



**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:** 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**

**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 94<sup>TH</sup> 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

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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, 3/30/2, 4/13/22, 4/27/22, 5/4/22, 5/18/25]

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

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**SKETCH PLANS – TO BE HEARD AT 9:00 AM FOLLOWING MAJOR CASES**

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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 5<sup>TH</sup> 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 5<sup>TH</sup> 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

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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

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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 75<sup>TH</sup> 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***

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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

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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

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9. [PR-2022-006614](#)  
[SD-2022-00079](#) – VACATION OF PUBLIC EASEMENT
- 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 81<sup>st</sup> 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
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10. [PR-2022-006762](#)  
[SD-2022-00043](#) – PRELIMINARY/FINAL PLAT
- 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
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11. [PR-2021-006350](#)  
[SD-2022-00078](#) – PRELIMINARY/FINAL PLAT
- 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:** BRIO SANDIA APTS LLC  
**REQUEST:** LOT LINE ADJUSTMENT
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12. [PR-2021-005716](#)  
[SD-2022-00077](#)– PRELIMINARY/FINAL PLAT
- 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 7<sup>TH</sup> 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
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Other Matters

**Action Sheet Minutes – May 18, 2022**

**DRB Member Signing Session for Approved Cases**

**ADJOURN**