



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

November 30, 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)**

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)

PROPERTY OWNERS: BRUNACINI BUILDERS | OPPORTUNITY LAND LLC
REQUEST: ELIMINATE INTERIOR LOT LINE BETWEEN TWO EXISTING LOTS

MAJOR CASES

3. [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)

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

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4. [PR-2020-003442](#)
SD-2022-00165 – PRELIMINARY PLAT
VA-2022-00323 – TEMPORARY DEFERRAL
OF SIDEWALK
SKETCH PLAT 8-24-22
- BOHANNAN HUSTON | KELLY KLEIN** agent for **CORAZON DEL MESA 4, LLC** requests the aforementioned action(s) for all or a portion of: **A-6-C-1, MESA DEL SOL INNOVATION PARK** zoned **PC**, located **SOUTHWEST OF UNIVERSITY BLVD** between **STRYKER RD** and **STIEGLITZ AVE** containing approximately **34.0** acre(s). (**R-15, R-16, S-16**)
- PROPERTY OWNERS:** CORAZON DEL MESA 4, LLC
REQUEST: PRELIMINARY PLAT MONTAGE UNIT 4A AND 4B
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5. [PR-2019-002574](#)
SI-2022-02061 – SITE PLAN AMENDMENT
SKETCH PLAT 8-24-22
- INTERPLAN LLC | AMANDA BISHOP** agent for **CHICK-FIL-A INC.** requests the aforementioned action(s) for all or a portion of: **LT 6 PLAT OF LOTS 1 THRU 9 COORS PAVILION (BEING A REPLAT OFTRACT X-1-A2, UNIVERSITY OF ALBUQUERQUE URBAN CENTER) CONT 1.1637 AC & LT 5 PLAT OF LOTS 1 THRU 9 COORS PAVILION (BEING A REPLAT OFTRACT X-1-A2, UNIVERSITY OF ALBUQUERQUE URBAN CENTER) CONT .7018 AC** zoned **NR-C**, located on **4001 COORS BLVD NW** between **COORS BLVD** and **ST. JOSEPH'S** containing approximately **1.8655** acre(s). (**G-11**)
- PROPERTY OWNERS:** LEVINE INVESTMENTS LIMITED PARTNERSHIP & RED SHAMROCK 4 LLC
REQUEST: PARKING LOT ADDITION, APPROX. 22,000 SQ FT FOR FIRE LANE/ESCAPE LANE, DT MODIFICAITON & EXISTING SINGLE LANE OMD CANOPY EXTENSION TO DUAL LANE, TRANSFORMER AND COMMUNICATIONS RELOCATION
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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*]
- 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
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7. [PR-2021-006007](#)
[SI-2022-01592](#) – SITE PLAN AMENDMENT
IDO - 2021

BARGHAUSEN CONSULTING ENGINEERS, INC. agent for **COSTCO WHOLESALE | THERESE GARCIA** requests the aforementioned action(s) for all or a portion of: **TR 4B & 4C PLAT FOR RENAISSANCE CENTER TR 4A, 4B, 4C, 4D, 4E& 4F CONT 16.3041 AC**, zoned **MX-M**, located at **1420 RENAISSANCE BLVD** containing approximately **14.10** acre(s). **(F-16)** [*Deferred from 9/14/22, 9/21/22, 10/6/22, 10/19/22, 11/2/22, 11/16/22*]

PROPERTY OWNERS: COSTCO WHOLESALE CORP C/O PROPERTY TAX DEPT
116

REQUEST: SITE PLAN AMENDMENT

8. [PR-2022-007141](#)
[SD-2022-00167](#) – PRELIMINARY PLAT
[SD-2022-00170](#) – VACATION OF PRIVATE
EASEMENT - *DRAINAGE*
[SD-2022-00168](#) – VACATION OF PUBLIC
EASEMENT - *DRAINAGE*
[SD-2022-00171](#) – VACATION OF PUBLIC
EASEMENT – *WATER*
SKETCH PLAT 6-15-22

TIERRA WEST LLC agent for **BERNCO INVESTORS LLC** requests the aforementioned action(s) for all or a portion of: **TRACT B-1, HERITAGE MARKETPLACE** zoned **MX-L**, located on **1700 UNSER BLVD NW** between **I-40** and **LADERA DR NW** containing approximately **9.05** acre(s). **(H-09)**

PROPERTY OWNERS: BERNCO INVESTORS LLC

REQUEST: PRELIMINARY PLAT, 2 VACATION OF PUBLIC EASEMENTS,
VACATION OF PRIVATE EASEMENT

9. [PR-2020-004645](#)
[SD-2022-00136](#) – AMENDMENT TO
INFRASTRUCTURE LIST
[SD-2022-00133](#) – AMENDMENT TO
PRELIMINARY 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]

