



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

December 14, 2022

Jolene Wolfley..... DRB Chair
Ernest Armijo..... Transportation
David Gutierrez..... Water Authority
Tiequan Chen.....Hydrology
Jeff Palmer.....Code Enforcement
Cheryl Somerfeldt.....Parks and Rec

Angela Gomez ~ DRB Administrative Assistant

MAJOR CASES

1. [PR-2022-007155](#)
[SI-2022-02196](#) – SITE PLAN

BENJAMIN ANDERSON agent for **SAWMILL BELLAMAH PROPERTIES, LLC | SHELBY STRINGER** requests the aforementioned action(s) for all or a portion of: **LOT A2, MCCORD-WILLIAM ANDREW** zoned **MX-H**, located on **1921 BELLAMAH AVE NW between RIO GRANDE BLVD and 19TH ST NW** containing approximately **2.05** acre(s). (**H-13**)

PROPERTY OWNERS: SAWMILL BELLAMAH PROPERTIES LLC
REQUEST: DEMOLITION OF EXISTING 1-STORY WAREHOUSE BUILDING ON SUBJECT SITE AND CONSTRUCTION OF A NEW 5-STORY BUILDING COMPRISED OF HOTEL AND RELATED USES

DEFERRED TO DECEMBER 21ST, 2022.

2. **PR-2020-004538**
SI-2022-02197 – SITE PLAN

CONSENSUS PLANNING agent for **BRUNACINI BUILDERS | OPPORTUNITY LAND LLC** requests the aforementioned action(s) for all or a portion of: **TRACT D-1, MERIDIAN BUSINESS PARK** zoned **NR-BP**, located on **7500 FORTUNA RD NW between FORTUNA AND GALLATIN** containing approximately **7.66** acre(s). **(J-10)**

PROPERTY OWNERS: YANKEE FANS LLC C/O MAYME BRUNACINI
REQUEST: SITE PLAN FOR OFFICE/WAREHOUSE SPACE

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO THE WATER AUTHORITY FOR VERIFICATION THAT A NOTE FOR CROSS CONNECTION IS ADDED TO THE SITE PLAN, AND FOR THE ASSOCIATED SERVICES TO BE RELOCATED AS DISCUSSED AND DETAILED IN THE COMMENT MEMO PROVIDED. TRANSPORTATION ACCEPTS DELEGATION FOR 5 FOOT PASSING ZONES TO BE ADDED ON THE SIDEWALK AS INDICATED, AND PLANNING ACCEPTS DELEGATION FOR THE PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE SITE PLAN, AND FOR NOTES TO BE ADDED TO THE SITE PLAN REGARDING COMPLIANCE WITH 5-11(E), AND THE ATRISCO BUSINESS PARK MASTER PLAN.

3. **PR-2022-007327**
SD-2022-00188 – PRELIMINARY PLAT
SD-2022-00189 - VACATION OF PUBLIC
EASEMENT (*AMAFCA SLOPE EASEMENT*)
SD-2022-00191 - VACATION OF PUBLIC
EASEMENT (*AMAFCA DRAINAGE
EASEMENT*)

SD-2022-00192 - VACATION OF PRIVATE
EASEMENT (*ACCESS EASEMENT*)

SD-2022-00193 - VACATION OF PUBLIC
EASEMENT (*SEWER AND WATER
EASEMENT*)

SD-2022-00194 - VACATION OF PUBLIC
EASEMENT (*WATERLINE EASEMENT*)

SD-2022-00195 - VACATION OF PUBLIC
EASEMENT (*WATERLINE EASEMENT*)

SD-2022-00196 - VACATION OF PUBLIC
EASEMENT (*PNM & MST&T EASEMENT*)

SD-2022-00197 - VACATION OF PRIVATE
EASEMENT (*ROADWAY EASEMENT*)

*SKETCH PLAT 7-20-22
IDO – 2021*

CSI – CARTESIAN PLANNING, INC. agent for **CONSENSUS PLANNING, INC.** requests the aforementioned action(s) for all or a portion of: **TRACTS A-1-A, A-1-B-1, A-1-B-2, A-1-B-3-A, ACME ACRES** zoned **MX-H, NR-C**, located on **4100 CUTLER AVE NE between CARLISLE BLVD NE and MORNINGSIDE DR NE** containing approximately **6.4764** acre(s). **(H-16 & H-17)**

PROPERTY OWNERS: GREEN JEANS LLC, CHECK WITH ME, LLC, TERRAPIN HOSPITALITY, & REULE LLC

REQUEST: PRELIMINARY PLAT REVIEW FOR THE DEDICATION OF RIGHT-OF-WAY FROM FOUR EXISTING PARCELS, VACATE 8 EASEMENTS AND GRANT 2 EASEMENTS.

