROUP/RON HENSLEY agent for CLEARBROOK INVESTMENTS INC. requests the aforementioned action(s) for all or a portion of: LOTS 11 & 12, UNIT 3 TRACT 3, NORTH ALBUQUERQUE ACRES zoned C-20, located at 8900 OAKLAND AVE NE between BARSTOW and VENTURA containing approximately 1.7 acre(s). (C-20)  
 PROPERTY OWNERS: CLEARBROOK INVESTMENTS  
REQUEST: CREATE 4 LOTS FROM EXISTING 2 LOTS

19. **PR-2021-006381**  
**PS-2019-00166 – SKETCH PLAT**  
ARNIE AND PATRICIA MANCHA request the aforementioned action(s) for all or a portion of: LOTS 9 & 10, BLOCK 1, HOSHOR ADDITION zoned R-1B, located at 101 HOSHOR AVE, between WILLIAM ST and AT&SF RAILROAD TRACK containing approximately .31 acre(s). (L-14)  
 PROPERTY OWNERS: ARNIE AND PATRICIA MANCHA RAYMOND TORREZ  
REQUEST: LOT CONSOLIDATION

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Other Matters

Action Sheet Minutes – January 5th, 2021

DRB Member Signing Session for Approved Cases

ADJOURN