PROPERTY OWNERS: GOODMAN LAWRENCE RVT

REQUEST: MINOR AMENDMENT TO PRELIMINARY PLAT AND MINOR
AMENDMENT TO INFRASTRUCTURE LIST

MINOR CASES – TO BE HEARD BEGINNING AT 1:30 PM

10. [PR-2019-002309](#)
[SD-2022-00183](#) – VACATION OF PRIVATE
EASEMENT (*ROADWAY*)
[SD-2022-00185](#) – VACATION OF PUBLIC
EASEMENT (*WATERLINE*)
[SD-2022-00186](#) – VACATION OF PUBLIC
EASEMENT (*SIDEWALK*)
IDO - 2021

TIERRA WEST, LLC agent for **WYMONT LLC** requests the aforementioned action(s) for all or a portion of: **TRACT 1-A and TRACT 2-A, WYMONT SUBDIVISION** zoned **MX-M**, located at **8240/8280 MONTGOMERY BLVD NE** between **MONTGOMERY BLVD NE** and **WYOMING BLVD NE** containing approximately **2.1952** acre(s). **(G-19)**

PROPERTY OWNERS: WYMONT LLC

REQUEST: VACATIONS OF PUBLIC AND PRIVATE EASEMENTS

11. [PR-2019-002309](#)
[SD-2022-00166](#) – PRELIMINARY/FINAL
PLAT
IDO - 2021

TIERRA WEST, LLC agent for WYMONT LLC requests the aforementioned action(s) for all or a portion of: **TRACT 1-A & TRACT 2-A, WYMONT SUBDIVISION** zoned **MX-M**, located at **8240/8280 MONTGOMERY BLVD NE between MONTGOMERY BLVD NE and WYOMING BLVD NE** containing approximately **2.1952** acre(s). **(G-19)** [Deferred from 11/16/22]

PROPERTY OWNERS: WYMONT LLC
REQUEST: MINOR PRELIMINARY/FINAL PLAT

12. [PR-2022-007471](#)
[SD-2022-00181](#) – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 8-17-22
IDO - 2021

CSI – CARTESIAN SURVEYS INC. agent for **THE SANITARY TORTILLA FACTORY** requests the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 5 BLOCK 37, NM TOWN COMPANY’S ORIGINAL TOWNSITE** zoned **MX-FB-UD**, located at **401 2ND ST SW between LEAD AVE SW and COAL AVE SW** containing approximately **0.4082** acre(s). **(K-14)**

PROPERTY OWNERS: CITY OF ALBUQUERQUE
REQUEST: SUBDIVIDE VIA LOT LINE ELIMINATION, 5 EXITING LOTS INTO TWO NEW LOTS, GRANT CROSS-LOT DRAINAGE EASEMENT, SHARED ACCESS TO ELECTRIC METERS ON PROPOSED LOT 1-A, AND GAS LINE TO CROSS LOT 2-A. (ADMIN. DECISION FOR ALLEY-WAY WIDTH)

13. [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, 11/16/22]

PROPERTY OWNERS: VIA REAL ESTATE LLC
REQUEST: CREATE TWO NEW LOTS FROM ONE EXISTING LOT, GRANT EASEMENTS – CURRENTLY NO PLANNED DEVELOPMENT

SKETCH PLATS

14. [PR-2022-007911](#)
[PS-2022-00253](#) – SKETCH PLAT
IDO - 2021

CSI – CARTESIAN SURVEYS INC. agent for **MARY ALICE FOX** requests the aforementioned action(s) for all or a portion of: **LOTS 11-15 BLOCK 28, PEREA ADDITION** zoned **R-1A**, located at **506 14 ST NW** containing approximately **0.925** acre(s). **(J-13)**

PROPERTY OWNERS: FOX MARY ALICE C/O SALINAS ROBERT A
REQUEST: LOT LINE ELIMINATION

15. [PR-2022-007803](#)
[PS-2022-00236](#) – SKETCH PLAT
IDO - 2021

CLIVE LEWIS requests the aforementioned action(s) for all or a portion of: **LOTS 22 – 24, RAYNOLDS ADDITION** zoned **R-ML**, located at **1023 SILVER AVE SW between 11TH ST SW and 10TH ST SW** containing approximately **0.242** acre(s). **(K-13)**

