



**DEVELOPMENT REVIEW BOARD**

**Agenda**

**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*

---

**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/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 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

---

---

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 | OPPORTUNITY LAND LLC  
**REQUEST:** ELIMINATE INTERIOR LOT LINE BETWEEN TWO EXISTING LOTS

---

## 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

---

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:** ARCHDIOCESE OF SANTA FE REAL ESTATE CORP/  
OUR LADY OF GUADALUPE  
**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

---

- 
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

---

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

---

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 **98<sup>TH</sup> 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

---

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

---

## 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

---

---

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

---

### **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 2 DALE 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) CONT 0.0440 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

---

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

---

#### Other Matters

Action Sheet Minutes – November 30, 2022

DRB Member Signing Session for Approved Cases

ADJOURN

