DEVELOPMENT REVIEW BOARD
Agenda
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

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-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
<table>
<thead>
<tr>
<th>Case Number</th>
<th>Action</th>
<th>Agent</th>
<th>Property Description</th>
<th>Request Details</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>PR-2022-006872</td>
<td>PRELIMINARY/FINAL PLAT</td>
<td>ARCH + PLAN LAND USE CONSULTANTS LLC</td>
<td>FIRST NATIONS COMMUNITY HEALTH SOURCE LOTS 1 THRU 16 AND 41 THRU 46 zoned MX-M, located at 5110 COPPER NE between MANZANO ST and TRUMAN ST</td>
<td>LOT CONSOLIDATION: 32 LOTS INTO 1 LOT</td>
<td>Deferred from 8/24/22</td>
</tr>
<tr>
<td>PR-2022-006861</td>
<td>PRELIMINARY/FINAL PLAT</td>
<td>ABQ LAND USE CONSULTING LLC – CARL GARCIA</td>
<td>GERARDO &amp; MAYA FERNANDEZ TRACT 133A2A1B &amp; 133B1A1B, LANDS OF FERNANDEZ zoned R-1D, located on 47th ST NW and 49th ST NW</td>
<td>REPLAT 2 LOTS INTO 1 LOT</td>
<td>Deferred from 8/10/22, 8/24/22 ** AGENT REQUESTS DEFERRAL TO AUGUST 31, 2022.</td>
</tr>
<tr>
<td>PR-2020-004457</td>
<td>EXTENSION OF PRELIMINARY PLAT</td>
<td>RIO GRANDE ENGINEERING</td>
<td>QUIVIRA LAND LOT 22, VOLCANO CLIFFS SUBDIVISION zoned RA</td>
<td>ONE YEAR EXTENSION OF PRELIMINARY PLAT AND INFRASTRUCTURE LIST</td>
<td></td>
</tr>
</tbody>
</table>

**PROPERTY OWNERS**: RED SHAMROCK 12 LLC

**PROPERTY OWNERS**: FIRST NATIONS COMMUNITY HEALTHSOURCE

**PROPERTY OWNERS**: FERNANDEZ GERARDO & MAYA SIMONA

**PROPERTY OWNERS**: QUIVERA LAND LLC
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

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

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

9. **PR-2019-002574**  
**PS-2022-00172 – SKETCH PLAT**  
**IDO - 2021**  
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

Other Matters
Action Sheet Minutes – August 17, 2022

DRB Member Signing Session for Approved Cases

ADJOURN