PROPERTY OWNERS: SILVER LINING PARTNERS LLC
REQUEST: FUTURE RIGHT-OF-WAY VACATION FOR FENCE AND PLATTING ACTION

16. [PR-2022-007153](#)
[PS-2022-00252](#) – SKETCH PLAT
IDO - 2021

TIERRA WEST LLC agent for **I-CON INNOVATE CONSTRUCTION | DAVE DOYLE** requests the aforementioned action(s) for all or a portion of: **TRACT A PLAT OF TRACT A, LANDS OF STEWART-WALKER, BEING A REPLAT OF TRACTS 239B1A1B & 237A MRGCD #38** zoned **NR-LM**, located at **1904 BELLAMAH AVE between BELLAMAH AVE and 20th ST** containing approximately **3.1208** acre(s). **(J-13)**

PROPERTY OWNERS: SAWMILL BELLAMAH PROPERTIES LLC
REQUEST: SKETCH PLAT REVIEW AND COMMENT

17. [PR-2022-007103](#)
[PS-2022-00255](#) – SKETCH PLAT
IDO - 2021

TIERRA WEST, LLC agent for **ABQ TERMINAL LLC | LB WALKER & ASSOCIATES INC.** requests the aforementioned action(s) for all or a portion of: **MAP 44, TRACT 64C2 EXC 0.30 AC X ALL TRACT 64C3A2** zoned **NR-LM**, located on **3200 BROADWAY BLVD SE between BROADWAY BLVD SE and WOODWARD RD SE** containing approximately **21.43** acre(s). **(M-14)**

PROPERTY OWNERS: ABQ TERMINAL LLC ATTN: LB WALKER & ASSOCIATES INC
REQUEST: SKETCH PLAT REVIEW AND COMMENT

18. [PR-2022-007907](#)
[PS-2022-00250](#) – SKETCH PLAT
IDO - 2021

BOHANNAN HUSTON INC. agent for **TITAN JOURNAL CENTER HOTEL LLC** requests the aforementioned action(s) for all or a portion of: **TRACT 2A-2A-3, JOURNAL CENTER** zoned **NR-BP**, located at **5151 JOURNAL CENTER BLVD NE between JOURNAL CENTER BLVD, NE and LANG AVE NE** containing approximately **6.158** acre(s). **(D-17, D-18)**

PROPERTY OWNERS: TITAN JOURNAL CENTER HOTEL LLC
REQUEST: ONE EXISTING TRACT SPLIT INTO 2 NEW TRACTS: NEW TRACT 1 = 5.16, NEW TRACT 2 = 1.00

19. [PR-2022-007903](#)
[PS-2022-00246](#) – SKETCH PLAT
IDO - 2021

JAG PLANNING & ZONING agent for **SOME INVESTMENTS, LLC** requests the aforementioned action(s) for all or a portion of: **LOT 56-A, SKYLINE HEIGHTS ADDITION** zoned **NR-C**, located at **600 MOON SE between SOUTHERN BLVD SE and SANTA CLARA AVE SE** containing approximately **2.86** acre(s). **(L-20)**

PROPERTY OWNERS: SOME INVESTMENTS LLC

REQUEST: VACATE SANTA CLARA AVE SE AND CONVERT INTO PRIVATE RIGHT-OF-WAY

20. [PR-2018-001184](#)
[PS-2022-00251](#) – SKETCH PLAT
IDO - 2021

JAG PLANNING & ZONING, LLC agent for **SUBHAS AND CHANDRIKA SHAH** requests the aforementioned action(s) for all or a portion of: **LOT 32, BLOCK 18, NORTH ALBUQUERQUE ACRES** zoned **R-1C**, located on **CARMEL NE between VENTURA NE and IZZAT CT NE** containing approximately **0.88** acre(s). **(C-20)**

PROPERTY OWNERS: SHAH SUBHAS & CHANDRIKA S

REQUEST: CREATE FOUR LOTS FROM ONE LOT, GRANT EASEMENTS

21. [PR-2019-002682](#)
[PS-2022-00256](#) – SKETCH PLAT
IDO - 2021

JOHN TANSEY, ARCHITECT PA agent for **QMD, LLC | RICHARD DOBBS** requests the aforementioned action(s) for all or a portion of: **LOT A** zoned **MX-M**, located on **4349 IRVING NW between COORS BLVD and EAGLE RANCH RD** containing approximately **3.9939** acre(s). **(C-13)**

PROPERTY OWNERS: QMD LLC C/O RICHARD DOBBS

REQUEST: CREATE FOUR LOTS FROM ONE LOT, GRANT EASEMENTS

Other Matters

Action Sheet Minutes – November 16, 2022

DRB Member Signing Session for Approved Cases

ADJOURN