DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

August 24, 2022

Jolene Wolfley................................................................. DRB Chair
Ernest Armijo............................ ...................................... Transportation
André Houle................................................................. Water Authority
Shahab Biazar.............................................................. Hydrology
Concetta Trujillo......................................................... Code Enforcement
Cheryl Somerfeldt.................................................. Parks and Rec

Angela Gomez ~ DRB Administrative Assistant

MAJOR CASES

1. **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, 2/2/22, 2/16/22, 3/30/22, 4/13/22, 5/18/22, 6/22/22, 7/27/22]
   
   PROPERTY OWNERS: JC SIX LLC
   
   REQUEST: SITE PLAN APPROVAL REQUEST FOR MULTI-FAMILY APARTMENT HOME COMMUNITY
   
   DEFERRED TO SEPTEMBER 14, 2022.

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, 6/15/22, 6/22/22, 7/27/22, 8/3/22, 8/10/22]
   
   PROPERTY OWNERS: RED SHAMROCK 12 LLC
   
   REQUEST: SUBDIVIDE 1 EXISTING LOT INTO 10 SMALLER LOTS, DEDICATE RIGHT OF WAY, GRANT EASEMENTS
   
   DEFERRED TO SEPTEMBER 14, 2022.
3. **PR-2022-006872**  
SD-2022-00114 – PRELIMINARY/FINAL PLAT  
*IDO - 2021*  

ARCH + PLAN LAND USE CONSULTANTS LLC agent for FIRST NATIONS COMMUNITY HEALTH SOURCE requests the aforementioned action(s) for all or a portion of: LOTS 1 THRU 16 AND 41 THRU 46 zoned MX-M, located at 5110 COPPER NE between MANZANO ST and TRUMAN ST containing approximately 2.2957 acre(s). *(K-17)* [Deferred from 8/24/22]  

**PROPERTY OWNERS:** FIRST NATIONS COMMUNITY HEALTHSOURCE  
**REQUEST:** LOT CONSOLIDATION: 32 LOTS INTO 1 LOT  

DEFERRED TO AUGUST 31, 2022.

4. **PR-2022-006861**  
SD-2022-00112 – PRELIMINARY/FINAL PLAT  
4/27/22 Sketch  
*IDO - 2021*  

ABQ LAND USE CONSULTING LLC – CARL GARCIA agent for GERARDO & MAYA FERNANDEZ requests the aforementioned action(s) for all or a portion of: TRACT 133A2A1B & 133B1A1B, LANDS OF FERNANDEZ zoned R-1D, located on 47th ST NW and 49th ST NW containing approximately 0.2111 acre(s). *(J-12)* [Deferred from 8/10/22, 8/24/22]  

**PROPERTY OWNERS:** FERNANDEZ GERARDO & MAYA SIMONA  
**REQUEST:** REPLAT 2 LOTS INTO 1 LOT  

DEFERRED TO AUGUST 31, 2022.

5. **PR-2020-004457**  
SD-2022-00116 – EXTENSION OF PRELIMINARY PLAT  
*IDO - 2020*  

RIO GRANDE ENGINEERING agent for QUIVIRA LAND requests the aforementioned action(s) for all or a portion of: LOT 22, VOLCANO CLIFFS SUBDIVISION zoned RA located on QUIVIRA DR between VISTA VIEJA AVE and RETABLO RD containing approximately 6.0 acre(s). *(D-09)*  

**PROPERTY OWNERS:** QUIVERA LAND LLC  
**REQUEST:** ONE YEAR EXTENSION OF PRELIMINARY PLAT AND INFRASTRUCTURE LIST  


**SKETCH PLATS**
6. **PR-2020-003442**  
**PS-2022-00165 – SKETCH PLAT**  
**IDO - 2021**

BOHANNAN HUSTON | KELLY KLEIN agent for CORAZON DEL MESA 4, LLC requests the aforementioned action(s) for all or a portion of: A-6-C-1, MESA DEL SOL INNOVATION PARK zoned PC, located on UNIVERSITY BLVD between STRYKER RD and STIEGLITZ AVE containing approximately 33.08 acre(s). (R-15, R-16, S-16)

**PROPERTY OWNERS:** CORAZON DEL MESA 4, LLC

**REQUEST:** SKETCH PLAT REVIEW AND COMMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

7. **PR-2022-007492**  
**PS-2022-00167 – SKETCH PLAT**  
**IDO - 2021**

ISAACSON & ARFMAN, INC. | FRED ARFMAN, PE agent for LLAVE ENTERPRISES requests the aforementioned action(s) for all or a portion of: LOT 13 BLOCK 4 UNIT 3, NORTH ALBUQUERQUE ACRES zoned PD, located at 8950 ALAMEDA BLVD NE between VENTURA ST and BARSTOW ST containing approximately 0.8995 acre(s). (C-20)

**PROPERTY OWNERS:** LLAVE ENTERPRISES

**REQUEST:** SKETCH PLAT REVIEW AND COMMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

8. **PR-2022-007501**  
**PS-2022-00170 – SKETCH PLAT**  
**IDO - 2021**

CSI – CARTESIAN SURVEYS INC. agent for ASPEN RANCH APARTMENTS requests the aforementioned action(s) for all or a portion of: LOTS 1 THRU 6, BLOCK 47, UNIVERSITY HEIGHTS zoned MX-T and R-MH, located at 208 WELLESLEY DR SE between SILVER AVE SE and LEAD AVE SE containing approximately 0.9764 acre(s). (K-16)

**PROPERTY OWNERS:** C3 RESIDENTIAL LLC

**REQUEST:** INTERIOR LOT LINE ELIMINATION BETWEEN 6 LOTS TO CREATE 2 NEW LOTS, VACATE RIGHT-OF-WAY

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.
INTERPLAN LLC agent for CHICK-FIL-A INC. requests the aforementioned action(s) for all or a portion of: LOT 6, COORS PAVILLION zoned NR-C, located at 4001 COORS BLVD NW between COORS BLVD and ST JOSEPH’S containing approximately 1.1 acre(s). (G-11)

PROPERTY OWNERS: LEVINE INVESTMENTS LIMITED PARTNERSHIP
REQUEST: PARKING LOT ADDITION, DT MODIFICATION, TRANSFORMER RELOCATION & EXISTING SINGLE LANE OMD CANOPY EXTENSION TO DUAL LANE

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

Other Matters - None

Action Sheet Minutes were approved for August 17, 2022

DRB Member Signing Session for Approved Cases

ADJOURNED