DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

May 11, 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 Administrative Assistant
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MAJOR CASES – TO BE HEARD BEGINNING AT 9:00 am

1. **PR-2022-006497**
   SD-2022-00022 – VACATION OF RIGHT-OF-WAY

CONSENSUS PLANNING INC./JACQUELINE FISHMAN agent for LEGACY DEVELOPMENT & MANAGEMENT LLC requests the aforementioned action(s) for all or a portion of: LOT 2 BLOCK 4B, SUNPORT PARK zoned NR-BP, located on 1500 SUNPORT PL SE between SUNPORT PLACE and SUNPORT BLVD containing approximately 0.3598 acre(s). (M-15) [Deferred from 3/9/22]

**PROPERTY OWNERS:** AIRPORT HOSPITALITY LLC C/O LEGACY HOSPITALITY LLC

**REQUEST:** VACATION OF 15,672 PORTION OF SUNPORT BLVD RIGHT OF WAY

**DEFERRED TO JUNE 8TH, 2022.**

2. **PR-2022-006497**
   SI-2022-00124 – SITE PLAN

CONSENSUS PLANNING INC. agent for FAIZEK KASSAM requests the aforementioned action(s) for all or a portion of LOT 2 BLOCK 4B, SUNPORT PARK SUBDIVISION, zoned NR-BP, located on 1500 SUNPORT PL NE containing approximately 1.2115 acre(s). (M-15) [Deferred from 2/9/22, 3/9/22]

**PROPERTY OWNERS** AIRPORT HOSPITALITY LLC C/O LEGACY HOSPITALITY LLC

**REQUEST:** SITE PLAN for HOTEL DEVELOPMENT

**DEFERRED TO JUNE 8TH, 2022.**
3. **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, 4/27/22]

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

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION,**  

4. **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, 4/27/22]

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

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION,**  
**BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO,** THE DRB RECOMMENDS APPROVAL OF THE VACATION OF RIGHT-OF-WAY BY THE CITY COUNCIL BASED ON EXHIBITS SHOWN IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO.
5. **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, 4/27/22]

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

   DEFERRED TO MAY 18TH, 2022.

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6. **PR-2021-005467**
   **SI-2022-00861 – EPC FINAL SITE PLAN SIGN OFF**
   MODULUS ARCHITECTS & LAND USE PLANNING. INC. agent for RAISING CANE’S RESTAURANTS, LLC requests the aforementioned action(s) for all or a portion of: TRACT B-1, BLOCK A, VISTA GRANDE ADDITION UNIT 1 zoned MX-M, located at 4800 MONTGOMERY BLVD NE and SAN MATEO containing approximately 1.2533 acre(s). (D-17)

   **PROPERTY OWNERS:** TRADECOR 4800 MONTGOMERY LLC
   **REQUEST:** FINAL APPROVAL ON EPC SITE PLAN

   DEFERRED TO MAY 18TH, 2022.

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7. **PR-2022-003491**
   **SD-2022-00069 – EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT**
   MIKE LAM agent for JASON FILE requests the aforementioned action(s) for all or a portion of: LOT 1-A & 1-B, ALVARADO GARDENS zoned RT/RA-2, located at 2315 & 2311 MATTHEW AVE NW containing approximately 1.0012 acre(s). (G-13)

   **PROPERTY OWNERS:** JARDIN DEL VALLE ESTATES LLC
   **REQUEST:** INFRASTRUCTURE IMPROVEMENTS AGREEMENT EXTENSION


CSI – CARTESIAN SURVEYS, INC. agent for THE CONSTANCE, LLC requests the aforementioned action(s) for all or a portion of: LOTS 58 & 59, ROSSITER ADDITION zoned R-ML, located at 4505 12TH ST NW between BELLROSE AVE NW and 12th CT NW containing approximately 0.6945 acre(s). (F-14)

**PROPERTY OWNERS:** CONSTANCE LLC

**REQUEST:** CREATE ONE NEW LOT FROM TWO EXITING LOTS VIA LOT LINE ELIMINATION, GRANT EASEMENT

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 THE INFRASTRUCTURE IMPROVEMENTS AGREEMENT AND FOR THE APPLICATION NUMBER TO BE ADDED TO THE PLAT.

