



DEVELOPMENT REVIEW BOARD
ACTION SHEET MINUTES
ONLINE ZOOM MEETING

February 2, 2022

Jolene Wolfley..... DRB Chair
Jeanne Wolfenbarger Transportation
Blaine Carter Water Authority
Ernest Armijo.Hydrology
Angelo Metzgar.....Code Enforcement
Cheryl Somerfeldt.....Parks and Rec

Angela Gomez ~ DRB Hearing Monitor

MAJOR CASES& ASSOCIATED MINORS

1. PR-2021-006258
SI-2022-00057 – SITE PLAN
TIERRA WEST, LLC agent for BRUNACINI DEVELOPMENT LTD CO requests the aforementioned action(s) for all or a portion of: TRA-1-A A-2 A, JOURNAL CENTER PHASE 2, UNIT 2 zoned NR-BP, located on RUTLEDGE ST NE between RUTLEDGE RD NE and BARTLETT ST NE containing approximately 4.7483 acre(s). (D-16, D-17)

PROPERTY OWNERS: BRUNACINI DEVELOPMENT LTD CO
REQUEST: DRB SITE PLAN

DEFERRED TO FEBRUARY 16TH, 2022.

2. PR-2021-006258
SD-2022-00005 – PRELIMINARY/FINAL PLAT
CSI – CARTESIAN SURVEYS, INC. agent for BRUNACINI DEVELOPMENT LTD CO. requests the aforementioned action(s) for all or a portion of: TRACT A-1-A, A-2-A, UNIT 2, JOURNAL CENTER PHASE 2 zoned NR-BP, located on RUTLEDGE ST NE between RUTLEDGE RD NE and BARTLETT ST NE containing approximately 4.7483 acre(s). (D-16 & D-17) [Deferred from 1/19/22]

PROPERTY OWNERS: BRUNACINI DEVELOPMENT LTD CO.
REQUEST: CREATE ONE NEW TRACT FROM TWO EXISTNG PORTIONS OF TRACTS

DEFERRED TO FEBRUARY 16TH, 2022.

MAJOR CASES

3.

PR-2021-005222 IDO 2019
SI-2021-01237 – EPC SITE PLAN
SIGN-OFF

TIERRA WEST, LLC agent for WESTERN HILLS INVESTMENTS LLC requests the aforementioned action(s) for all or a portion of: **TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C, C4A, SEVEN BAR RANCH** zoned **NR-BP**, located at **3615 HWY 528 between CALLE CUERVO NW and HWY 528** containing approximately 1.99 acre(s). **(A-14)** *[Deferred from 8/18/21, 9/15/21, 9/22/21, 10/20/21, 11/10/21, 12/1/21, 1/5/22, 1/12/22, 1/19/22, 1/26/22]*

PROPERTY OWNERS: WESTERN HILLS INVESTMENTS LLC
REQUEST: FINAL SIGN OFF OF EPC SITE PLAN

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, AND WITH THE SIGNING OF THE INFRASTRUCTURE LIST ON FEBRUARY 2, 2022, THE DRB HAS APPROVED THE EPC SITE PLAN SIGN-OFF WITH THE FOLLOWING FINDINGS: THE PUBLIC WATERLINE REQUIRES A PUBLIC WATERLINE EASEMENT PRIOR TO INFRASTRUCTURE ACCEPTANCE AS INDICATED BY THE WATER AUTHORITY, AND A SIDEWALK EASEMENT SHALL BE ESTABLISHED AT THE FINAL PLAT STAGE AS INDICATED BY TRANSPORTATION. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT AND FOR FINAL PLAT APPROVAL.

4.

PR-2020-003688
SD-2021-00196 – PRELIMINARY PLAT

ISAACSON & ARFMAN INC. – FRED ARFMAN/IAN ANDERSON agent for GREATER ALBUQUERQUE HABITAT FOR HUMANITY – DOUG CHAMPLIN/BILL REILLY requests the aforementioned action(s) for all or a portion of: **LOTS 42 THRU 55, DAVID-PEREA-COURSON SUBDIVISION** zoned **R-1B**, located at **62nd ST NW between CLOUDCROFT RD NW and COORS BLVD NW** containing approximately 2.13 acre(s). **(J-11)** *[Deferred from 11/3/21, 11/17/21, 12/1/21, 12/15/21, 1/12/22]*

PROPERTY OWNERS: GREATER ALBUQUERQUE HABITAT FOR HUMANITY, LONNIE YANES
REQUEST: NEW SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. PLAT WILL REVISE CURRENT LOT LINES, DEDICATE NEW PUBLIC RIGHT OF WAY AND NEW EASEMENTS ASSOCIATED WITH THE DEVELOPMENT.

DEFERRED TO MARCH 2ND, 2022.

