



DEVELOPMENT REVIEW BOARD

Action Sheet Minutes

ONLINE ZOOM MEETING

March 9, 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-2021-006307
SI-2022-00327 – SITE PLAN
CONSENSUS PLANNING INC./JACQUELINE FISHMAN agent for LEGACY DEVELOPMENT & MANAGEMENT LLC requests the aforementioned action(s) for all or a portion of: LOTS 6,7 AND 26A BLOCK 25 TRACT A UNIT B, NORTH ALBUQUERQUE ACRES zoned MX-L, located on GLENDALE AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 3.77 acre(s). (B-18)
PROPERTY OWNERS: SMI ABQ ASSETS LLC DBA DANIELS FUNERAL SERVICES
REQUEST: SITE PLAN FOR 120-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT
DEFERRED TO MARCH 30TH, 2022.
2. PR-2021-006307
SI-2022-00034 – PRELIMINARY/FINAL PLAT
SI-2022-00035 – VACATION OF PRIVATE EASEMENT
CARTESIAN SURVEY'S INC. agent for LEGACY DEVELOPMENT & MANAGEMENT LLC requests the aforementioned action(s) for all or a portion of: LOTS 6,7 AND 26A BLOCK 25 TRACT A UNIT B, NORTH ALBUQUERQUE ACRES zoned MX-L, located on GLENDALE AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 3.9970 acre(s). (B-18)
PROPERTY OWNERS: : SMI ABQ ASSETS LLC DBA DANIELS FUNERAL SERVICES
REQUEST: ELIMINATE INTERIOR LOT LINES OF 3 EXISTING LOTS TO CREATE ONE NEW LOT, VACATE A PORTION OF AN EXISTING PRIVATE EASEMENT/ GRANT EASEMENTS
DEFERRED TO MARCH 30TH, 2022.

3. [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)** *[Deferred from 2/2/22, 2/16/22, 3/2/22]*

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

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 MARCH 9TH, 2022, THE DRB HAS APPROVED THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO HYDROLOGY FOR AMAFCA APPROVAL ON THE RUN DOWN AS DISCUSSED, AND TO PLANNING FOR BOTH THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT AND THE RECORDED PLAT PRIOR TO FINAL SIGN-OFF.

4. [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, 2/2/22, 2/16/22, 3/2/22]*

PROPERTY OWNERS: BRUNACINI DEVELOPMENT LTD CO.
REQUEST: CREATE ONE NEW TRACT FROM TWO EXISTING PORTIONS OF 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 PLANNING FOR UTILITY COMPANY SIGNATURE, AMAFCA SIGNATURE AND THE AGIS DXF FILE.

MAJOR CASES

5. [PR-2019-002042](#)
SD-2022-00020 – PRELIMINARY PLAT

CSI – CARTESIAN SURVEY'S INC. agent for SOLARE COLLEGIATE FOUNDATION requests the aforementioned action(s) for all or a portion of: **12-B-1-A and 12-B-1-B, EL RANCHO GRANDE 1** zoned **MX-M**, located at **8801 GIBSON BLVD SW between 98TH ST SW and BARBADOS AVE SW** containing approximately **10.9989** acre(s). **(M-9)**

PROPERTY OWNERS: SOLARE COLLEGIATE FOUNDATION

REQUEST: MAJOR PRELIMINARY PLAT

DEFERRED TO MARCH 30TH, 2022.

6. [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)**

PROPERTY OWNERS: AIRPORT HOSPITALITY LLC C/O LEGACY HOSPITALITY LLC

REQUEST: VACATION OF 15,672 PORTION OF SUNPORT BLVD RIGHT OF WAY

DEFERRED TO MAY 11TH, 2022.

7. [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]*

PROPERTY OWNERS AIRPORT HOSPITALITY LLC C/O LEGACY HOSPITALITY LLC

REQUEST: SITE PLAN for HOTEL DEVELOPMENT

DEFERRED TO MAY 11TH, 2022.

8. [PR-2021-005984](#)
SD-2022-00014 – VACATION OF
RIGHT OF WAY

JAG PLANNING & ZONING, LLC/JUANITA GARCIA agent for VICTOR WUAMETT/HERREN-OPHIR requests the aforementioned action(s) for all or a portion of: **LOT B-1, LOT A-1 & LOT 11 BLOCK 9, RIDGE PARK ADDITION** zoned **MX-L**, located at **2109-2111 SAN MATEO BLVD NE between INDIAN SCHOOL NE and HAINES NE** containing approximately **0.4017** acre(s). **(J-17)**

PROPERTY OWNERS: HERRIN-OPHIR LLC
REQUEST: VACATE A PORTION OF SAN MATEO BOULEVARD

DEFERRED TO MARCH 30TH, 2022.

9. [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, 2/2/22, 2/9/22, 3/2/22]

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 MARCH 16TH, 2022.

10. [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]

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

DEFERRED TO MARCH 30TH, 2022.

MINOR CASES

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)** [*Deferred from 2/2/22, 2/16/22,
3/2/22*]

PROPERTY OWNERS: SWCW LLC

REQUEST: MINOR PRELIMINARY/FINAL PLAT REVIEW

DEFERRED TO MARCH 30TH, 2022.