9. **PR-2021-005459  SD-2022-00072 – FINAL PLAT**

TIERRA WEST agent for CONTRACTORS LEASING LLC/LARRY R. GUTIERREZ requests the aforementioned action(s) for all or a portion of: LOT 1A BLOCK 2 SUNPORT PARK REPL OF LOTS 1, 2 & 3 BLOCK 2 and LOT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLOCK 2, SUNPORT PARK, zoned NR-BP, located at 2900 TRANSPORT between FLIGHTWAY AVE and WOODWARD ROAD containing approximately 10.7 acre(s). (M-15)

**PROPERTY OWNERS:** CONTRACTORS LEASING LLC

**REQUEST:** FINAL PLAT

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 PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE PLAT.
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, 3/16/22, 3/30/22, 4/13/22]

PROPERTY OWNERS: BLAKE’S LOTABURGER
REQUEST: COMBINE 5 LOTS INTO ONE LOT
DEFERRED TO JUNE 8TH, 2022.

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, 4/27/22, 5/4/22]

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 18TH, 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, 4/27/22, 5/4/22]

PROPERTY OWNERS: SANTA BARBARA HOMEOWNERS ASSOCIATION
REQUEST: SUBDIVIDE ONE LOT INTO FOUR LOTS
DEFERRED TO MAY 18TH, 2022.

SKETCH PLANS
INDUSTRIAL ALLEY agent for AMERICAN GYPSUM COMPANY, LLC requests the aforementioned action(s) for all or a portion of: TR OF LAND IN E1/2 NW1/4 & W1/2 NE1/4 SEC 23 T11N R3E (EXCLPORT OUT TO R/W) CONT 43.3900 zoned NR-GM, located at 4600 PASEO DEL NORTE near TIBURN ST containing approximately 43.39 acre(s). (D-17)

PROPERTY OWNERS: AMERICAN GYPSUM INC
REQUEST: ADDITION OF NEW EQUIPMENT INCLUDING ASSOCIATED ENCLOSURE STRUCTURE

THE SKETCH PLAN WAS REVIEWED AND COMMENTS WERE PROVIDED.

PROFESSIONAL SURVEYING LLC agent for VINCENT SANCHEZ requests the aforementioned action(s) for all or a portion of: TRACT 291 A & B, MRGCD MAP 38 AND LOTS 17 & 18, PUEBLO BONITO ADDITION zoned R-1C, located at 2514 & 2518 CARSON RD NW & 2429 PUEBLO BONITO CT NW. (J-13)

PROPERTY OWNERS: SANCHEZ VINCENT & REBECCA
REQUEST: REPLAT 4 LOTS

THE SKETCH PLAN WAS REVIEWED AND COMMENTS WERE PROVIDED.

DAN KRUPIAK agent for FAIRWAYS VENTURES LLC requests the aforementioned action(s) for all or a portion of: LOTS 4 THRU 6, LOTS 4-6 JUAN TABO BUSINESS PARK zoned MX-T, located at 10900, 10915 JUAN TABO north of JUAN TABO PL NE and COMMANCHE containing approximately 2.1 acre(s). (G-21)

PROPERTY OWNERS: H2C INVESTMENTS LLC, 4001 JUAN TABO LLC
REQUEST: SUBDIVISION OF EXISTING LOTS TO 16 SINGLE FAMILY LOTS

THE SKETCH PLAN WAS REVIEWED AND COMMENTS WERE PROVIDED.

Other Matters - None

Action Sheet Minutes were approved for May 4, 2022

DRB Member Signing Session for Approved Cases

ADJOURNED