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED DECEMBER 14, 2022 THE DRB HAS APPROVED THE VACATIONS AND THE PRELIMINARY PLAT WITH THE FINDING THAT THE ENCROACHMENTS WITHIN THE SANITARY SEWER EASEMENT ARE CORRECTED, OR ARE RELOCATED AS INDICATED BY THE WATER AUTHORITY, AND WITH THE DIRECTIVE FROM PLANNING THAT THE CORRECT PROJECT NUMBERS BE ADDED TO THE INFRASTRUCTURE LIST.

4. **PR-2022-007701**
SI-2022-01868 – SITE PLAN
IDO - 2021

JOE SLAGLE agent for NUSENDA CREDIT UNION requests the aforementioned action(s) for all or a portion of: **TRACT 13-A-1, BLOCK 79, SNOWHEIGHTS ADDITION** zoned **MX-L**, located at **2801 JUAN TABO** between **CLAREMONT** and **CANDELARIA** containing approximately **1.24** acre(s). **(H-21)**
[Deferred from 10/26/22, 11/16/22]

PROPERTY OWNERS: NEW MEXICO EDUCATORS FEDERAL CREDIT UNION & NUSENDA FEDERAL CREDIT UNION
REQUEST: NEW BUILDING AT CREDIT UNION BRANCH WITH 4 LANE DRIVE THRU CANOPY

DEFERRED TO JANUARY 18TH, 2023.

5. **PR-2021-006261**
SD-2022-00179 – PRELIMINARY PLAT
SI-2022-02166 – SITE PLAN
SKETCH PLAT 12-1-21
IDO - 2021

KENNETH MYERS | REMBE DESIGN AND DEVELOPMENT agent for **GRIEGOS FARMS, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT 144-A, MRGCD MAP NO. 31, TRACT 144-B OF MRGCD MAP NO. 31, TRACT 2 OF THE BULK LAND PLAT OF TRACT 1 AND 2 OUR LADY OF GUADALUPE** zoned **R-A**, located on **PROPERTIES ADJACENT TO THE NORTH AND WEST OF 1860 GRIEGOS ST** between the **GRIEGOS DRAIN** and **SAN ISIDRO** containing approximately **10.23** acre(s). **(F-13)**
[Deferred from 12/7/22]

PROPERTY OWNERS: GRIEGOS FARMS, LLC
REQUEST: REPLAT 3 EXISTING TRACTS INTO ONE NEW TRACT AND INTO 8 NEW LOTS, CONSTRUCTION OF 8 COTTAGE DEVELOPMENTS CONSISTING OF 90 SINGLE-FAMILY UNITS AND ASSOCIATED INFRASTRUCTURE ON PROPOSED 8 LOT PROJECT SITE

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST ON DECEMBER 14, 2022, THE DRB HAS APPROVED PRELIMINARY PLAT AND THE SITE PLAN WITH THE DIRECTIVE THAT THE PROJECT AND APPLICATION NUMBERS BE ADDED TO THE INFRASTRUCUTRE LIST AS WELL AS TO THE SITE PLAN.

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6. [PR-2022-007664](#)
[SI-2022-001770](#) – SITE PLAN
IDO - 2021

LUXELOCKER requests the aforementioned action(s) for all or a portion of: **T 28-A-2 PLAT OF LTS 28-A-1 & 28-A-2 BLK 5 TR A UNIT BNORTH ALBUQ ACRES (BEING A REPL OF LT 28-A BLK 5 TR A UNIT B NORTH ALBUQUERQUE ACRES) CONT .9789 AC & LOTS 4 – 7 NORTH ALBUQUERQUE ACRES** zoned **NR-LM**, located on **BEVERLEY HILLS AVE NE** between **SAN MATEO BLVD NE** and **PAN AMERICAN FRWY NE** containing approximately **4.5 acre(s)**. **(B-18)** *[Deferred from 10/19/22, 11/9/22, 12/7/22]*

PROPERTY OWNERS: BRAVO LAND INVESTORS, LLC
REQUEST: FULLY ENCLOSED LUXURY RV AND BOAT STORAGE PROJECT

DEFERRED TO DECEMBER 21ST, 2022.