12. [PR-2019-002663](#)
[\(1009082\)](#)
[SD-2020-00193](#) – PRELIMINARY/FINAL
PLAT
[VA-2020-00377](#) - WAIVER TO IDO
(Sketch Plat 8/12/20)

CONSENSUS PLANNING INC. agent(s) for **GROUP II U26 VC,
LLC** requests the aforementioned action(s) for all or a
portion of: **TRACT 1 BLOCK 2 UNIT 26, VOLCANO CLIFFS
SUBDIVISION**, zoned **MX-L** located on **KIMMICK DR NW
between PASEO DEL NORTE and ROSA PARKS RD NW**,
containing approximately **15.7217** acre(s). **(C-11)** [*Deferred
from 12/2/20, 1/13/21, 6/9/21, 12/8/21*]

PROPERTY OWNERS: GROUP II U26 VC, LLC

REQUEST: MINOR SUBDIVISION PLAT TO SPLIT LOT TO MATCH EPC
APPROVED ZONE BOUNDARY. BULK LAND WAIVER TO DEFER
INFRASTRUCTURE TO FUTURE PLATTING/SITE PLAN ACTIONS.

DEFERRED TO JULY 13TH, 2022.

13. [PR-2022-006500](#)
[SD-2022-00032](#) – PRELIMINARY/FINAL
PLAT

COMMUNITY SCIENCES CORPORATION agent for **CARLO
ZAMORA** requests the aforementioned action(s) for all or a
portion of: **LOT 17-A TRACT A BLOCK 7 UNIT 5, VOLCANO
CLIFFS** zoned **R-1D**, located at **8001 SHIPROCK CT NW
between KIBO DR NW and RIMROCK DR NW** containing
approximately **0.4828** acre(s). **(E-10)**

PROPERTY OWNERS: ZAMORA CARLOS A

REQUEST: COMBINE TWO LOTS INTO ONE NEW LOT

**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 INDICATION THAT SHIPROCK COURT IS TO BE
SHOWN ON TRACT A, AND TO PLANNING FOR PLAT REVISION
TO REFERENCE THE 45 FOOT BUFFER ADJACENT TO OPEN SPACE
AS INDICATED BY PARKS AND RECREATION, FOR UTILITY
COMPANY SIGNATURE, AMAFCA SIGNATURE, THE AGIS DXF
FILE AND FOR THE PROJECT AND APPLICATION NUMBERS TO BE
ADDED TO THE PLAT.**

14. [PR-2021-006287](#)
(AKA: PR-2021-006297)
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)**

PROPERTY OWNERS: SANTA BARBARA HOMEOWNERS ASSOCIATION
REQUEST: SUBDIVIDE ONE LOT INTO FOUR LOTS

DEFERRED TO APRIL 6TH, 2022.

15. [PR-2018-001345](#)
SD-2022-00033 – EXTENSION OF
INFRASTRUCTURE IMPROVEMENTS
AGREEMENT

HUITT-ZOLLARS, INC. agent for DBG PROPERTIES, LLC requests the aforementioned action(s) for all or a portion of: **TRACT RR3A1, PLAT FOR WESTLAND SOUTH** zoned R-ML, located at **10001 CEJA VISTA RD between DENNIS CHAVEZ BLVD. and 98TH ST** containing approximately **5.4** acre(s). **(P-09)**

PROPERTY OWNERS: DBG PROPERTIES, LLC
REQUEST: EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT, PROCEDURE B FOR SENIOR LIVING APARTMENTS AT CEJA VISTA

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED A TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT.

16. [PR-2021-005089](#)
SD-2022-00037 – PRELIMINARY/FINAL
PLAT

SUPREME INVESTMENTS, LLC requests the aforementioned action(s) for all or a portion of: **LOT 2, PLAT OF FAITH ADDITION** zoned MX-T, located at **4700 EUBANK BLVD NW between OSUNA RD. and LAGRIMA DE ORO RD** containing approximately **2.3467** acre(s). **(F-21)**

PROPERTY OWNERS: LUCERO STEVE & HOPE
REQUEST: SUBDIVIDE EXISTING PARCEL INTO TWO TRACTS

DEFERRED TO MARCH 30TH, 2022.

17. [PR-2018-001695](#)
[SD-2022-00038](#) – EXTENSION OF
INFRASTRUCTURE IMPROVEMENTS
AGREEMENT

MICHAEL MONTOYA/NOVUS PROPERTIES LLC M requests the aforementioned action(s) for all or a portion of: **TRACTS A THRU I** zoned **X**, located on **PASEO DEL NORTE** between **EAGLE RANCH** and **RICHLAND HILLS NW** containing approximately **39.074** acre(s). (C-12)

PROPERTY OWNERS: X

REQUEST: EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED A ONE-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT.

