DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

March 9, 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: DEFERRAL 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:
      Join Zoom Meeting:
      https://cabq.zoom.us/j/87343378656 (Place mouse over hyperlink, right-click, choose “open hyperlink”)
      Meeting ID: 873 4337 8656
      By phone +1 346 248 7799 or Find your local number: https://cabq.zoom.us/u/kbwYcrykqA

MAJOR CASES & ASSOCIATED MINORS

1. **PR-2021-006307**
   SI-2022-00327 – SITE PLAN

   CONSENSUS PLANNING INC./JACQUELINE FISHMAN agent for LEGACY DEVELOPMENT & MANAGEMENT LLC requests the aforementioned action(s) for all or a portion of: LOTS 6, 7 AND 26A BLOCK 25 TRACT A UNIT B, NORTH ALBUQUERQUE ACRES zoned MX-L, located on GLENDALE AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 3.77 acre(s). (B-18)

   PROPERTY OWNERS: SMI ABQ ASSETS LLC DBA DANIELS FUNERAL SERVICES
   REQUEST: SITE PLAN FOR 120-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT
2. **PR-2021-006307**
   SI-2022-00034 – PRELIMINARY/FINAL PLAT
   SI-2022-00035 – VACATION OF PRIVATE EASEMENT

   CARTESIAN SURVEY’S INC. agent for LEGACY DEVELOPMENT & MANAGEMENT LLC requests the aforementioned action(s) for all or a portion of: LOTS 6,7 AND 26A BLOCK 25 TRACT A UNIT B, NORTH ALBUQUERQUE ACRES zoned MX-L, located on GLENDALE AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 3.9970 acre(s). (B-18)

   **PROPERTY OWNERS:** SMI ABQ ASSETS LLC DBA DANIELS FUNERAL SERVICES
   **REQUEST:** ELIMINATE INTERIOR LOT LINES OF 3 EXISTING LOTS TO CREATE ONE NEW LOT, VACATE A PORTION OF AN EXISTING PRIVATE EASEMENT/GRANT EASEMENTS

3. **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) [Deferred from 2/2/22, 2/16/22, 3/2/22]

   **PROPERTY OWNERS:** BRUNACINI DEVELOPMENT LTD CO
   **REQUEST:** DRB SITE PLAN

4. **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, JOURNAL CENTER PHASE 2, 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, 2/2/22, 2/16/22, 3/2/22]

   **PROPERTY OWNERS:** BRUNACINI DEVELOPMENT LTD CO.
   **REQUEST:** CREATE ONE NEW TRACT FROM TWO EXISTING PORTIONS OF TRACTS

5. **PR-2019-002042**
   SD-2022-00020 – PRELIMINARY PLAT

   CSI – CARTESIAN SURVEY’S INC. agent for SOLARE COLLEGIATE FOUNDATION requests the aforementioned action(s) for all or a portion of: 12-B-1-A and 12-B-1-B, EL RANCHO GRANDE 1 zoned MX-M, located at 8801 GIBSON BLVD SW between 98TH ST SW and BARBADOS AVE SW containing approximately 10.9989 acre(s). (M-9)

   **PROPERTY OWNERS:** SOLARE COLLEGIATE FOUNDATION
   **REQUEST:** MAJOR PRELIMINARY PLAT

**MAJOR CASES**
6. **PR-2022-006497**  
SD-2022-00022 – VACATION OF RIGHT-OF-WAY  

**CONSENSUS PLANNING INC./JACQUELINE FISHMAN** agent for **LEGACY DEVELOPMENT & MANAGEMENT LLC** requests the aforementioned action(s) for all or a portion of: **LOT 2 BLOCK 4B, SUNPORT PARK** zoned NR-BP, located on **1500 SUNPORT PL SE between SUNPORT PLACE and SUNPORT BLVD** containing approximately **0.3598 acre(s)**. *(M-15)*  

**PROPERTY OWNERS:** AIRPORT HOSPITALITY LLC C/O LEGACY HOSPITALITY LLC  
**REQUEST:** VACATION OF 15,672 PORTION OF SUNPORT BLVD RIGHT OF WAY

7. **PR-2022-006497**  
SI-2022-00124 – SITE PLAN  

**CONSENSUS PLANNING INC.** agent for **FAIZEL KASSAM** requests the aforementioned action(s) for all or a portion of **LOT 2 BLOCK 4B, SUNPORT PARK SUBDIVISION**, zoned NR-BP, located on **1500 SUNPORT PL NE** containing approximately **1.2115 acre(s)**. *(M-15)* [Deferred from 2/9/22]  

