DEVELOPMENT REVIEW BOARD
Agenda
ONLINE ZOOM MEETING
June 15, 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

*************************************************************************************************
NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT ANGELA GOMEZ, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: DEFFERRAL OF CASES WILL BE ANNOUNCED AT THE BEGINNING OF THE AGENDA.

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW. PER THE DRB RULES OF PROCEDURE, AN INDEFINITE DEFERRAL REQUIRES A RE-APPLICATION AND REPAYMENT OF ALL APPLICATION FEES.

NOTE: CLICK ON THE BLUE HIGHLIGHTED PROJECT # LINK TO ACCESS THE CASE. (Place mouse over hyperlink, right-click, choose “open hyperlink”)

A. Call to Order: 9:00 A.M.

B. Changes and/or Additions to the Agenda
   a. Motion to amend the rules to allow a virtual meeting because of the public health emergency.
   b. Remote Meeting Information:
      Join Zoom Meeting: https://cabq.zoom.us/j/81711919604 (Place mouse over hyperlink, right-click, choose “open hyperlink”) Meeting ID: 817 1191 9604 By phone: +1 346 248 7799 or Find your local number: https://cabq.zoom.us/u/kegTsk3nfp

MAJOR CASES

1. PR-2022-006547
   SI-2022-00216 – SITE PLAN

   ROSE MIRANDA requests the aforementioned action(s) for all or a portion of: LOT 2A1, NORTHEAST PORTION OF BLACK RANCH zoned MX-L, located at 10126 COORS BLVD NW containing approximately 1.247 acre(s). (B-14) [Deferred from 3/2/22, 4/6/22, 5/4/22]

   PROPERTY OWNERS: SMITH DANIEL F & MELBA C TRUSTEES SMITH TRUST & MARTHA MALASCHOCK ETAL
   REQUEST: SITE PLAN REVIEW OF A PROPOSED 2,540 SQ. FT PANDA EXPRESS RESTAURANT WITH DRIVE THRU
2. **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, 6/8/22]

**PROPERTY OWNERS:** RED SHAMROCK 12 LLC
**REQUEST:** SUBDIVIDE 1 EXISTING LOT INTO 10 SMALLER LOTS, DEDICATE RIGHT OF WAY, GRANT EASEMENTS

---

**SKETCH PLATS**

3. **PR-2022-007141**
PS-2022-00090 – SKETCH PLAT

CONSENSUS PLANNING | SHAWNA BALLAY agent for KEYSTONE HOMES requests the aforementioned action(s) for all or a portion of: TRACT B-1, HERITAGE MARKETPLACE zoned MX-L, located at 1700 UNSER BLVD NW between I-40 and LADERA DR NW between I-40 and LADERA DR NW containing approximately 9.05 acre(s). (H-09)

**PROPERTY OWNERS:** BERNCO INVESTORS LLC
**REQUEST:** REDUCE MULTI-FAMILY UNITS FROM 230 APARTMENTS TO APPROXIMATELY 129 TOWNHOMES

4. **PR-2022-007100**
PS-2022-00115 – SKETCH PLAT

TIERRA WEST, LLC agent for RSF LAND & CATTLE COMPANY LLC requests the aforementioned action(s) for all or a portion of: TRACT MM-1A and MM-1B, SEVEN BAR RANCH zoned MX-M, located at SEVEN BAR LOOP NW between COTTONWOOD DR NW and OLD AIRPORT AVE NW containing approximately 3.7193 acre(s). (B-14)

**PROPERTY OWNERS:** RSF LAND & CATTLE COMPANY LLC
**REQUEST:** SKETCH PLAT REVIEW AND COMMENT

5. **PR-2022-007103**
PS-2022-00117 – SKETCH PLAT

TIERRA WEST, LLC agent for ABQ TERMINAL LLC | LB WALKER & ASSOCIATES requests the aforementioned action(s) for all or a portion of: MAP 44 TRACT 64C2 EXC 0.30 AC X ALL TRACT 64C3A2 zoned NR-LM, located at 3200 BROADWAY BLVD SE between BROADWAY BLVD SE and WOODWARD RD SE containing approximately 21.43 acre(s). (M-14)

**PROPERTY OWNERS:** ABQ TERMINAL LLC ATTN: WALKER & ASSOCIATES INC.
**REQUEST:** SKETCH PLAT REVIEW AND COMMENT
6. **PR-2022-007112**  
**PS-2022-00118 – SKETCH PLAT**  
VIETNAMESE BUDDHIST CONGREGATION OF NEW MEXICO requests the aforementioned action(s) for all or a portion of: LOT 10-A, BLOCK 13, FAIRGROUNDS ADDITION zoned NR-C, located at 327 GEORGIA ST SE between ZUNI RD and CENTRAL AVE containing approximately 0.41 acre(s). (K-18)  
**PROPERTY OWNERS:** VIETNAMESE BUDDHIST CONGREGATION OF NEW MEXICO  
**REQUEST:** MERGE 4 LOTS INTO ONE LOT  

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

7. **PR-2019-002651**  
**SD-2022-00094 – PRELIMINARY/FINAL 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 ONE EXISTING LOT

8. **PR-2022-007033**  
**SD-2022-00093 – PRELIMINARY/FINAL PLAT**  
CSI – CARTESIAN SURVEYS INC. agent for 1701 5TH STREET 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 1705 5TH STREET NW between ASPEN AVE NW and HAINES NW containing approximately 0.3480 acre(s). (H-14)  
**PROPERTY OWNERS:** 1701 5TH STREET PARTNERS, LLC  
**REQUEST:** CREATE ONE NEW LOT FROM 5 EXISTING LOTS, DRB DETERMINATION ALLOWING WIDTHS OF 5TH ST AND PUBLIC ALLEY ADJOINING LOT

9. **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, 6/8/22]  
**PROPERTY OWNERS:** LUJAN NELSON J & BACA PAULETTE  
**REQUEST:** CREATE 3 NEW TRACTS FROM ONE EXISTING TRACT, DRB DETERMINATION REQUEST FOR EXISTING SIDEWALK WIDTH
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). [Deferred from 5/25/22, 6/8/22]

PROPERTY OWNERS: HANNA JOSEPHINE T & HANNA MARK E
REQUEST: VACATE EXISTING 25’ DRAIN. EASEMENT IN BACK OF LOT 3

Other Matters:

Action Sheet Minutes – June 8, 2022

DRB Member Signing Session for Approved Cases

ADJOURN