



DEVELOPMENT REVIEW BOARD

Action Sheet Minutes

ONLINE ZOOM MEETING

December 21, 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)**
[Deferred from 12/14/22]

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

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 TO RECONFIGURE THE WATER METER, AND TO SHOW APPLICABLE EASEMENT AS NEEDED, AND TO PLANNING FOR AN UPDATED SIGN POSTING AGREEMENT, FOR THE CONFIRMATION OF COMPLIANCE WITH BUILDING FAÇADE 5-11 (e) ON THE SITE PLAN, AND FOR PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE SITE PLAN

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2. [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, 12/14/22]*

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

DEFERRED TO JANUARY 11TH, 2023.

MINOR CASES

3. [PR-2021-005414](#)
[SD-2022-00209](#) – FINAL PLAT
IDO - 2021

TIERRA WEST, LLC agent for **THOMAS DEVELOPMENT CO.** requests the aforementioned action(s) for all or a portion of: **TRACTS F-4-A & F-6-A-2, ATRISCO BUSINESS PARK** zoned **MX-M**, located at **441 & 457 COORS BLVD NW** between **CLOUDCROFT RD NW** and **BLUEWATER RD NW** containing approximately **8.95** acre(s). **(J-10)**

PROPERTY OWNERS: CRUZ JOE M & ANNETTE H
REQUEST: FINAL PLAT APPROVAL OF TWO EXISTING TRACTS TO TWO PROPOSED TRACTS OF VACANT LAND.

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 FINAL PLAT. FINAL SIGN-OFF IS DELEGATED TO PLANNING FOR THE AGIS DXF FILE AND FOR THE PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE PLAT.

4. **PR-2022-007151**
SD-2022-00210 – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 6-8-22
IDO - 2021

TIERRA WEST, LLC agent for BRANDENREED PROPERTIES LLC | DANNY BANDENBURG requests the aforementioned action(s) for all or a portion of: **TRACT 4 PLAT OF TRACTS 1 THRU 4, PARADISE PLAZA** zoned **MX-L**, located on **UNSER BLVD NW near McMAHON BLVD NW** containing approximately **1.8131** acre(s). **(A-11)**

PROPERTY OWNERS: BRANDENREED PROPERTIES LLC ATTN: DANNY BRANDENBURG
REQUEST: MINOR PRELIMINARY/FINAL PLAT

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 21, 2022 AND WITH THE AMENDMENTS TO SEPARATE THE WATER AND SEWER SERVICES, THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO PARKS TO ADD THE TRAIL MAINTENANCE EASEMENT, AND TO PLANNING FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT.

5. **PR-2022-007081**
SD-2022-00198 – PRELIMINARY/FINAL
PLAT
VA-2022-00365 – SIDEWALK WAIVER
SKETCH PLAT 6-8-22
IDO - 2021

BOHANNAN HUSTON INC. agent for ARCHDIOCESE OF SANTA FE REAL ESTATE CORP | ST CHARLES BORREMEO requests the aforementioned action(s) for all or a portion of: **TRACT IN T10N R3E SEC 21 & POR OF VAC STS UNIVERSITY BLVD & HAZELDINE AVE CO** zoned **MX-M**, located at **1801 HAZELDINE SE between COAL AVE SE and UNIVERSITY BLVD SE** containing approximately **6.2** acre(s). **(K-15)** [Deferred from 12/7/22]

PROPERTY OWNERS: ARCHDIOCESE OF SANTA FE REAL ESTATE CORP/ST CHARLES BORREMEO
REQUEST: PRELIMINARY/FINAL PLAT REVIEW & SIDEWALK WAIVER

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 21, 2022 THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO TRANSPORTATION FOR AN UPDATED CROSS SECTION AS DISCUSSED, AND FOR PLANS TO SHOW THE NEW SIDEWALK LAYOUT, AND TO PLANNING FOR THE AGIS DXF FILE AND THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT.

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6. [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)**
[Deferred from 12/14/22]

PROPERTY OWNERS: CHAVES RICARDO & GOLD STREET LLC
REQUEST: LOT LINE ADJUSTMENT ELIMINATING EXITING 1.5' ENCROACHMENT

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 THREE DETERMINATION NOTES TO BE ADDED TO THE PLAT RELATED TO THE RIGHT-OF WAY, ALLEY, AND SIDEWALKS WIDTHS AS DISCUSSED.

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7. [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)** *[Deferred from 12/14/22]*

PROPERTY OWNERS: VIA REAL ESTATE LLC
REQUEST: REPLAT & CREATE 2 LOTS FROM EXISTING UNPLATTED TRACTS

DEFERRED TO JANUARY 18TH, 2023.

SKETCH PLATS

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8. [PR-2022-007999](#)
[PS-2022-00263](#) – SKETCH PLAT
IDO - 2021

RICK METZ requests the aforementioned action(s) for all or a portion of: **LOTS 64A3B1, 64A3B2 & 64A4**, zoned **NR-LM**, located at **336 WOODWARD RD SE between BROADWAY and 2nd ST** containing approximately **19.1** acre(s). **(M-14)**

PROPERTY OWNERS: FILM YARD LLC
REQUEST: ADDING A DRY STORAGE BUILDING ON AN EMPTY LOT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

Other Matters: None

Action Sheet Minutes were approved for December 14, 2022

DRB Member Signing Session for Approved Cases

ADJOURNED