**PROPERTY OWNERS:** AIRPORT HOSPITALITY LLC C/O LEGACY HOSPITALITY LLC  
**REQUEST:** SITE PLAN for HOTEL DEVELOPMENT

8. **PR-2021-005984**  
SD-2022-00014 – VACATION OF RIGHT OF WAY  

**JAG PLANNING & ZONING, LLC/JUANITA GARCIA** agent for **VICTOR WUAMETT/HERREN-OPHIR** requests the aforementioned action(s) for all or a portion of: **LOT B-1, LOT A-1 & LOT 11 BLOCK 9, RIDGE PARK ADDITION** zoned MX-L, located at **2109-2111 SAN MATEO BLVD NE between INDIAN SCHOOL NE and HAINES NE** containing approximately **0.4017 acre(s)**. *(J-17)*  

**PROPERTY OWNERS:** HERRIN-OPHIR LLC  
**REQUEST:** VACATE A PORTION OF SAN MATEO BOULEVARD

9. **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]  

**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-2021-006336**  
**SI-2021-02091** – SITE PLAN  
TIERRA WEST, LLC - VINCE CARRICA agent for DENNIS ROMERO requests the aforementioned action(s) for all or a portion of: LOT 1, BLOCK 3 TOWN OF ATRISCO GRANT zoned NR-BP, located on 10320 CENTRAL AVE SW between CENTRAL AVE and SUNSET GARDENS containing approximately 4.0 acre(s). (L-08) [Deferred from 1/5/22, 1/19/22, 1/26/22, 3/2/22]  
**PROPERTY OWNERS:** DENNIS ROMERO  
**REQUEST:** DRB SITE PLAN FOR SELF STORAGE FACILITY

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**MINOR CASES**

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 0.28 acre(s). (L-17) [Deferred from 2/2/22, 2/16/22, 3/2/22]  
**PROPERTY OWNERS:** SWCW LLC  
**REQUEST:** MINOR PRELIMINARY/FINAL PLAT REVIEW

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12. **PR-2019-002663**  
**SD-2020-00193** – PRELIMINARY/FINAL PLAT  
VA-2020-00377 - WAIVER TO IDO  
(Sketch Plat 8/12/20)  
CONSENSUS PLANNING INC. agent(s) for GROUP II U26 VC, LLC requests the aforementioned action(s) for all or a portion of: TRACT 1 BLOCK 2 UNIT 26, VOLCANO CLIFFS SUBDIVISION, zoned MX-L located on KIMMICK DR NW between PASEO DEL NORTE and ROSA PARKS RD NW, containing approximately 15.7217 acre(s). (C-11) [Deferred from 12/2/20, 1/13/21, 6/9/21, 12/8/21]  
**PROPERTY OWNERS:** GROUP II U26 VC, LLC  
**REQUEST:** MINOR SUBDIVISION PLAT TO SPLIT LOT TO MATCH EPC APPROVED ZONE BOUNDARY. BULK LAND WAIVER TO DEFER INFRASTRUCTURE TO FUTURE PLATTING/SITE PLAN ACTIONS.

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13. **PR-2022-006500**  
**SD–2022-00032** – PRELIMINARY/FINAL PLAT  
COMMUNITY SCIENCES CORPORATION agent for CARLO ZAMORA requests the aforementioned action(s) for all or a portion of: LOT 17-A TRACT A BLOCK 7 UNIT 5, VOLCANO CLIFFS zoned R-1D, located at 8001 SHIPROCK CT NW between KIBO DR NW and RIMROCK DR NW containing approximately 0.4828 acre(s). (E-10)  
**PROPERTY OWNERS:** ZAMORA CARLOS A  
**REQUEST:** COMBINE TWO LOTS INTO ONE NEW LOT
14. **PR-2021-006297**  
**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)

**PROPERTY OWNERS:** SANTA BARBARA HOMEOWNERS ASSOCIATION  
**REQUEST:** SUBDIVIDE ONE LOT INTO FOUR LOTS

15. **PR-2018-001345**  
**SD-2022-00033 – EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT**  
HUITT-ZOLLARS, INC. agent for DBG PROPERTIES, LLC requests the aforementioned action(s) for all or a portion of: TRACT RR3A1, PLAT FOR WESTLAND SOUTH zoned R-ML, located at 10001 CEJA VISTA RD between DENNIS CHAVEZ BLVD. and 98TH ST containing approximately 5.4 acre(s). (P-09)

**PROPERTY OWNERS:** DBG PROPERTIES, LLC  
**REQUEST:** EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT, PROCEDURE B FOR SENIOR LIVING APARTMENTS AT CEJA VISTA

16. **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)

**PROPERTY OWNERS:** LUCERO STEVE & HOPE  
**REQUEST:** SUBDIVIDE EXISTING PARCEL INTO TWO TRACTS

17. **PR-2018-001695**  
**SD-2022-00038 – EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT**  
MICHAEL MONTOYA/NOVUS PROPERTIES LLC requests the aforementioned action(s) for all or a portion of: TRACTS A THRU I zoned X, located on PASEO DEL NORTE between EAGLE RANCH and RICHLAND HILLS NW containing approximately 39.074 acre(s). (C-12)

