



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

April 27, 2022

Jolene Wolfley..... DRB Chair
Jeanne Wolfenbarger Transportation
Blaine Carter Water Authority
Ernest Armijo.Hydrology
Angelo Metzgar.....Code Enforcement
Cheryl Somerfeldt.....Parks and Rec

Angela Gomez ~ DRB Administrative Assistant

MAJOR CASES – TO BE HEARD BEGINNING AT 9:00 am

- [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*]

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

DEFERRED TO MAY 11TH, 2022.

2. [PR-2019-003021](#)
SI-2022-00308 – SITE PLAN AMENDMENT
VA-2022-00072– SIDEWALK WAIVER

STUDIO SOUTHWEST ARCHITECTS, INC. agent for **UPTOWN TOWER LLC** requests the aforementioned action(s) for all or a portion of: **5-A-1, BLOCK C, LOUISIANA SUBDIVISION** zoned **MX-H**, located at **2440 LOUISIANA BLVD NE between MENAUL BLVD NE and INDIAN SCHOOL RD NE** containing approximately **1.2137** acre(s). **(H-19)** *[Deferred from 3/2/22, 3/30/22, 4/6/22]*

PROPERTY OWNERS: UPTOWN TOWER LLC & ALLEN FAMILY INVESTMENTS LLC & ALLEN FAMILY INVESTMENTS 2

REQUEST: MAJOR AMENDMENT FOR SITE DEVELOPMENT PLAN FOR ONE STORY 5,881 SQ FT OFFICE BUILDING, WAIVER FOR REQUIRED SIDEWALK WIDTH ON LOUISIANA BLVD FROM 10 FEET TO AVG OF APPROX. 9 FEET.

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST ON APRIL 27TH, 2022, THE DRB HAS APPROVED THE AMENDED SITE PLAN AND THE SIDEWALK WAIVER WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR THE REFERENCING OF 2430 FOR THE NEW SIDEWALK AS DISCUSSED AND FOR THE REVOCABLE PERMIT TO BE IN PLACE PRIOR TO SIGNATURE, AND TO PLANNING FOR THE PROJECT NUMBER TO BE ADDED TO THE SITE PLAN, FOR THE SIDEWALK WAIVER TO BE NOTED ON THE SITE PLAN, AND FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT.

3. [PR-2022-0006630](#)
SD-2022-00024 – VACATION OF PUBLIC EASEMENT
SD-2022-00025 – PRELIMINARY/FINAL PLAT
VA-2022-00065 – SIDEWALK WAIVER

ALDRICH LAND SURVEYING agent for **CARMEN SANDOVAL** requests the aforementioned action(s) for all or a portion of: **LOT 17, OXBOW VILLAGE** zoned **R-1D**, located at **3809 OXBOW VILLAGE LN NW** containing approximately **0.2240** acre(s). **(G-11)** *[Deferred from 3/2/22, 3/16/22, 3/30/22, 4/13/22]*

PROPERTY OWNERS: SANDOVAL CARMEN

REQUEST: VACATE PORTION OF REMAINING ABCWUA PUBLIC SANITARY SEWER AND WATERLINE EASEMENT

DEFERRED TO JUNE 8TH, 2022.

4.

[PR-2021-006336](#)

[SI-2021-02091](#) – SITE PLAN

TIERRA WEST, LLC - VINCE CARRICA agent for DENNIS ROMERO requests the aforementioned action(s) for all or a portion of: **LOT 1, BLOCK 3 TOWN OF ATRISCO GRANT** zoned **NR-BP**, located on **10320 CENTRAL AVE SW between CENTRAL AVE and SUNSET GARDENS** containing approximately **4.0** acre(s). **(L-08)** [Deferred from 1/5/22, 1/19/22, 1/26/22, 3/2/22, 3/9/22, 3/30/2, 4/13/2]

PROPERTY OWNERS: DENNIS ROMERO

REQUEST: DRB SITE PLAN FOR SELF STORAGE FACILITY

DEFERRED TO MAY 4TH, 2022.

5.

[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, 4/20/22]

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 MAY 4TH, 2022.

6.

[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, 4/20/22]

PROPERTY OWNERS: GREEN JEANS WEST LLC

REQUEST: SITE PLAN APPLICATION FOR NEW 2-LANE DRIVE THRU RESTAURANT

DEFERRED TO MAY 4TH, 2022.