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7. [PR-2022-006630](#)
[SD-2022-00024](#) – VACATION OF PUBLIC EASEMENT
[SD-2022-00025](#) – PRELIMINARY/FINAL PLAT
[VA-2022-00065](#) – SIDEWALK WAIVER
IDO - 2020

ALDRICH LAND SURVEYING agent for **CARMEN SANDOVAL** requests the aforementioned action(s) for all or a portion of: **LOT 17, OXBOW VILLAGE** zoned **R-1D**, located at **3809 OXBOW VILLAGE LN NW** containing approximately **0.2240 acre(s)**. **(G-11)** *[Deferred from 3/2/22, 3/16/22, 3/30/22, 4/13/22, 4/27/2, 6/8/22, 7/13/22, 8/17/22]*

PROPERTY OWNERS: SANDOVAL CARMEN
REQUEST: VACATE PORTION OF REMAINING ABCWUA PUBLIC SANITARY SEWER AND WATERLINE EASEMENT

THE AGENT HAS WITHDRAW THEIR APPPLICATIONS.

MINOR CASES

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8. [PR-2019-002118](#)
[SD-2022-00201](#) – AMENDMENT TO INFRASTRUCTURE LIST
IDO - 2021

MARK GOODWIN & ASSOCIATES, PA agent for **JTH LLC** requests the aforementioned action(s) for all or a portion of: **TRACT B & C, VOLTERRA VILLAGE SUBDIVISION** zoned **MX-M**, located at **1501/1601 DOMINO DR.** between **CICADIA RD** and **MANACHOS DR** containing approximately **2.1986 acre(s)**. **(M-21)**

PROPERTY OWNERS: JTH LLC
REQUEST: INFRASTRUCTURE LIST AMENDMENT TO REMOVE DEFERRED SIDEWALKS

DEFERRED TO JANUARY 18TH, 2022.

