



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
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

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 94TH 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

DEFERRED TO JUNE 8TH, 2022.

- 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

DEFERRED TO JUNE 8TH, 2022.

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

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

THE SKETCH PLAN WAS REVIEWED AND COMMENTS WERE PROVIDED.

4. [PR-2022-007033](#)
[PS-2022-00103](#) – SKETCH PLAN

CSI – CARTESIAN SURVEYS INC. agent for **1705 5TH 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 5TH 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

THE SKETCH PLAN WAS REVIEWED AND COMMENTS WERE PROVIDED.

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

THE SKETCH PLAN WAS REVIEWED AND COMMENTS WERE PROVIDED.

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 75TH ST** containing approximately **9.56** acre(s). (L-10)

PROPERTY OWNERS: CLEARBROOK INVESTMENTS, INC
REQUEST: SUBDIVISION OF TRACT INTO 76 LOTS

THE SKETCH PLAN WAS REVIEWED AND COMMENTS WERE PROVIDED.

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

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

DEFERRED TO JUNE 8TH, 2022.

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

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 HYDROLOGY FOR THE ADDITION OF A CROSS LOT DRAINAGE EASEMENT NOTE, AND TO PLANNING FOR THE PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE PLAT, THE DRB DETERMINATION FOR THE EXISTING SIDEWALKS TO BE NOTED ON THE PLAT, AND FOR THE DEVIATION FOR CONTEXTUAL STANDARDS TO BE NOTED ON THE PLAT.

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 81st 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

DEFERRED TO JUNE 8TH, 2022.

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 SEWER AND WATER SERVICE EASEMENT AND PUBLIC UTILITY EASEMENT

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 DATED MAY 5TH, 2022 THE DRB HAS APPROVED THE PRELIMINARY/ FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO PLANNING WITH A FINDING WHICH SHALL BE INDICATED ON THE NOTICE OF DECISION REFERENCING A DEVIATION FROM CONTEXTUAL STANDARDS FOR LOT SIZE AS APPROVED WITH THE PRELIMINARY AND FINAL PLAT APPLICATION, AND FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT TO BE SUBMITTED PRIOR TO FINAL SIGN-OFF.

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

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 PLANNING FOR PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE PLAT.

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 7TH 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

DEFERRED TO JUNE 8TH, 2022.

Other Matters – None.

Action Sheet Minutes were approved for May 18, 2022

DRB Member Signing Session for Approved Cases

ADJOURNED