7. [PR-2018-001398](#)
[SD-2021-00242](#) – PRELIMINARY PLAT
[VA-2021-00447](#)– SIDEWALK WAIVER
[SD-2021-01966](#) – EPC FINAL SITE PLAN
SIGN OFF

JAG PLANNING & ZONING/JUANITA GARCIA agent for DARRYL CHITWOOD – ECO GREEN BUILDING requests the aforementioned action(s) for all or a portion of: **TRACT B, LANDS OF ELLA G. ROSSITER** zoned **PD**, located on **704 GRIEGOS RD NW between 7TH ST NW and 9th ST NW** containing approximately **0.75** acre(s). **(F-14)** [Deferred from 12/15/12, 1/5/22, 1/26/22, 2/16/22, 3/2/22, 3/16/22, 3/30/22, 4/13/22]

PROPERTY OWNERS: DARRYL CHITWOOD
REQUEST: PRELIMINARY PLAT, SIDEWALK WAIVER

DEFERRED TO MAY 11TH, 2022.

8. [PR-2021-005984](#)
[SD-2022-00014](#) – VACATION OF
RIGHT OF WAY

JAG PLANNING & ZONING, LLC/JUANITA GARCIA agent for VICTOR WUAMETT/HERREN-OPHIR requests the aforementioned action(s) for all or a portion of: **LOT B-1, LOT A-1 & LOT 11 BLOCK 9, RIDGE PARK ADDITION** zoned **MX-L**, located at **2109-2111 SAN MATEO BLVD NE between INDIAN SCHOOL NE and HAINES NE** containing approximately **0.4017** acre(s). **(J-17)** [Deferred from 3/9/22, 3/30/22, 4/13/22]

PROPERTY OWNERS: HERRIN-OPHIR LLC
REQUEST: VACATE A PORTION OF SAN MATEO BOULEVARD

DEFERRED TO MAY 11TH, 2022.

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

9. [PR-2021-005984](#)
[SI-2022-00269](#) – PRELIMINARY/FINAL
PLAT

JAG PLANNING & ZONING, LLC/JUANITA GARCIA agent for VICTOR WUAMETT/HERREN-OPHIR requests the aforementioned action(s) for all or a portion of: **LOT B-1, LOT A-1 & LOT 11 BLOCK 9, RIDGE PARK ADDITION** zoned **MX-L**, located at **2109-2111 SAN MATEO BLVD NE between INDIAN SCHOOL NE and HAINES NE** containing approximately **0.4017** acre(s). **(J-17)** [Deferred from 2/16/22, 4/20/22]

PROPERTY OWNERS: HERRIN-OPHIR LLC
REQUEST: MINOR PRELIMINARY/FINAL PLAT TO VACATE A PORTION OF SAN MATEO BOULEVARD AND GRANT ANY EASEMENTS AS SHOWN

DEFERRED TO AUGUST 17TH, 2022.

10. [PR-2021-005864](#)
SD-2022-00065 – FINAL PLAT

CSI – CARTESIAN SURVEYS, INC. agent for RED SKY HOLDINGS requests the aforementioned action(s) for all or a portion of: **LOT 12, AVALON SUBDIVISION** zoned **NR-BP**, located at **EAST SIDE OF 98TH ST between BLUEWATER RD NW and VOLCANO RD NW** containing approximately **11.0954** acre(s). **(K-09)**

PROPERTY OWNERS: MAJEC, LLC

REQUEST: SUBDIVIDE ONE EXISTING LOT INTO 6 NEW TRACTS

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 FINAL PLAT. FINAL SIGN-OFF IS DELEGATED TO PLANNING FOR THE AGIS DXF FILE AND FOR THE APPLICATION NUMBER TO BE ADDED TO THE PLAT.

11. [PR-2021-005687](#)
SI-2022-00316 – EPC SITE PLAN FINAL SIGN-OFF

CONSENSUS PLANNING INC. agent for ALAMO CENTER LLC requests the aforementioned action(s) for all or a portion of: **TRACT C, ALAMEDA WEST** zoned **MX-M**, located at **10127 COORS BLVD NW between 7 BAR LOOP NW and OLD AIRPORT RD NW** containing approximately **0.8642** acre(s). **(B-14)** [Deferred from 2/16/22, 3/30/22]

PROPERTY OWNERS: ALAMO CENTER LLC

REQUEST: SITE PLAN SIGN-OFF FOR PREVIOUSLY APPROVED STIE PLAN AMENDMENT TO ALLOW FOR COMMERCIAL DEVELOPMENT ON A PARCEL PREVIOUSLY USED AS A DRAINAGE POND THAT HAS BEEN PARTIALLY RECLAIMED.