5. [PR-2021-005628](#) IDO 2020
SD-2021-00214 – PRELIMINARY PLAT

BOHANNAN HUSTON INC. agent for **MDS INVESTMENTS, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT A-1-A-1-A, MESA DEL SOL INNOVATION PARK** zoned **PC**, located on **UNIVERSITY BLVD SE between STRYKER RD and UNIVERSITY BLVD** containing approximately **1598.6338** acre(s). **(R-14, S-14-17, T-15-17)** [Deferred from 11/17/21, 12/8/21, 12/15/21, 1/5/22, 1/12/22]

PROPERTY OWNERS: MDS INVESTMENTS, LLC

REQUEST: PRELIMINARY PLAT AND BULK LAND PLAT FOR FUTURE TRACT N AND THE RE-PLAT OF TRACT A-1-A1-A TO DEDICATE RIGHT OF WAY FOR MESA DEL SOL TOWN CENTER.

DEFERRED TO FEBRUARY 9TH, 2022.

6. [PR-2021-005573](#) IDO 2020
SD-2021-00171 – PRELIMINARY PLAT
SD-2021-00172 – VACATION OF PUBLIC EASEMENT-22' Public Pedestrian Access
SD-2021-00174 – VACATION OF PUBLIC EASEMENT-10' PUE
SD-2021-00175 – VACATION OF PUBLIC EASEMENT-30' Public Waterline
SD-2021-00176 - VACATION OF PUBLIC EASEMENT-40' PNM
SD-2021-00177 - VACATION OF PUBLIC EASEMENT-Pedestrian Access and Drainage
SD-2021-00178 - VACATION OF PRIVATE EASEMENT-Private Drainage
SD-2021-00179 - VACATION OF PUBLIC EASEMENT-Public Waterline - studio
SD-2021-00180 - VACATION OF PRIVATE EASEMENT-Private access-ABCWUA

SD-2021-00181 - VACATION OF PRIVATE - EASEMENT- Private access-ABCWUA

BOHANNAN HUSTON INC. agent for **NETFLIX STUDIOS, LLC, KENNETH FALCON** requests the aforementioned action(s) for all or a portion of: **TRACTS 22-A,22-B,22-C, 26, N, O, Q-1, Q-2, Q-3, OS-7, R, 17, A-1-A-6, MESA DEL SOL INNOVATION PARK I & II** zoned **PC**, located on **5650 UNIVERSITY BLVD SE** containing approximately **162.78** acre(s). **(R-16)** [Deferred from 9/29/21, 10/20/21, 11/3/21, 11/17/21, 12/1/21, 1/5/22, 1/26/22]

PROPERTY OWNERS: CITY OF ALBUQUERQUE, MDS INVESTMENTS

REQUEST: PRELIMINARY PLAT, VACATIONS OF PRIVATE EASEMENT, VACATIONS OF PUBLIC EASEMENT

DEFERRED TO FEBRUARY 9TH, 2022.

7. [PR-2021-005195](#)
[SI-2021-01747](#) – SITE PLAN

DEKKER/PERICH/SABATINI – WILL GLEASON agent for **JC SIX LLC** requests the aforementioned action(s) for all or a portion of: **TRACT 6A-1, UNIT 1, JOURNAL CENTER PHASE 2** zoned **MX-H**, located on **7501 JEFFERSON ST NE** between **JEFFERSON ST** and **MASTHEAD ST NE** containing approximately **5.1536** acre(s). **(D-17)** [Deferred from 11/10/21, 12/1/21, 12/15/21, 1/5/22, 1/19/22]

PROPERTY OWNERS: JC SIX LLC

REQUEST: SITE PLAN APPROVAL REQUEST FOR MULTI-FAMILY APARTMENT HOME COMMUNITY

DEFERRED TO FEBRUARY 16, 2022.

MINOR CASES

8. [PR-2021-005816](#)
[SI-2021-02066](#) - EPC FINAL SITE PLAN SIGN-OFF

CONSENSUS PLANNING INC. agent for **JB HOLDINGS LLC/ TAKE FIVE CARWASH** requests the aforementioned action(s) for all or a portion of: **LOT 2-C, COTTONWOOD CROSSING PHASE II** zoned **MX-L**, located at **10084 COORS BLVD NW** between **COORS BYPASS** and **SEVEN BAR LOOP** containing approximately **0.7876** acre(s). **(B-14)** [12/15/21]

PROPERTY OWNERS: JB HOLDINGS , LLC

REQUEST: DRB SIGN OFF OF EPC APPROVED CAR WASH FACILITY

DEFERRED TO MARCH 16TH, 2022.

9. **PR-2021-005426**
SI-2022-00185 – EPC FINAL SITE PLAN
SIGN OFF

CONSENSUS PLANNING agent for **SMI-ABQ ASSETS, LLC** requests the aforementioned action(s) for all or a portion of: **LOT J, COLES INDUSTRIAL NO. 2** zoned **NR-SU**, located at **3300 VASSAR DR NE** between **CANDELARIA RD NE** and **AZTEC RD NE** containing approximately 0.3903 acre (G-16)

