DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

March 16, 2022

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

Angela Gomez ~ DRB Hearing Monitor

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MAJOR CASES

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)

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

   **DEFERRED TO APRIL 27TH, 2022.**
2. **PR-2021-005439**  
**SD-2022-00027 – PRELIMINARY PLAT**  
MODULUS ARCHITECTS, INC. & LAND USE PLANNING agent for DEEPESH KHOLOWADWALA C/O SUN CAPITAL HOTEL requests the aforementioned action(s) for all or a portion of: LT 2-A-1-B-2-B-2, 2-A-1-B-2-B-3, 3-A-1-A, ABQ WEST UNIT 2, zoned MX-M, located on HIGH ASSETS WAY between PASEO DEL NORTE NW and EAGLE RANCH RD NW containing approximately 4.079 acre(s). (C-13)

**PROPERTY OWNERS:** ZIA TRUST INC CUSTODIAN SHAFFER JASON A IRA  
**REQUEST:** SUBDIVIDE 3 EXISTING PARCELS INTO 2 TRACTS, VACATE EXISTING PRIVATE ACCESS, DRAINAGE, SIDEWALK AND UTILITY EASEMENTS, GRANT CROSS LOT DRAINAGE EASEMENT

**DEFERRED TO MARCH 30TH, 2022.**

3. **PR-2021-005816**  
**SI-2021-02066 - EPC FINAL SITE PLAN SIGN-OFF**  
CONSENSUS PLANNING INC. agent for JB HOLDINGS LLC/TAKE FIVE CARWASH requests the aforementioned action(s) for all or a portion of: LOT 2-C, COTTONWOOD CROSSING PHASE II zoned MX-L, located at 10084 COORS BLVD NW between COORS BYPASS and SEVEN BAR LOOP containing approximately 0.7876 acre(s). (B-14) [Deferred from 12/15/21, 2/2/22]

**PROPERTY OWNERS:** JB HOLDINGS, LLC  
**REQUEST:** DRB SIGN OFF OF EPC APPROVED CAR WASH FACILITY

**DEFERRED TO MARCH 30TH, 2022.**

4. **PR-2021-005864**  
**SI-2021-002080 — SITE PLAN**  
BOWMAN CONSULTING GROUP requests the aforementioned action(s) for all or a portion of: LOT 12, UNIT 5, AVALON SUBDIVISION zoned NR-BP, located on 98TH containing approximately 1.46 acre(s). (K-9) [Deferred from 1/5/22, 1/12/22, 2/9/22]

**PROPERTY OWNERS:** KEVIN MATTSON-RS BLUEWATER LLC  
**REQUEST:** DRB SITE PLAN FOR DRIVE THRU RESTAURANT

**DEFERRED TO MARCH 30TH, 2022.**
5. **PR-2020-004138** IDO 2019  
SD-2021-00151 – PRELIMINARY PLAT  
Sketch plat 3-10-2021  

HUITT-ZOLLARS INC. – SCOTT EDDINGS agent for QUESTA DEL ORO, LLC – TIM MCMANENY requests the aforementioned action(s) for all or a portion of: TRACT 3 & A-1-A-4, MESA DEL SOL INNOVATION PARK zoned PC, located between SAGAN LOOP and DE KOONING LOOP containing approximately 22.0366 acre(s). (R-15) [Deferred from 8/11/21, 9/15/21, 9/29/21, 10/20/21, 11/3/21, 11/17/21, 12/15/21, 1/5/22, 1/26/22, 2/9/22, 3/2/22]

**PROPERTY OWNERS**: QUESTA DEL ORO LLC / MDS INVESTMENTS  
**REQUEST**: SINGLE FAMILY RESIDENTIAL SUBDIVISION ON TRACT A-1-A-3. TRACT A-1-A-4 SPLIT FOR EXTENSION OF DEIKENBORN DRIVE  

**DEFERRED TO APRIL 6TH, 2022.**

6. **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]

**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 MARCH 30TH, 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]

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

**DEFERRED TO MARCH 30TH, 2022.**
8. **PR-2021-005185**  
SD-2022-00040 – PRELIMINARY/FINAL PLAT  
VA-2022-00064 – SIDEWALK WAIVER  

JAG PLANNING & ZONING, LLC agent for VICTOR F. APODACA requests the aforementioned action(s) for all or a portion of: TRACT 37 B 1, MRGCD MAP 37 zoned R-1A, located at 402 GOMEZ AVE NE between EDITH BLVD NE and BROADWAY NE containing approximately 0.8077 acre(s). (K-15)

**PROPERTY OWNERS:** APODACA VICTOR F & APODACA JESUS F  
**REQUEST:** CREATE 6 LOTS FROM ONE EXISTING LOT AND SIDEWALK WAIVER

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 AND THE SIDEWALK WAIVER. FINAL SIGN OFF IS DELEGATED TO TRANSPORTATION FOR JUSTIFICATION OF RIGHT OF WAY WIDTH AND ROADWAY WIDTH ON GOMEZ AVENUE, AND FOR A CROSS SECTION INDICATING HOW FUTURE ROADWAY ELEMENTS SHALL BE ACCOMMODATED, AND TO PLANNING FOR PLAT NOTES INDICATING SIDEWALK WAIVER APPROVAL AND RIGHT OF WAY DETERMINATION APPROVAL AND FOR THE APPLICATION NUMBER TO BE ADDED TO THE PLAT.

