



DEVELOPMENT REVIEW BOARD

Action Sheet Minutes

ONLINE ZOOM MEETING

December 7, 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 AND ASSOCIATED MINORS

1. [PR-2022-007623](#)
[SI-2022-02067](#) – SITE PLAN

CONSENSUS PLANNING agent for **BRUNACINI BUILDERS | OPPORTUNITY LAND LLC** requests the aforementioned action(s) for all or a portion of: **LOT 10 & LOT 7-B, MERIDIAN BUSINESS PARK** zoned **NR-BP**, located at **541 & 531 AIRPORT RD NW** between **AIRPORT RD NW** and **MERIDIAN PL NW** containing approximately **8.3934** acre(s).
(J-10) [Deferred from 11/30/22]

PROPERTY OWNERS: BRUNACINI BUILDERS | OPPORTUNITY LAND LLC
REQUEST: TWO-PHASE PROJECT CONSISTING OF: A ONE-STORY OFFICE/WAREHOUSE BUILDING AND PHASE TWO, A TRACTOR-TRAILER PARKING AREA

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 7, 2022 WHICH INCLUDES THE AMENDMENT TO SIDEWALK, THE DRB HAS **APPROVED** THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO THE WATER AUTHORITY FOR THE ADDITION OF A NOTE REGARDING THE COORDINATION OF THE CROSS-CONNECTION SECTION AS INDICATED, TO TRANSPORTATION TO SHOW THE MODIFIED SIDEWALK ON PLANS AND TO UPDATE THE INFRASTRUCTURE LIST AS DISCUSSED, AND TO PLANNING FOR A STATEMENT TO BE ADDED TO THE SUBMITTAL TO SHOW THAT THE ATRISCO MASTER PLAN STANDARDS HAVE BEEN MET, FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT PRIOR TO FINAL SIGN-OFF, FOR THE ALTERNATIVE LANDSCAPE PLAN APPROVAL PER THE ZEO, AND FOR THE RECORDED PLAT PRIOR TO FINAL SIGNATURE ON THE SITE PLAN.

-
2. [PR-2022-007623](#)
[SD-2022-00182](#) – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 9-21-22
IDO - 2021

CSI – CARTESIAN SURVEYS, INC. agent for BRUNACINI DEVELOPMENT LTD. CO. requests the aforementioned action(s) for all or a portion of: **LOTS 7-B AND 10, MERIDIAN BUSINESS PARK** zoned **NR-BP**, located on **AIRPORT DR NW** between **LOS VOLCANES RD NW** and **MERIDIAN PL NW** containing approximately **8.3934** acre(s).
(J-10) [Deferred from 11/30/22]

PROPERTY OWNERS: BRUNACINI BUILDERS I OPPORTUNITY LAND LLC
REQUEST: ELIMINATE INTERIOR LOT LINE BETWEEN TWO EXISTING 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 PLANNING FOR THE PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE PLAT, FOR THE AGIS DXF FILE AND FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT.

MAJOR CASES

3. [PR-2022-007875](#)
[SI-2022-02109](#) – SITE PLAN
IDO - 2021

DEVELOPMENT MANAGING CONSULTANTS agent for BETA INVESTMENTS LLC requests the aforementioned action(s) for all or a portion of: **LOT 1, VOLCANO CLIFFS SUBDIVISION** zoned **R-ML**, located on **ROSA PARKS** between **KIMMICK** and **VALIENTE** containing approximately **3.24** acre(s). (C-11)

PROPERTY OWNERS: BETA INVESTMENTS LLC
REQUEST: MULTI-FAMILY TOWNHOME COMMUNITY

DEFERRED TO JANUARY 11TH, 2022.

-
4. [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)**

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

DEFERRED TO DEMBER 14TH, 2022.

-
5. [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 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]**

PROPERTY OWNERS: BRAVO LAND INVESTORS, LLC

REQUEST: FULLY ENCLOSED LUXURY RV AND BOAT STORAGE PROJECT

DEFERRED TO DEMBER 14TH, 2022.

