



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

June 8, 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

MAJOR CASES

- 1. PR-2022-0006630
SD-2022-00024 – VACATION OF PUBLIC EASEMENT
SD-2022-00025 – PRELIMINARY/FINAL PLAT
VA-2022-00065 – SIDEWALK WAIVER
ALDRICH LAND SURVEYING agent for CARMEN SANDOVAL requests the aforementioned action(s) for all or a portion of: LOT 17, OXBOW VILLAGE zoned R-1D, located at 3809 OXBOW VILLAGE LN NW containing approximately 0.2240 acre(s). (G-11) [Deferred from 3/2/22, 3/16/22, 3/30/22, 4/13/22, 4/27/22]
PROPERTY OWNERS: SANDOVAL CARMEN
REQUEST: VACATE PORTION OF REMAINING ABCWUA PUBLIC SANITARY SEWER AND WATERLINE EASEMENT
DEFERRED TO JULY 13TH, 2022.

2. PR-2022-006497
SI-2022-00124 – SITE PLAN
CONSENSUS PLANNING INC. agent for FAIZEL KASSAM requests the aforementioned action(s) for all or a portion of LOT 2 BLOCK 4B, SUNPORT PARK SUBDIVISION, zoned NR-BP, located on 1500 SUNPORT PL NE containing approximately 1.2115 acre(s). (M-15) [Deferred from 2/9/22, 3/9/22, 5/11/22]
PROPERTY OWNERS AIRPORT HOSPITALITY LLC C/O LEGACY HOSPITALITY LLC
REQUEST: SITE PLAN for HOTEL DEVELOPMENT
DEFERRED TO JULY 13TH, 2022.

3. [PR-2022-006497](#)
SD-2022-00022 – VACATION OF RIGHT-OF-WAY
- CONSENSUS PLANNING INC./JACQUELINE FISHMAN** agent for **LEGACY DEVELOPMENT & MANAGEMENT LLC** requests the aforementioned action(s) for all or a portion of: **LOT 2 BLOCK 4B, SUNPORT PARK** zoned **NR-BP**, located on **1500 SUNPORT PL SE between SUNPORT PLACE and SUNPORT BLVD** containing approximately **0.3598** acre(s). **(M-15)** *[Deferred from 3/9/22, 5/11/22]*
- PROPERTY OWNERS:** AIRPORT HOSPITALITY LLC C/O LEGACY HOSPITALITY LLC
REQUEST: VACATION OF 15,672 PORTION OF SUNPORT BLVD RIGHT OF WAY
- DEFERRED TO JULY 13TH, 2022.**
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4. [PR-2021-005597](#)
SD-2022-00026 – PRELIMINARY PLAT
- MODULUS ARCHITECTS** agent for **RED SHAMROCK 12 LLC** requests the aforementioned action(s) for all or a portion of: **LOT X2A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER** zoned **NR-C**, located at **3901 COORS BLVD NW between COORS BLVD and ST. JOSEPHS** containing approximately **26.5** acre(s). **(G-11)** *[Deferred from 3/16/22, 4/27/22, 5/11/22, 5/18/22]*
- PROPERTY OWNERS:** RED SHAMROCK 12 LLC
REQUEST: SUBDIVIDE 1 EXISTING LOT INTO 10 SMALLER LOTS, DEDICATE RIGHT OF WAY, GRANT EASEMENTS
- DEFERRED TO JUNE 15TH, 2022.**
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5. [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 94TH and MIRASOL AVE** containing approximately **0.71** acre(s). **(H-9)** *[Deferred from 5/25/22]*
- PROPERTY OWNERS:** NAZISH LLC
REQUEST: VACATION OF ROW - DRB, VACATION OF PUBLIC EASEMENT, PRELIMINARY/FINAL PLAT
- IN THE MATTER OF THE AFOREMENTIONED APPLICATIONS, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE VACATIONS AS SHOWN ON EXHIBIT IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO, AND WITH THE SIGNING OF THE INFRASTRUCTURE LIST ON JUNE 8TH 2022, THE DRB APPROVED THE PRELIMINARY/FINAL PLAT WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT AND FOR THE DRB DETERMINATION NOTES TO BE ADDED TO THE PLAT.**
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6.

[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, 5/25/22]

PROPERTY OWNERS: DENNIS ROMERO

REQUEST: DRB SITE PLAN FOR SELF STORAGE FACILITY

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 JUNE 8, 2022 THE DRB HAS APPROVED THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO TRANSPORTATION FOR A PUBLIC ROADWAY EASEMENT FOR THE PORTION OF THE TURN AROUND THAT EXTENDS OUTSIDE OF THE SUNSET GARDENS PUBLIC RIGHT-OF WAY, AND TO PLANNING FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT AND FOR ALL PLAN SHEETS TO BE SEALED AND SIGNED BY THE APPROPRIATE DESIGN PROFESSIONAL.

