



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

April 20, 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

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MAJOR CASES

- 1. 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, 3/9/2, 3/16/22, 3/30/22, 4/13/22] 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 APRIL 27TH, 2022.
2. PR-2018-001346 SI-2022-00184 – SITE PLAN AMENDMENT SUSTAINABILITY ENGINEERING GROUP, LLC requests the aforementioned action(s) for all or a portion of: 1-A, BLOCK 29, UNIT B, NORTH ALBUQUERQUE ACRES zoned NR-BP, located on SOUTHEAST CORNER of ALAMEDA BLVD and SAN PEDRO containing approximately 1.001 acre(s). (C-18) [Deferred from 2/16/22, 3/30/22, 4/6/22] PROPERTY OWNERS: GREEN JEANS WEST LLC REQUEST: SITE PLAN APPLICATION FOR NEW 2-LANE DRIVE THRU RESTAURANT DEFERRED TO APRIL 27TH, 2022.

3. [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 **62<sup>nd</sup> 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, 2/2/22, 3/2/22, 4/6/22]

**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 MAY 18<sup>TH</sup>, 2022.**

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

4. [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 **0.28** acre(s). **(L-17)** [Deferred from 2/2/22, 2/16/22, 3/2/22, 3/9/22, 3/30/22, 4/13/22]

**PROPERTY OWNERS:** SWCW LLC

**REQUEST:** MINOR PRELIMINARY/FINAL PLAT REVIEW

**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 A PAPER EASEMENT FOR THE TURN-AROUND AT THE ALLEY-WAY AND TO PLANNING FOR THE AGIS DXF FILE.**

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5. [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]

**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

DEFERRED TO APRIL 27<sup>TH</sup>, 2022.

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6. [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]

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

DEFERRED TO APRIL 27<sup>TH</sup>, 2022.

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7. [PR-2019-002874](#)  
[SD-2022-00059](#) – EXTENSION OF  
INFRASTRUCTURE IMPROVEMENTS  
AGREEMENT

**BRAD ALLEN** requests the aforementioned action(s) for all or a portion of: **TRACTS A THRU C, COTTONWOOD POINTE** zoned **MX-L**, located at **9651 IRVING BLVD between IRVING BLVD and EAGLE RANCE RD NW** containing approximately **6.7675** acre(s). **(B-13)** [Deferred from 4/13/22]

**PROPERTY OWNERS:** EAGLE VISTA LLC ATTN: BRAD B ALLEN  
**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 THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT.**

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8. [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)** [Deferred from 3/9/22, 3/30/22, 4/13/22]

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

DEFERRED TO APRIL 27<sup>TH</sup>, 2022.

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### **SKETCH PLATS**

9. [PR-2022-006847](#)  
[PS-2022-00070](#) – SKETCH PLAT

**ISAACSON & ARFMAN, INC./FRED ARFMAN** agent for **MATTHEW C. SANCHEZ** requests the aforementioned action(s) for all or a portion of: **EAST ½ OF LOT 14 & VACATED PORTION OF DURANES DITCH, ALVARADO GARDENS** zoned **R-A**, located at **2818 CAMPBELL RD NW between CAMPBELL RD NW and MANCHA** containing approximately **1.2949** acre(s). **(G-12)**

**PROPERTY OWNERS:** SANCHEZ MATTHEW C & MCALERNEY CRYSTAL  
**REQUEST:** SKETCH PLAT REVIEW AND COMMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

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10. [PR-2022-006841](#)  
[PS-2022-00061](#) – SKETCH PLAT

**EQUITERA REGENERATIVE DESIGN** agent for **VETRI MANAGEMENT INC.** requests the aforementioned action(s) for all or a portion of: **LOTS 1, 2 & 5, BLOCK 3, SIGMA CHI** zoned **R-MH**, located at **1801 MESA VISTA NE between MESA VISTA and LOMAS BLVD** containing approximately **0.47** acre(s). **(J-15)**

**PROPERTY OWNERS:** TOGA GROUP LLC C/O CLT LLC  
**REQUEST:** SKETCH PLAT REVIEW AND COMMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

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11. [PR-2022-006844](#)  
PS-2022-00066 – SKETCH PLAT

REMBE URBAN DESIGN & DEVELOPMENT requests the aforementioned action(s) for all or a portion of: **TRACT 106-A, 107B AND 107C, REMBE PROPERTIES** zoned **MX-M/R-A**, located at **1701/1623 CENTRAL AVE NW between LAGUNA BLVD and RANCHO SECO RD** containing approximately **0.58** acre(s). **(J-13)**

PROPERTY OWNERS: REMBE PROPERTIES LLC C/O JAY REMBE  
REQUEST: TRACT CONSOLIDATION

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

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12. [PR-2022-006846](#)  
PS-2022-00068 – SKETCH PLAT

NOVUS PROPERTIES LLC, / MICHAEL MONTOYA, TRULA HOWE requests the aforementioned action(s) for all or a portion of: **LOT A-2-B-1, FOUNTAIN HILLS PLAZA** zoned **NR-C**, located on **NUNZIO AVE NW near PARADISE BLVD NW** containing approximately **4.2546** acre(s). **(C-12)**

PROPERTY OWNERS: NOVUS PROPERTIES LLC  
REQUEST: SUBDIVIDE ONE EXISTING LOT INTO 2 NEW LOTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

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13. [PR-2022-006843](#)  
PS-2022-00063 – SKETCH PLAT

STEVEN CARNEY requests the aforementioned action(s) for all or a portion of: **LOT 3, BLOCK 1 UNIT 3, NORTH ALBUQUERQUE ACRES LOT 13** zoned **PD** located at **8900 MODESTO between VENTURA and BARSTOW** containing approximately **0.89** acre(s). **(C-20)**

PROPERTY OWNERS: SHAHEEN MONTASER  
REQUEST: SKETCH PLAT REVIEW AND COMMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

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14. [PR-2022-006859](#)  
PS-2022-00072 – SKETCH PLAT

CARL YONATAN requests the aforementioned action(s) for all or a portion of: **LOT 25 & 26, KNOB HEIGHTS** zoned **R-1B** located at **3428 KATHRYN AVE SE between AMHERST DR and WELLESLEY** containing approximately **0.3214** acre(s). **(L-16)**

PROPERTY OWNERS: CARL YONATAN  
REQUEST: LOT LINE RELOCATION

SKETCH PLAT COMMENTS WERE PROVIDED TO THE APPLICANT.

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15. [PR-2022-006836](#)  
PS-2022-00059 – SKETCH PLAT

**BOHANNAN HUSTON | PATRICK SISNEROS** agent for **CITY OF ALBUQUERQUE PARKS & RECREATION** requests the aforementioned action(s) for all or a portion of: **LOT A1, C1, D1, BALLOON FIESTA PARK** zoned **NR-PO-A** located **between BALLOON MUSEUM DR NE and JEFFERSON ST NE** containing approximately **0.20** acre(s). **(B-17)**

**PROPERTY OWNERS:** CITY OF ALBUQUERQUE

**REQUEST:** PAVING FOR BUS DROP OFF AND ADDED PEDESTRIAN SIDEWALKS, DEMOLISH BALLOON MUSEUM DRIVE EXTENSION TO SAN DIEGO AVE NE

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.**

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**Other Matters - None**

**Action Sheet Minutes were approved for April 13, 2022**

**DRB Member Signing Session for Approved Cases**

**ADJOURNED**