



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: DEFERRAL 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
IDO - 2020

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

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2. [PR-2021-005597](#)
[SD-2022-00026](#) – PRELIMINARY PLAT
IDO - 2020
- 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
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MINOR CASES

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
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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
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**** AGENT REQUESTS DEFERRAL 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:** QUIVIRA LAND LLC
REQUEST: ONE YEAR EXTENSION OF PRELIMINARY PLAT AND INFRASTRUCTURE LIST
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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
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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
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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
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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
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Other Matters

Action Sheet Minutes – August 17, 2022

DRB Member Signing Session for Approved Cases

ADJOURN