SKETCH PLATS

7. [PR-2022-007114](#)

(AKA: [PR-2019-002598](#))

[PS-2022-00107](#) – SKETCH PLAT

CSI – CARTESIAN SURVEYS INC. agent for BUCK BUCKNER, PE requests the aforementioned action(s) for all or a portion of: **TRACT J, VISTA DE LA LUZ** zoned **PD**, located at **5401 SEVILLA AVE NW between COORS BLVD NW and COSTA ALAMERIA DR NW** containing approximately **1.87** acre(s). **(F-11)**

PROPERTY OWNERS: VIA REAL ESTATE LLC

REQUEST: CREATE 2 NEW LOTS FROM ONE EXISTING LOT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

8. [PR-2021-006121](#)
PS-2022-00108 – SKETCH PLAT

CSI – CARTESIAN SURVEYS, INC. agent for JEFFERY A. AND MICHELLE L. KIDWELL requests the aforementioned action(s) for all or a portion of: **LOTS 24-A, 23 AND NORTHERLY PORTION OF LOT 22, BLOCK 7, JOHN BARON BERG PARK** zoned R-1A, located at **1022 21ST ST NW** between **I-40 and ASPEN AVE NW** containing approximately **0.2281** acre(s). **(H-13)**

PROPERTY OWNERS: KIDWELL JEFFERY A & MICHELLE L
REQUEST: CREATE ONE NEW LOT FROM 3 EXISTING LOTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

9. [PR-2022-007081](#)
PS-2022-00111 – SKETCH PLAT

BOHANNAN HUSTON INC. | MICHAEL BALASKOVITS 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 R-ML, located at **1818 COAL PL 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: SKETCH PLAT REVIEW AND COMMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

10. [PR-2022-007063](#)
PS-2022-00106 – SKETCH PLAT

CONSENSUS PLANNING, INC. agent for PV TRAILS ALBUQUERQUE, LLC requests the aforementioned action(s) for all or a portion of: **TRACTS 4 & 5, UNIT 3A, THE TRAILS** zoned R-ML, located on **WOODMONT AVE NW** between **PASEO DEL NORTE and SAND ROCK ST NW** containing approximately **37.0** acre(s). **(C-09)**

PROPERTY OWNERS: PV TRAILS ALBUQUERQUE LLC
REQUEST: MULTI-FAMILY RESIDENTIAL DEVELOPMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

11. [PR-2019-001985](#)
PS-2022-00110 – SKETCH PLAT

CSI – CARTESIAN SURVEYS, INC. agent for HOMEWISE INC. requests the aforementioned action(s) for all or a portion of: **LOT 8-A, BLOCK 6, LEWIS AND SIMONDS ADDITION** zoned **R-1A**, located at **812 ARNO ST SE between SANTA FE AVE SE and PACIFIC AVE SE** containing approximately **0.2043** acre(s). **(K-14)**

PROPERTY OWNERS: HOMEWISE INC

REQUEST: CREATE TWO NEW LOTS FROM ONE EXISTING LOT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

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

12. [PR-2021-005482](#)
SD-2022-00081 – FINAL PLAT

GALLOWAY & COMPANY, INC. | AARON MCLEAN agent for I-25 & GIBSON, LLC | WES BUTERO requests the aforementioned action(s) for all or a portion of: **TRACTS A-1A, B-1, C-1** zoned **NR-C**, located at **2121 YALE BLVD SE between GIBSON BLVD SE and MILES RD** containing approximately **7.18** acre(s). **(M-15)**

PROPERTY OWNERS: I25 & GIBSON LLC

REQUEST: SUBDIVISION OF APPROX 7.18 ACRES CONSISTING OF 3 EXISTING TRACTS INTO 6 COMMERCIAL LOTS WITH ASSOCIATED INFRASTRUCTURE IMPROVEMENTS.

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 APPLICATION NUMBER TO BE ADDED TO THE PLAT.

13. [PR-2021-005439](#)
SD-2022-00083 – VACATION OF PRIVATE EASEMENT
SD-2022-00082 – AMENDMENT TO PRELIMINARY PLAT

MODULUS ARCHITECTS, INC. AND LAND USE PLANNING agent for **DEEPESH KHOLWADWALA | SUN CAPITAL HOTELS** requests the aforementioned action(s) for all or a portion of: **LOTS 2-A-1-B-2-B-2, 2-A-1-B-2-B-3, 3-A-1-A, ABQ WEST UNIT 2** zoned **MX-M**, located on **HIGH ASSETS between PASEO DEL NORTE NW and EAGLE RANCH RD NW** containing approximately **4.079** acre(s). **(C-13)**

PROPERTY OWNERS: ZIA TRUST INC CUSTODIAN SHAFFER JASON A IRA
REQUEST: AMENDMENT TO PRELIMINARY PLAT TO VACATE A PRIVATE EASEMENT

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 VACATION AS SHOWN ON EXHIBIT IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO, AND HAS APPROVED THE AMENDMENT TO PRELIMINARY PLAT.

