DEVELOPMENT REVIEW BOARD
Agenda
ONLINE ZOOM MEETING

May 25, 2022

Jolene Wolfley................................................................. DRB Chair
Jeanne Wolfenbarger .................................................. Transportation
Blaine Carter............................................................... Water Authority
Ernest Armijo. ............................................................... Hydrology
Jeff Palmer................................................................. Code Enforcement
Cheryl Somerfeldt....................................................... Parks and Rec

Angela Gomez ~ DRB Administrative Assistant

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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:
      Join Zoom Meeting:
      https://cabq.zoom.us/j/81711919604 (Place mouse over hyperlink, right-click, choose “open hyperlink”)
      Meeting ID: 817 1191 9604
      By phone: +1 346 248 7799 or Find your local number: https://cabq.zoom.us/u/kegTsk3nfp

MAJOR CASES

1. **PR-2019-001948**
   SD-2022-00071 – VACATION OF RIGHT OF WAY - DRB
   SD-2022-00063 – VACATION OF PUBLIC EASEMENT
   SD-2022-00064 – PRELIMINARY/FINAL PLAT

   THE GROUP | RON HENSLEY agent for NAZISH LLC requests the aforementioned action(s) for all or a portion of: TRACT A, PLAN OF PRIMA ENTRADA zoned PC, located on SONTERRO between 94TH and MIRASOL AVE containing approximately 0.71 acre(s). (H-9)

   PROPERTY OWNERS: NAZISH LLC
   REQUEST: VACATION OF ROW - DRB, VACATION OF PUBLIC EASEMENT, PRELIMINARY/FINAL PLAT
2. **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, 3/9/22, 3/30/22, 4/13/22, 4/27/22, 5/4/22, 5/18/22]

**PROPERTY OWNERS:** DENNIS ROMERO  
**REQUEST:** DRB SITE PLAN FOR SELF STORAGE FACILITY

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3. **PR-2019-001996**  
**PS-2022-00105 – SKETCH PLAN**

CSI – CARTESIAN SURVEYS, INC. agent for SONATA GREEN OWNER, LLC requests the aforementioned action(s) for all or a portion of: TRACT G and TRACT D, UNITS 1 & 3, DURANGO SUBDIVISION zoned PD; R-1B, located on STRATER ST NW near WEMINUCHE RD NW containing approximately 3.8065 acre(s). *(C-09)*

**PROPERTY OWNERS:** SONATA GREEN OWNER LLC ATTN: MULTIGREEN PROPERTIES LLC  
**REQUEST:** CREATE 23 NEW LOTS FROM 2 EXISTING TRACTS, CREATE A NEW ROADWAY, GRANT EASEMENTS

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4. **PR-2022-007033**  
**PS-2022-00103 – SKETCH PLAN**

CSI – CARTESIAN SURVEYS INC. agent for 1705 5TH ST PARTNERS, LLC requests the aforementioned action(s) for all or a portion of: LOTS 1 THRU 5, BLOCK 3, IVES ADDITION zoned NR-LM, located at 1701 5TH ST NW between ASPEN AVE NW and HAINES AVE NW containing approximately 0.3480 acre(s). *(H-14)*

**PROPERTY OWNERS:** 1701 5TH STREET PARTNERS LLC  
**REQUEST:** CREATE ONE NEW LOT FROM FIVE EXISTING LOTS
5. **PR-2018-001774**  
**PS-2022-00102 – SKETCH PLAN**  
TIERRA WEST, LLC | JOHN NISKI agent for ALBUQUERQUE INVESTORS LLC | WOODSONIA REAL ESTATE INC. requests the aforementioned action(s) for all or a portion of: PARCEL B-1-A CORRECTION PLAT OF PARCELS C-1-A, C-1-B AND B-1-A RENAISSANCE CENTER III CONT 9.2281 AC zoned NR-C, located on DESERT SURF CIR. Between DESERT SURF CIR and ALEXANDER BLVD NE containing approximately 9.2281 acre(s). (F-16)

**PROPERTY OWNERS:** ALBUQUERQUE INVESTORS LLC ATTN: WOODSONIA REAL ESTATE INC
**REQUEST:** 95,000 SQ. FT ENTERTAINMENT FACILITY AND PARKING LOT WITH DRAINAGE PONDS

6. **PR-2019-003169**  
**PS-2022-00104 – SKETCH PLAN**  
RON HENSLEY | THE GROUP agent for CLEARBROOK INVESTMENTS, INC. requests the aforementioned action(s) for all or a portion of: TRACT 401 UNIT 3, ATRISCO GRANT zoned MX-M, located on SAGE RD between COORS and 75TH ST containing approximately 9.56 acre(s). (L-10)