DEFERRED TO MAY 4TH, 2022.

12. [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, 4/20/22]

PROPERTY OWNERS: SANTA BARBARA HOMEOWNERS ASSOCIATION

REQUEST: SUBDIVIDE ONE LOT INTO FOUR LOTS

DEFERRED TO MAY 4TH, 2022.

13. [PR-2022-006885](#)
[SD-2022-00067](#) – PRELIMINARY/FINAL
PLAT

ALDRICH LAND SURVEYING | TIM ALDRICH agent for **UNITED ENTERPRISES, INC., ALLEN LEWIS** requests the aforementioned action(s) for all or a portion of: **LOTS 9 & 10, BLOCK 3, BUENA VISTA HEIGHTS** zoned **MX-M**, located at **2132 SILVER AVE SE and 201 YALE BLVD SE between SW CORNER SILVER AND YALE SE** containing approximately **0.3849** acre(s). **(K-15)**

PROPERTY OWNERS: UNITED ENTERPRISES INC
REQUEST: LOT LINE ELIMINATION

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 PLANNING FOR FINAL SIGN-OFF.

14. [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, 4/20/22]*

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 MAY 11TH, 2022.

15. [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, 4/20/22]*

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

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST ON APRIL 27TH, 2022 THE DRB HAS APPROVED THE PRELIMINARY/ FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR AMAFCA SIGNATURE, UTILITY COMPANY SIGNATURE, THE AGIS DXF FILE AND FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT.

SKETCH PLATS

16. [PR-2022-006872](#)
[PS-2022-00076](#) – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent for **COPPER SPORTS CENTRE LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 6 & LOTS 41 THRU 56, VALLEY VIEW ADDITION** zoned **MX-M**, located at **5110 COPPER AVE NE between MANZANO ST and TRUMAN ST** containing approximately **2.2957** acre(s). **(K-17)**

PROPERTY OWNERS: COPPER SPORTS CENTRE LLC
REQUEST: LOT CONSOLIDATION FOR 32 EXISTING LOTS INTO ONE NEW LOT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

17. [PR-2020-004138](#)
[PS-2022-00078](#) – SKETCH PLAT

HUITT-ZOLLARS, INC. agent for **DR HORTON ALBUQUERQUE DIVISION** requests the aforementioned action(s) for all or a portion of: **TRACT A-1-A-5-C, INNOVATION PARK** zoned **PC**, located on **BOBBY FOSTER between SAGAN LOOP and NEWHALL** containing approximately **7.5** acre(s). **(R-15)**

PROPERTY OWNERS: RD MDS LLC
REQUEST: SKETCH PLAT REVIEW AND COMMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

18. [PR-2022-006877](#)
[PS-2022-00080](#) – SKETCH PLAT

ISAACSON & ARFMAN, INC. agent for **GREATER ALBUQUERQUE HABITAT FOR HUMANITY** requests the aforementioned action(s) for all or a portion of: **LOT 1-A, BLOCK 2, JF ARMIJO ADDITION** zoned **R1-B**, located at **WILLIAM ST SE between CLIFTON AVE SE and GERALD AVE SE** containing approximately **0.2296** acre(s). **(L-14)**

PROPERTY OWNERS: GREATER ALBUQUERQUE HABITAT FOR HUMANITY
REQUEST: TO DIVIDE ONE EXISTING LOT INTO TWO NEW LOTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

19. [PR-2022-006861](#)
PS-2022-00074 – SKETCH PLAT

ABQ LAND USE CONSULTING LLC agent for GERARDO & MAYA FERNANDEZ requests the aforementioned action(s) for all or a portion of: TRACT 133A2A1B & 133B1A1B MAP 39 CONT 8,712 SQ FT zoned R-1D, located on 47TH ST SW between 47TH ST NW and 49TH ST NW containing approximately 0.2111 acre(s). (J-12)

PROPERTY OWNERS: SANCHEZ LAWRENCE

REQUEST: COMBINE 2 EXISTING LOTS INTO ONE NEW LOT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

Other Matters - None

Action Sheet Minutes were approved for April 20, 2022

DRB Member Signing Session for Approved Cases

ADJOURNED