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14. [PR-2022-006611](#)
SD-2022-00085 – PRELIMINARY/FINAL PLAT

ARCH + PLAN LAND USE CONSULTANTS agent for **7100 LOMAS LLC & 7220 LOMAS LLC** requests the aforementioned action(s) for all or a portion of: **TRACT A-1 AND UNPLATTED LAND W/ ½ OF LOT 1 EXC. NORTH 170' OF WEST 25' TRACT A, GLOBE SUBDIVISION** zoned **MX-M**, located at **7100 LOMAS NE between LOUISIANA BLVD and CHAMA ST** containing approximately **3.8975** acre(s). **(K-19)**

PROPERTY OWNERS: 7100 LOMAS LLC & 7220 LOMAS LLC
REQUEST: LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT, GRANT EASEMENT

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 TRANSPORTATION FOR THE PROPERTY CORNERS AT THE INTERSECTIONS TO INCORPORATE CURVES FOR RIGHT-OF WAY DEDICATION, AND TO PLANNING FOR THE APPLICATION NUMBER TO BE ADDED TO THE PLAT.

15. [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)** [Deferred from 5/25/22]

PROPERTY OWNERS: CITY OF ALBUQUERQUE, MDS INV.
REQUEST: FINAL PLAT

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 WITH THE FOLLOWING FINDINGS TO BE INDICATED ON THE NOTICE OF DECISION: **FINDING 1:** THE NECESSARY PAPER EASEMENT FOR THE INTERIM RESERVOIR DRAIN LINE SHALL BE RECORDED IMMEDIATELY FOLLOWING THE FINAL PLAT. **FINDING 2:** THE WUA REQUIRES THE DRAINAGE PLAN TO BE MODIFIED SUCH THAT PROPOSED POND 7 IS RELOCATED OUT OF THE WUA EXPANSION SITE (TRACT 3). **FINDING 3:** THE FINAL DRAINAGE EASEMENTS FOR POND 7, AS MODIFIED, ARE REQUIRED TO BE PLACED ON THE FINAL PLAT PRIOR TO SIGNATURE. **FINDING 4:** COMPLETION OF THE REVISED POND 7 SHALL BE TIED TO A BUILDING PERMIT ON THE NETFLIX SITE. FINAL SIGN-OFF IS DELEGATED HYDROLOGY FOR THE COMPLETION AND APPROVAL OF THE REVISED GRADING AND DRAINAGE PLAN AND TO PLANNING FOR THE AGIS DXF FILE, FOR THE APPLICATION NUMBER TO BE ADDED TO THE PLAT AND FOR STREET NAME TO BE CORRECTED/CHANGED TO "EASTMAN CROSSING" AS DISCUSSED.

16. [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 81st NW** containing approximately **0.3435** acre(s). **(E-10)** [Deferred from 5/25/22]

PROPERTY OWNERS: HANNA JOSEPHINE T & HANNA MARK E
REQUEST: VACATE EXISTING 25' DRAINAGE EASEMENT IN BACK OF LOT 3

DEFERRED TO JUNE 15th, 2022.

17. [PR-2021-006297](#)
(AKA: PR-2021-006287)
SD-2022-00039 – PRELIMINARY/FINAL
PLAT
- COMMUNITY SCIENCES CORPORATION agent for RACHEL MATTHEW DEVELOPMENT CORPORATION & THE SANTA BARBARA HOMEOWNERS ASSOCIATION/ELISA CARDENAS requests the aforementioned action(s) for all or a portion of: **LOT 2 BLOCK 16, SANTA BARBARA SUBDIVISION** zoned **R-T**, located at **7300 SANTA BARBARA RD near RANCHO DE PALOMAS RD NE** containing approximately **0.4784** acre(s). **(D-16)** [Deferred from 3/9/22, 4/6/22, 4/20/22, 4/27/22, 5/4/22, 5/11/22, 5/18/22]
- PROPERTY OWNERS: SANTA BARBARA HOMEOWNERS ASSOCIATION
REQUEST: SUBDIVIDE ONE LOT INTO FOUR LOTS
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- DEFERRED TO JUNE 22nd, 2022.**

18. [PR-2021-005009](#) IDO 2019
SD-2021-00091 – PRELIMINARY/
FINAL PLAT
- WAYJOHN SURVEYING INC. agent(s) for BLAKES LOTA BURGER LLC request(s) the aforementioned action(s) for all or a portion of **PARCELS 6 THRU 10, ATRISCO BUSINESS PARK** zoned **MX-M**, located at **NE Corner of COORS BLVD and FORTUNA ROAD**, containing approximately **1.3523** acre(s). **(J-10)** [Deferred from 5/19/21, 7/14/21, 8/4/21, 8/18/21, 10/20/21, 12/1/21, 1/5/22, 2/2/22, 2/16/22, 3/2/22, 3/16/22, 3/30/22, 4/13/22, 5/11/22]
- PROPERTY OWNERS: BLAKE'S LOTABURGER
REQUEST: COMBINE 5 LOTS INTO ONE LOT
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- DEFERRED TO JUNE 22ND, 2022.**

19. [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 7TH ST SW between STOVER AVE SW and ATLANTIC AVE SW** containing approximately **0.2585** acre(s). **(K-14)** [Deferred from 5/25/22]
- 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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- DEFERRED TO JUNE 15TH, 2022.**

Other Matters - None

Action Sheet Minutes were approved for May 25, 2022.

DRB Member Signing Session for Approved Cases

ADJOURNED