**PROPERTY OWNERS:** CLEARBROOK INVESTMENTS, INC
**REQUEST:** SUBDIVISION OF TRACT INTO 76 LOTS

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**MINOR CASES – TO BE HEARD BEGINNING AT 1:30 PM**

7. **PR-2021-005573**  
**SD-2022-00080 – FINAL PLAT**  
BOHANNAN HUSTON INC. agent for NETFLIX STUDIOS, LLC requests the aforementioned action(s) for all or a portion of: TRACTS N, O, Q-2, 17, 26, OS-7, AND A-1-A-6, MESA DEL SOL INNOVATION PARK I & II zoned PC, located at 5650 UNIVERSITY BLVD SE between STRYKER RD and UNIVERSITY BLVD containing approximately 162.78 acre(s). (R-16)

**PROPERTY OWNERS:** CITY OF ALBUQUERQUE, MDS INV.
**REQUEST:** FINAL PLAT

8. **PR-2021-005744**  
**SD-2022-00076– PRELIMINARY/FINAL PLAT**  
COMMUNITY SCIENCES CORPORATION agent for JOHN FARROW requests the aforementioned action(s) for all or a portion of: TRACT 94-A-1-A-1, TRACT A LOT 6, FRANCELLA TOWNHOUSES zoned RA, located at 2400 MEADOWVIEW NW between MATTHEW AVE NW and MEADOWVIEW DR containing approximately 1.7632 acre(s). (G-13)

**PROPERTY OWNERS:** FARROW JOHN E & STEPHANIE A RVT
**REQUEST:** REPLAT EXISTING TRACTS INTO NEW TRACTS
COMMUNITY SCIENCES CORPORATION agent for MICHAEL & EMILY CISNEROS requests the aforementioned action(s) for all or a portion of: LOT 3 BLOCK 12 UNIT 5, VOLCANO CLIFFS zoned R-1D, located at 6508 JADE DR NW between EMERALD DR NW and 81st NW containing approximately 0.3435 acre(s). (E-10)

PROPERTY OWNERS: HANNA JOSEPHINE T & HANNA MARK E
REQUEST: VACATE EXISTING 25’ DRAINAGE EASEMENT IN BACK OF LOT 3

ALDRICH LAND SURVEYING – TIM ALDRICH agent for STEVEN R. CHAMBERLIN AND SUSAN CHAMBERLIN requests the aforementioned action(s) for all or a portion of: LOT 2, ALVARADO GARDENS zoned R-A, located at 2217 MATTHEW AVE NW between HARVEST LANE NW and CORIANDA CT NW containing approximately 0.5327 acres(s). (G-13) [Deferred from 3/30/22, 4/13/22, 4/20/22, 4/27/22, 5/4/22, 5/11/22, 5/18/22]

PROPERTY OWNERS: CHAMBERLIN STEVEN R & SUSAN
REQUEST: DIVIDE LOT 24 INTO 2 TRACTS, GRANT PRIVATE ACCESS EASEMENT, PRIVATE SANITARY SEER AND WATER SERVICE EASEMENT AND PUBLIC UTILITY EASEMENT

ISAACSON & ARFMAN, INC. | FRED ARFMAN agent for STARQUEST | RED ROCK requests the aforementioned action(s) for all or a portion of: TRACTS 3A2 & 3B2, BLOCK 2, INDIAN RIDGE SUBDIVISION zoned MX-L, located at 11930 MENAUL BLVD NE between MENAUL BLVD and CHELWOOD PARK BLVD NE containing approximately 2.1858 acre(s). (H-22)

PROPERTY OWNERS: BRIOS SINDIA APTS LLC
REQUEST: LOT LINE ADJUSTMENT

CSI – CARTESIAN SURVEYS, INC. agent for PAULETTE BACA requests the aforementioned action(s) for all or a portion of: TRACT 93A3, MRGCD MAP 40 zoned R-1A, located at 711 7th ST SW between STOVER AVE SW and ATLANTIC AVE SW containing approximately 0.2585 acre(s). (K-14)

PROPERTY OWNERS: LUJAN NELSON J & BACA PAULETTE
REQUEST: CREATE 3 NEW TRACTS FROM ONE EXISTING TRACT, ADMINISTRATIVE DECISION REQUEST FOR EXISTING SIDEWALK WIDTH
Action Sheet Minutes – May 18, 2022

DRB Member Signing Session for Approved Cases

ADJOURN