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9. [PR-2021-006008](#)
[SD-2022-00202](#) – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 12-1-21
IDO - 2021
- ARCH + PLAN LAND USE CONSULTANTS LLC agent for RICARDO CHAVEZ & PATRICIA HARRELL HOECH requests the aforementioned action(s) for all or a portion of: **LOTS 7 & 8 BLOCK 23, NM TOWN CO ORIGINAL TOWNSITE** zoned **MX-FB-UD**, located at **214/216 GOLD AVE SW between 2nd and 3RD ST** containing approximately **0.1830** acre(s). **(K-14)**
- PROPERTY OWNERS:** CHAVES RICARDO & GOLD STREET LLC
REQUEST: LOT LINE ADJUSTMENT ELIMINATING EXITING 1.5' ENCROACHMENT
- DEFERRED TO DECEMBER 21ST, 2022.**
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10. [PR-2022-007324](#)
[SD-2022-00203](#) – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 7-20-22
IDO - 2021
- ARCH + PLAN LAND USE CONSULTANTS agent for VIA REAL ESTATE LLC requests the aforementioned action(s) for all or a portion of: **BLOCK 4, TRACTION PARK & CITY ELECTRIC ADDITION** zoned **MX-M**, located at **2100 & 2124 CENTRAL SW between RIO GRANDE BLVD and CLAYTON ST** containing approximately 1.0665 acre(s). **(J-13)**
- PROPERTY OWNERS:** VIA REAL ESTATE LLC
REQUEST: REPLAT & CREATE 2 LOTS FROM EXISTING UNPLATTED TRACTS
- DEFERRED TO JANUARY 18TH, 2023.**
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11. [PR-2022-007613](#)
[SD-2022-00204](#) – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 9-21-22
IDO - 2021
- ARCH + PLAN LAND USE CONSULTANTS agent for CHAVEZ PROPERTIES – AIRPORT PARKING requests the aforementioned action(s) for all or a portion of: **TRACT 1-A-1-A, LANDS OF PARKING OF AMERICA** zoned **NR-C**, located at **2801 YALE BLVD SE between RANDOLPH RD and SUNPORT BLVD** containing approximately **5.6466** acre(s). **(M-15)**
- PROPERTY OWNERS:** CHAVEZ PROPERTIES AIRPORT PARKING ALBUQ
C/O MANUAL CHAVEZ
REQUEST: SUBDIVIDE 1 LOT INTO 2 NEW LOTS
- IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO HYDROLOGY FOR THE ADDITION OF A CROSS LOT DRAINAGE EASEMENT NOTE ON THE PLAT, TO TRANSPORTATION FOR THE ADDITION OF A CROSS LOT ACCESS EASEMENT TO BE SHOWN ON THE PLAT, AND TO PLANNING FOR THE APPLICATION NUMBER TO BE ADDED TO THE PLAT.**
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12. [PR-2022-006146](#)
[SD-2022-00206](#) – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 11-3-21
IDO - 2021
- ARCH + PLAN LAND USE CONSULTANTS agent for SUNPORT STORAGE LLC requests the aforementioned action(s) for all or a portion of: **LOTS 5, 6, 7, 12 & 13, BLOCK 14, CLAYTON HEIGHTS** zoned **MX-M**, located at **1824 BUENA VISTA SE between ROSS AVE and GIBSON BLVD** containing approximately **0.7174** acre(s). **(L-15)**
- PROPERTY OWNERS:** SUNPORT STORAGE LLC
REQUEST: LOT CONSOLIDATION FOR 5 LOTS INTO 2 LOTS
- DEFERRED TO JANUARY 11TH, 2023.**
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13. [PR-2021-004985](#)
[SD-2022-00207](#) – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 2-3-21
IDO - 2021
- ARCH + PLAN LAND USE CONSULTANTS agent for **BETH BROWNELL** requests the aforementioned action(s) for all or a portion of: **TRACTS H-3A-1 & H-4A-1, STRONGHUST ADDITION** zoned **R-1D**, located on **ARNO ST between CLAREMONT AVE and COMMERCIAL ST** containing approximately **0.4082** acre(s). **(H-15)**
- PROPERTY OWNERS:** BROWNELL L BETH TRUSTEE
REQUEST: LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT
- IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR THE PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE PLAT, AND FOR THE AGIS DXF FILE.**
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14. [PR-2019-002598](#)
[SD-2022-00146](#) – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 6-8-22
IDO - 2021
- CSI – CARTESIAN SURVEYS, INC. agent for **BUCK BUCKNER** requests the aforementioned action(s) for all or a portion of: **TRACT J, VISTA DE LA LUZ** zoned **PD**, located at **5401 SEVILLA AE NW between COORS BLVD NW and COSTA ALAMERIA DR NW** containing approximately **1.8731** acre(s). **(F-11)** [Deferred from 10/19/22, 11/2/22, 11/16/2, 11/30/22]
- PROPERTY OWNERS:** VIA REAL ESTATE LLC
REQUEST: CREATE TWO NEW LOTS FROM ONE EXISTING LOT, GRANT EASEMENTS – CURRENTLY NO PLANNED DEVELOPMENT
- IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO HYDROLOGY FOR A RECORDED DRAINAGE COVENANT AS DISCUSSED, AND TO PLANNING FOR A SIGNED AND RECORDED COPY OF THE SHARED PARKING AGREEMENT, AND FOR VERIFICATION THAT THE AGIS DXF FILE HAS BEEN RECEIVED.**
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SKETCH PLATS

15. **[PR-2022-007986](#)**

PS-2022-00261 – SKETCH PLAT

IDO - 2021

ISAACSON & ARFMAN, INC. agent for **GREATER ALBUQUERQUE HABITAT FOR HUMANITY** requests the aforementioned action(s) for all or a portion of: **LOTS 1-6, MRGCD SECTION 34** zoned **R1-B**, located at **4221 64TH ST NW** between **GRAND TETON RD NW** and **MILNE RD NW** containing approximately **1.0** acre(s). **(F-10)**

PROPERTY OWNERS: WOMACK RICHARD H

REQUEST: SUBDIVIDE SINGLE EXISTING LOT INTO 6 NEW RESIDENTIAL LOTS AND NEW PUBLIC ROADWAY/RIGHT OF WAY DEDICATION

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

Other Matters: None

Action Sheet Minutes were approved for December 7, 2022

DRB Member Signing Session for Approved Cases

ADJOURNED