6. [PR-2022-007416](#)
[SD-2022-00154](#) – VACATION OF RIGHT-
OF-WAY
IDO - 2021

MODULUS ARCHITECTS agent for HUTTON ST 17, LLC | POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT requests the aforementioned action(s) for all or a portion of: **H WLY PORTION OF AND EXC NLY 20, BUENA VENTURA**, zoned **MX-H**, located at **113 EUBANK BLVD NE between EUBANK BLVD NE and CENTRAL AVE NE** containing approximately **1.0618** acre(s). **(K-20)** *[Deferred from 11/16/22, 11/30/22]*

PROPERTY OWNERS: POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT
REQUEST: VACATION OF PUBLIC RIGHT-OF-WAY FOR 20' ALLEY ABUTTING THE ENTIRE NORTH PORTION OF THE SUBJECT SITE'S PROPERTY LINE

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB RECOMMENDS APPROVAL TO THE CITY COUNCIL FOR THE VACATION AS SHOWN ON EXHIBIT IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO.

7. [PR-2020-004645](#)
[SD-2022-00136](#) – AMENDMENT TO
INFRASTRUCTURE LIST
[SD-2022-00133](#) – AMENDMENT TO
PRELIMINARY/FINAL PLAT
IDO - 2021

TIERRA WEST, LLC agent for SNOW VISTA INVESTORS requests the aforementioned action(s) for all or a portion of: **TRACT A, SNOW VISTA INVESTORS** zoned **NR-C**, located at **1125 SNOW VISTA BLVD SW between 98TH ST and SAGE RD SW** containing approximately **10.7614** acre(s). **(M-9)** *[Deferred from 9/21/22, 11/9/22, 11/30/22]*

PROPERTY OWNERS: GOODMAN LAWRENCE RVT
REQUEST: MINOR AMENDMENT TO PRELIMINARY PLAT AND MINOR AMENDMENT TO INFRASTRUCTURE LIST

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 AMENDED INFRASTRUCTURE LIST AND THE AMENDMENT TO THE PRELIMINARY/FINAL PLAT WITH FINAL SIGN OFF DELEGATED TO HYDROLOGY FOR A REVISED GRADING AND DRAINAGE PLAN, AND TO PLANNING FOR A LETTER INDICATING THE CONSTRUCTION OF THE IMPROVEMENTS AS INDICATED ON THE INFRASTRUCTURE LIST, WHICH IS IN LIEU OF A FINANCIAL GUARANTEE OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT AS DISCUSSED.

8. [PR-2018-001560](#)
[SD-2022-00172](#) – PRELIMINARY PLAT
[VA-2022-00328](#) – IDO WAIVER –
(SIDEWALK)
[VA-2022-00329](#) – IDO WAIVER –
(BACKYARD)
[VA-2022-00330](#) – IDO WAIVER– (BLOCK
LENGTH)
[VA-2022-00331](#) – DPM WAIVER–
(MINIMUM
CENTER-LINE RADIUS)
[VA-2022-00332](#) –TEMPORARY DEFERRAL
OF SIDEWALK
[SD-2022-00173](#) – VACATION OF PUBLIC
EASEMENT – (30FT SANITARY SEWER)
[SD-2022-00174](#) – VACATION OF PUBLIC
EASEMENT – (10FT WATER, SEWER,
PUBLIC UTILITY)
[SD-2022-00175](#) – VACATION OF
PRIVATE EASEMENT – (CROSS LOT
BLANKET DRAINAGE EASEMENT)

(SKETCH PLAT 8-17-22)

BOHANNAN HUSTON INC. agent for HOFFMANTOWN CHURCH requests the aforementioned action(s) for all or a portion of: TRACT A-2 PLAT OF TRACT A-1 AND A-2 HOFFMANTOWN BAPTIST CHURCH SITE, HOFFMANTOWN zoned R1-C, located on HARPER RD between VENTURA ST and WYOMING BLVD containing approximately 14.0 acre(s). (E-20) [Deferred from 11/30/22]

PROPERTY OWNERS: PULTE GROUP
REQUEST: PRELIMINARY PLAT APPROVAL, INFRASTRUCTURE LIST, WAIVERS, VACATION OF PUBLIC/PRIVATE EASEMENTS

APPLICATIONS FOR PRELIMINARY PLAT, TEMPORARY DEFERRAL OF SIDEWALK, THE VACATIONS OF PUBLIC EASEMENT AND VACATION OF PRIVATE EASEMENT AS LISTED IN THE AFOREMENTIOND APPLICATION HAVE BEEN DEFERRED TO FEBRUARY 1ST, 2023. IN THE MATTER OF THE AFOREMENTIONED APPLICATIONS FOR WAIVER, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED WAIVERS FOR SIDEWALK, BACKYARD, BLOCK LENGTH AND MINIMUM CENTER-LINE RADIUS WITH A FINDING REGARDING THE WAIVER TO BACKYARD THAT WHEN THE SITE PLAN IS IN REVIEW BY THE EPC, A REQUIREMENT BE MADE FOR ANY WALL ON THE STREET SIDE VIEW TO BE 6 FEET AND ANYTHING ABOVE THIS HEIGHT WOULD BE VIEW FENCING. NOTE: THE EPC SHALL DETERMINE IF THESE WAIVERS SHALL BE CONSIDERED IN THEIR REVIEW OF THIS SUBDIVISION.