18. [PR-2021-006255](#)
[SD-2022-00016](#) –PRELIMINARY/FINAL
PLAT
[VA-2022-00038](#) – SIDEWALK WAIVER

CSI – CARTESIAN SURVEYS, INC. agent for HOMEWISE, INC. requests the aforementioned action(s) for all or a portion of: **LOT 1, BLOCK 1, APODACA & SEDILLO ADDITION** zoned **MX-T**, located at **1400 8TH ST SW** between **LEWIS AVENUE SW** and **BELL AVE SW** containing approximately **0.0849** acre(s). (L-14) [Deferred from 2/16/22]

PROPERTY OWNERS: HOMEWISE INC

REQUEST: CREATE 2 NEW LOTS FROM 1 EXISTING LOT, SIDEWALK WAIVER AND ADMINISTRATIVE DECISION OF RIGHT-OF-WAY WIDTH

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 SIDEWALK WAIVER AS SHOWN ON EXHIBIT IN THE PLANNING FILE.

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 THE WATER AUTHORITY FOR COMPLETION OF TAPPING PERMIT, THE ESTABLISHMENT OF SEPARATE ACCOUNTS AND FOR NECESSARY EASEMENTS AS DISCUSSED, AND TO PLANNING FOR THE AGIS DXF FILE AND FINAL SIGN-OFF.

SKETCH PLATS

19. [PR-2022-006673](#)
[PS-2022-00033](#) – SKETCH PLAT

CSI – CARTESIAN SURVEY'S INC. agent for GBN HOLDINGS LLC requests the aforementioned action(s) for all or a portion of: **TRACT 1-A BOCK 101, BRENTWOOD HILLS SUBDIVISION** zoned **MX-M**, located at **2600 JUAN TABLO BLVD NE between LEXINGTON AVE NE and CANDELARIA RD NE** containing approximately **1.8022** acre(s). **(H-22)**

PROPERTY OWNERS: TAYLOR GREGORY L & TAYLOR LEMAN JR
REQUEST: CREATE 2 NEW TRACTS FROM 1 EXISTING TRACT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

20. [PR-2022-006674](#)
[PS-2022-00034](#) – SKETCH PLAT

HOLLY ARROYO requests the aforementioned action(s) for all or a portion of: **LOTS 16 AND 17 LAND OF RAYMOND ORTIZ** zoned **R-A**, located at **1825 PATRICK PLACE NW between GUADALUPE TR and RIO GRANDE** containing approximately **0.32** acre(s). **(F-13)**

PROPERTY OWNERS: CHAVEZ JOSEPHINE
REQUEST: LOT LINE ADJUSTMENT, VARIANCE REQUESTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

21. [PR-2019-003030](#)
[PS-2022-00035](#) – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS LLC agent for **NEW MEXICO STEEL COMPANY INC.** requests the aforementioned action(s) for all or a portion of: **LOTS 17-24 & lots 41 – 48, BLOCK 6, FRANCISCAN ADDITION** zoned **NR-LM**, located at **1916 2ND ST NW between INDIAN SCHOOL RD** containing approximately **1.33** acre(s). **(H-14)**

PROPERTY OWNERS: NEW MEXICO STEEL CO INC
REQUEST: LOT CONSOLIDATION FOR 16B LOTS & PREVIOUSLY VACATED ALLEY INTO ONE LOT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

22. [PR-2019-002651](#)
[PS-2022-00036](#) – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS LLC agent for **R & B LLC** requests the aforementioned action(s) for all or a portion of: **PARCEL 2A, SUNPORT PARK** zoned **NR-BP**, located at **1501 AIRCRAFT SE between I-25 and UNIVERSITY BLVD** containing approximately **48.6595** acre(s). **(M-15)**

PROPERTY OWNERS: R & B LLC
REQUEST: CREATE 2 LOTS FROM 1 EXISTING LOT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

23. [PR-2022-006671](#)
[PS-2022-00031](#) – SKETCH PLAT

GLORIA J. MARTINEZ requests the aforementioned action(s) for all or a portion of: **LOTS 6 & 7 BLOCK 2, TROTTER ADDN** zoned **MX-M**, located at **806 ARNO ST NE** between **ARNO ST** and **EDITH BLVD** containing approximately **0.089** acre(s). **(J-14)**

PROPERTY OWNERS: LOPEZ JOE EDWARD & SANCHEZ GLORIA JEAN & GONZALES PAULINE RACHEL

REQUEST: ROW VACATION OF PORTION OF FRANCISCAN STREET NE

THE SKETCH PLAT COMMENTS WERE PROVIDED TO THE APPLICANT.

24. [PR-2022-006702](#)
[PS-2022-00037](#) – SKETCH PLAT

TERESA MCDOWELL the aforementioned action(s) for all or a portion of: **LOTS 18-A & 20-A, PARKLAND HILLS ADDITION** zoned **R-1D**, located at **809 RIDGECREST DR. SE** between **LAUREL DR SE** and **RIDGECREST DR SE** containing approximately **0.4348** acre(s). **(L-17)**

PROPERTY OWNERS: MCDOWELL TERESA

REQUEST: COMBINE 2 LOTS INTO ONE NEW LOT

THE SKETCH PLAT COMMENTS WERE PROVIDED TO THE APPLICANT.

Other Matters - None

Action Sheet Minutes were approved for March 2nd, 2022

DRB Member Signing Session for Approved Cases

ADJOURNED