**PROPERTY OWNERS:** X  
**REQUEST:** EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT
18. **PR-2021-006255**  
**SD-2022-00016** – PRELIMINARY/FINAL PLAT  
**VA-2022-00038** – SIDEWALK WAIVER  
CSI – CARTESIAN SURVEYS, INC. agent for HOMEWISE, INC. requests the aforementioned action(s) for all or a portion of: LOT 1, BLOCK 1, APODACA & SEDILLO ADDITION zoned MX-T, located at 1400 8TH ST SW between LEWIS AVENUE SW and BELL AVE SW containing approximately 0.0849 acre(s). (L-14) [Deferred from 2/16/22]  
**PROPERTY OWNERS:** HOMEWISE INC  
**REQUEST:** CREATE 2 NEW LOTS FROM 1 EXISTING LOT, SIDEWALK WAIVER AND ADMINISTRATIVE DECISION OF RIGHT-OF-WAY WIDTH

**SKETCH PLATS**

19. **PR-2022-006673**  
**PS-2022-00033** – SKETCH PLAT  
CSI – CARTESIAN SURVEYS INC. agent for GBN HOLDINGS LLC requests the aforementioned action(s) for all or a portion of: TRACT 1-A BOCK 101, BRENTWOOD HILLS SUBDIVISION zoned MX-M, located at 2600 JUAN TABLO BLVD NE between LEXINGTON AVE NE and CANDELARIA RD NE containing approximately 1.8022 acre(s). (H-22)  
**PROPERTY OWNERS:** TAYLOR GREGORY L & TAYLOR LEMAN JR  
**REQUEST:** CREATE 2 NEW TRACTS FROM 1 EXISTING TRACT

20. **PR-2022-006674**  
**PS-2022-00034** – SKETCH PLAT  
HOLLY ARROYO requests the aforementioned action(s) for all or a portion of: LOTS 16 AND 17 LAND OF RAYMOND ORTIZ zoned R-A, located at 1825 PATRICK PLACE NW between GUADALUPE TR and RIO GRANDE containing approximately 0.32 acre(s). (F-13)  
**PROPERTY OWNERS:** CHAVEZ JOSEPHINE  
**REQUEST:** LOT LINE ADJUSTMENT, VARIANCE REQUESTS

**PS-2022-00035** – SKETCH PLAT  
ARCH + PLAN LAND USE CONSULTANTS LLC agent for NEW MEXICO STEEL COMPANY INC. requests the aforementioned action(s) for all or a portion of: LOTS 17-24 & lots 41 – 48, BLOCK 6, FRANCISCAN ADDITION zoned NR-LM, located at 1916 2ND ST NW between INDIAN SCHOOL RD containing approximately 1.33 acre(s). (H-14)  
**PROPERTY OWNERS:** NEW MEXICO STEEL CO INC  
**REQUEST:** LOT CONSOLIDATION FOR 16B LOTS & PREVIOUSLY VACATED ALLEY INTO ONE LOT
22. **PR-2019-002651**  
**PS-2022-00036 – SKETCH PLAT**  
ARCH + PLAN LAND USE CONSULTANTS LLC agent for R & B LLC requests the aforementioned action(s) for all or a portion of: PARCEL 2A, SUNPORT PARK zoned NR-BP, located at 1501 AIRCRAFT SE between I-25 and UNIVERSITY BLVD containing approximately 48.6595 acre(s). (M-15)  
**PROPERTY OWNERS:** R & B LLC  
**REQUEST:** CREATE 2 LOTS FROM 1 EXISTING LOT

23. **PR-2022-006671**  
**PS-2022-00031 – SKETCH PLAT**  
GLORIA J. MARTINEZ requests the aforementioned action(s) for all or a portion of: LOTS 6 & 7 BLOCK 2, TROTTER ADDN zoned MX-M, located at 806 ARNO ST NE between ARNO ST and EDITH BLVD containing approximately 0.089 acre(s). (J-14)  
**PROPERTY OWNERS:** LOPEZ JOE EDWARD & SANCHEZ GLORIA JEAN & GONZALES PAULINE RACHEL  
**REQUEST:** ROW VACATION OF PORTION OF FRANCISCAN STREET NE

24. **PR-2022-006702**  
**PS-2022-00037 – SKETCH PLAT**  
TERESA MCDOWELL the aforementioned action(s) for all or a portion of: LOTS 18-A & 20-A, PARKLAND HILLS ADDITION zoned R-1D, located at 809 RIDGECREST DR. SE between LAUREL DR SE and RIDGECREST DR SE containing approximately 0.4348 acre(s). (L-17)  
**PROPERTY OWNERS:** MCDOWELL TERESA  
**REQUEST:** COMBINE 2 LOTS INTO ONE NEW LOT

Other Matters

Action Sheet Minutes – March 2nd, 2022

DRB Member Signing Session for Approved Cases

ADJOURN