MINOR CASES

9. [PR-2022-007081](#)
[SD-2022-00198](#) – PRELIMINARY/FINAL
PLAT
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 BL & 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)

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

DEFERRED TO DECEMBER 21ST, 2022

10. [PR-2022-006908](#)

[SD-2022-00199](#) – PRELIMINARY/FINAL
PLAT

[SD-2022-00200](#) – VACATION OF PRIVATE
EASEMENT

SKETCH PLAT 5-4-22
IDO - 2021

JAG PLANNING & ZONING agent for DAVID BALLANTINE requests the aforementioned action(s) for all or a portion of: **LOTS 10 THRU 12, CLAYTON HEIGHTS** zoned **MX-M**, located at **1515 YALE BLVD SE between KATHRYN AVE SE and ANDERSON AVE SE** containing approximately **0.5598** acre(s). **(L-15)**

PROPERTY OWNERS: DAVID BALLANTINE

REQUEST: CREATE ONE LOT FROM THREE EXISTING LOTS, DEDICATE ADDITIONAL RIGHT-OF-WAY AND VACATE A PRIVATE ACCESS EASEMENT

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, AND WITH THE AMENDED INFRASTRUCTURE LIST DATED INDICATING THE 5 FOOT SIDEWALK ALONG ANDERSON AS DISCUSSED, THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO THE WATER AUTHORITY FOR VERIFICATION THAT EXHIBIT SHOWS THE ADA PATH AROUND THE HYDRANT AS INDICATED, TO TRANSPORTATION FOR THE 5 FOOT SIDEWALK ALONG ANDERSON, AND TO PLANNING FOR THE APPLICATION NUMBER TO THE ADDED TO THE PLAT AND FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT PRIOR TO FINAL SIGN-OFF.

SKETCH PLATS

11. [PR-2018-001580](#)

[PS-2022-00258](#) – SKETCH PLAT
IDO - 2021

TIERRA WEST, LLC agent for RHINO INVESTMENTS NM HOTEL LLC requests the aforementioned action(s) for all or a portion of: **TRS 1, 2, & 3 UNIT 1 TOGETHER WITH TRS 4, 5 & 6A UNIT 2DALE J. BELLAMAHS CARLISLE REPLAT CONT 11.0727 AC & LOT 22A BLK 22 PLAT OF LT 22A BLK 22 TIMOTEO CHAVEZ ADDITION CONT 21,641 SQ FT +- & PORT OF BLKS N & O TIMOTEO CHAVEZ ADDN (AKA N-19A-7A) CONT0.0440 AC OR 1,917 SF** zoned **MX-M**, located along **CARLISLE BLVD between CUTLER AVE and MENAUL BLVD** containing approximately **11.5521** acre(s). **(H-17)**

PROPERTY OWNERS: RHINO HOLDINGS BLVD LLC & GGD OAKDALE LLC

REQUEST: SKETCH PLAT REVIEW AND COMMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

12. [PR-2022-007589](#)

PS-2022-00260 – SKETCH PLAT

IDO - 2021

CSI – CARTESIAN SURVEYS, INC. agent for RHINO HOLDINGS BOULEVARD, LLC requests the aforementioned action(s) for all or a portion of: **PARCELS B, C-1, C-2, D, E TRACTS 3-6-EL-2 and 3-7 EL-A LOT 13 AND 14, TIJERAS PLACE ADDITION** zoned **MX-M and MX-L**, located at **300 SAN MATEO BLVD NE between COPPER AVE NE and DOMINGO RD NE** containing approximately 3.3701 acre(s). (K-18)

PROPERTY OWNERS: RICHARDSON ROBERT L & ROBERT N HILGENDORF

REQUEST: ELIMINATE INTERIOR LOT LINE OF 9 LOTS TO CREATE 2 NEW LOTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

Other Matters – None.

Action Sheet Minutes were approved for November 30, 2022

DRB Member Signing Session for Approved Cases

ADJOURNED