9. **PR-2022-0006630**  
SD-2022-00024 – VACATION OF PUBLIC EASEMENT  
SD-2022-00025 – PRELIMINARY/FINAL PLAT  

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]

**PROPERTY OWNERS:** SANDOVAL CARMEN  
**REQUEST:** VACATE PORTION OF REMAINING ABCWUA PUBLIC SANITARY SEWER AND WATERLINE EASEMENT

**DEFERRED TO MARCH 30TH, 2022.**
WAYJOHN SURVEYING INC. agent for ALBUQUERQUE-MONTGOMERY TAKE FIVE LLC requests the aforementioned action(s) for all or a portion of: LOT C BLOCK 7, BOYD’S ADDITION zoned MX-L, located at 6201 MONTGOMERY between SAN PEDRO DR NE and ROBERTA PL NE containing approximately 0.5144 acre(s). (F-18) [Deferred from 3/2/22]

PROPERTY OWNERS: ETHRIDGE PROPERTIES LLC
REQUEST: CREATE 2 LOTS FROM 1 EXISTING LOT


WAYJOHN SURVEYING INC. agent for FOX PLAZA LLC requests the aforementioned action(s) for all or a portion of: 4-B & 4-D, TIJERAS PLACE IMPROVEMENT CO. zoned MX-M, located at 201 SAN PEDRO SE between ZUNI RD SE and CENTRAL AVE SE containing approximately 4.8618 acre(s). (K-18) [Deferred from 3/2/22]

PROPERTY OWNERS: FOX PLAZA PARTNERS C/O JAMES A PETERSON
REQUEST: CREATE 1 LOT FROM 2 EXISTING LOTS

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 TRANSPORTATION FOR SAN PEDRO CROSS SECTION AS DISCUSSED, AND TO PLANNING FOR FINAL SIGN-OFF.

WAYJOHN SURVEYING INC. agent(s) for BLAKES LOTABURGER LLC request(s) the aforementioned action(s) for all or a portion of PARCELS 6 THRU 10, ATRISCO BUSINESS PARK zoned MX-M, located at NE Corner of COORS BLVD and FORTUNA ROAD, containing approximately 1.3523 acre(s). (J-10) [Deferred from 5/19/21, 7/14/21, 8/4/21, 8/18/21, 10/20/21, 12/1/21, 1/5/22, 2/2/22, 2/16/22, 3/2/22]

PROPERTY OWNERS: BLAKE’S LOTABURGER
REQUEST: COMBINE 5 LOTS INTO ONE LOT
DEFERRED TO MARCH 30TH, 2022.

SKETCH PLATS
13. **PR-2022-006712**  
**PS-2022-0040 – SKETCH PLAT**  
DIEGO M. RUIZ requests the aforementioned action(s) for all or a portion of: LOT 39A-P1, OXBOW BLUFF zoned R-1, located at 5004 SANDPIPER CT NW between COORS NW and ST. JOSEPH’S NW containing approximately 0.5910 acre(s). (G-11)  

**PROPERTY OWNERS:** BROWN MICHAEL BURTON & LEDESMA ROCHELLE EILEEN  
**REQUEST:** BUILDING ENVELOPE RECONFIGURATION  

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

14. **PR-2022-006708**  
**PS-2022-00039 – SKETCH PLAT**  
JAG PLANNING & ZONING, LLC agent for NASER AIKHANI, AIKAHANI RVT requests the aforementioned action(s) for all or a portion of: LOT 6, FOUR HILLS VILLAGE 21ST INSTALLMENT zoned R-1D, located at 1200 HIDEAWAY LN SE between STAGECOACH RD SE and I-40 containing approximately 3.0791 acre(s). (M-23)  

**PROPERTY OWNERS:** ALIKHANI NASER TRUSTEE ALIKHANI RVT  
**REQUEST:** VACATE PORTION OF HIDEWAY LANE AND COMBINE WITH LOT 6, GRANT EASEMENTS  

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

**Other Matters - None**

**Action Sheet Minutes were approved for March 9, 2022**

**DRB Member Signing Session for Approved Cases**

**ADJOURNED**