



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

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/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 FITZGERALD 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). **(G-14)** *[Deferred from 12/15/21]*

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

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). **(J-11)** *[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.**

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 LOUISIANA BLVD NE and JEFFERSON ST NE** containing approximately **2.77** acre(s). **(C-18)** *[Deferred from 12/8/21]*

PROPERTY OWNERS: SIEGELE, FREDRICK J SUCESSOR 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 9.7ACRE 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 9.7ACRE 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 MONTGOMERY 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.**
-

14. [PR-2020-004748](#) IDO 2019
[SD-2021-00152](#) – PRELIMINARY/
FINAL PLAT
Sketch plat 12-2-2020

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, 8/4/2,
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

SKETCH PLAT

15. [PR-2021-005744](#)
[PS-2021-00161](#)– SKETCH PLAT

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, FRANCELLA
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

16. [PR-2021-006379](#)
[PS-2021-00164](#) – SKETCH PLAT

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

Other Matters

Action Sheet Minutes – January 5th, 2021

DRB Member Signing Session for Approved Cases

ADJOURN