PROPERTY OWNERS: CHACO OFFICES LLC
REQUEST: DRB SIGN-OFF FOR EPC APPROVED SITE PLAN

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 EPC SITE PLAN SIGN-OFF WITH A FINDING INDICATING THAT A SHARED ACCESS AGREEMENT SHALL BE IN PLACE PRIOR TO CERTIFICATE OF OCCUPANCY. FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR ESTABLISHMENT OF ADA COMPLIANT DRIVEWAY WITHIN THE RIGHT-OF-WAY, FOR THE REPLACEMENT OF ANY CRACKED SIDEWALK PRIOR TO SIGN-OFF, TO DESIGNATE STRIPING AND SIGNAGE RELATED TO ADA REQUIREMENTS, TO SHOW CLEAR SITE TRIANGLES, AND FOR THE USE OF KEYED NOTES TO CALL OUT CURB AND OTHER INFRASTRUCTURE ON THE SITE PLAN, AND TO PLANNING FOR A NOTE FOR ORGANIC MULCH UNDER TREES PER IDO 5-6(C)5(e), SOLID WASTE SIGNATURE AND FOR THE APPLICATION NUMBER TO BE ADDED TO THE SITE PLAN.

10. **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]*

PROPERTY OWNERS: BLAKE'S LOTABURGER
REQUEST: COMBINE 5 LOTS INTO ONE LOT

DEFERRED TO FEBRUARY 16TH, 2022.

11. [PR-2019-003092](#)
SD-2022-00009 – PRELIMINARY/FINAL
PLAT

TIERRA WEST, LLC agent for SWCW LLC requests the aforementioned action(s) for all or a portion of: **LOT 9-A REPLAT OF LOTS 9 & 10, BLOCK 32, RIDGECREST ADDITION** zoned MX-M, located at **1425 SAN MATEO BLVD between SAN MATEO BLVD and GIBSON BLVD** containing approximately .28 acre(s). (L-17)

PROPERTY OWNERS: SWCW LLC

REQUEST: MINOR PRELIMINARY/FINAL PLAT REVIEW

DEFERRED TO FEBRUARY 16TH, 2022.

SKETCH PLAT

12. [PR-2022-006534](#)
PS-2022-00009 – SKETCH PLAT

DAVID VIGIL requests the aforementioned action(s) for all or a portion of: **LOT 9, BLOCK A, GRANDE HEIGHTS ADDITION** zoned R-1D, located at **3416 WARD DR NW between SEQUOIA RD NW and VISTA GRANDE DR NW** containing approximately 0.4262 acre(s). (G-11)

PROPERTY OWNERS: DAVID VIGIL

REQUEST: DISCUSSION OF CONSTRUCTION PROCESS, GRADING, IMPACT FEES

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

13. [PR-2022-006533](#)
PS-2022-00008 – SKETCH PLAT

BRIAN ORTIZ requests the aforementioned action(s) for all or a portion of: **LOT 8 – 11, BLOCK 2, APACHE TRAIL ADDITION** zoned MX-M, located at **420 and 428 PROSPECT NW** containing approximately .214 acre(s). (H-14)

PROPERTY OWNERS: PEREZ FRANK PAUL TRUSTEE PEREZ TRUST

REQUEST: LOT CONSOLIDATION

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

14. [PR-2022-006511](#)
PS-2022-00005 – SKETCH PLAT

CORNELIUS J. OOMEN requests the aforementioned action(s) for all or a portion of: **LOTS A-1 & B-1 OF PLAT OF LOTS A-1 & B-1, THE LAND OF JANE BATTEN** zoned R-A, located at **CANDELARIA RD NW between INDIAN FARM LN, NW and CONRADO LN** containing approximately .035 acre(s). (G-13)

PROPERTY OWNERS: OOMEN CORNELIUS J & SEEUWS LEA M

REQUEST: REPLAT LOTS A-1 & B-1 OF THE LAND OF JANE BATTEN TO REPRESENT CURRENT PROPERTY ACCESS

SKETCH PLAT COMMENTS WERE PROVIDED TO THE APPLICANT.

15. [PR-2022-006532](#)
PS-2022-00007 – SKETCH PLAT

MEIFENG LIN requests the aforementioned action(s) for all or a portion of: **LOTS 23 & 24, BLOCK 56, RAYNOLDS & L24** zoned **R-1A**, located between **10th ST** and **STOVER** containing approximately 0.1395 acre(s). (K-13)

PROPERTY OWNERS: HARVEY MEIFENG LIN
REQUEST: LOT LINE ELIMINATION/CONSOLIDATION

SKETCH PLAT COMMENTS WERE PROVIDED TO THE APPLICANT.

16. [PR-2019-002294](#)
PS-2022-00010 – SKETCH PLAT

ADA ARCHITECTS, INC./DAVID FELLENSTEIN agent for **RESTAURANT DEPOT** requests the aforementioned action(s) for all or a portion of: **TRACTA-1 PLAT OF TRACTS A-1 & B-1, TRUCK STOP PLAZA** zoned **NR-LM**, located at **1901- 1915 MENAUL BLVD NE** between **PAN AMERICAN FRONTAGE ROAD** and **UNIVERSITY BLVD NE** containing approximately 3.93 acre(s). (H-15)

PROPERTY OWNERS: TRUCK STOP PLAZA LLC
REQUEST: SKETCH PLAT REVIEW

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

Other Matters - None

Action Sheet Minutes were approved for January 26, 2022

DRB Member Signing Session for Approved Cases

ADJOURN