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

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

1. **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, AND 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, 3/30/22, 4/13/22]

**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, 3/9/22, 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.
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.

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

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.


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.


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 SEER 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  
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.

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.

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.**

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**Other Matters - None**

Action Sheet Minutes were approved for April 20, 2022

DRB Member Signing Session for Approved Cases

ADJOURNED