



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

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:

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 **GLENDAL 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, 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

MAJOR CASES

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

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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
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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
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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
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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.
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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 **.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](#)
[\(1009082\)](#)
[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
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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
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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
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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
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17. [PR-2018-001695](#)
[SD-2022-00038](#) – EXTENSION OF
INFRASTRUCTURE IMPROVEMENTS
AGREEMENT
- MICHAEL MONTOYA/NOVUS PROPERTIES LLC M 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
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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 ADMINSTRATIVE DECISION OF RIGHT-OF-WAY WIDTH

SKETCH PLATS

19. [PR-2022-006673](#)
PS-2022-00033 – SKETCH PLAT

CSI – CARTESIAN SURVEY'S 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

21. [PR-2019-003030](#)
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