DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

May 4, 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
*************************************************************************************************

MAJOR CASES

1. **PR-2022-006547**
   SI-2022-00216 – SITE PLAN

   ROSE MIRANDA requests the aforementioned action(s) for all or a portion of: LOT 2A1, NORTHEAST PORTION OF BLACK RANCH zoned MX-L, located at 10126 COORS BLVD NW containing approximately 1.247 acre(s). [Deferred from 3/2/22, 4/6/22]

   **PROPERTY OWNERS:** SMITH DANIEL F & MELBA C TRUSTEES SMITH TRUST & MARTHA MALASCHOCK ETAL
   **REQUEST:** SITE PLAN REVIEW OF A PROPOSED 2,540 SQ. FT PANDA EXPRESS RESTAURANT WITH DRIVE THRU

   **DEFERRED TO JUNE 15TH, 2022.**

2. **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). [Deferred from 1/5/22, 1/19/22, 1/26/22, 3/2/22, 3/9/22, 3/30/22, 4/13/22, 4/27/22]

   **PROPERTY OWNERS:** DENNIS ROMERO
   **REQUEST:** DRB SITE PLAN FOR SELF STORAGE FACILITY

   **DEFERRED TO MAY 18TH, 2022.**
3. **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, 4/27/22]

**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 18TH, 2022.**

4. **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, 4/27/22]

**PROPERTY OWNERS:** GREEN JEANS WEST LLC

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

---

5. **SD-2022-00027 – PRELIMINARY PLAT**

MODULUS ARCHITECTS, INC. & LAND USE PLANNING agent for DEEPESH KHOLWADWALA 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) [Deferred from 3/16/22, 3/30/22, 4/13/22]

**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 MAY 18TH, 2022.**

---

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


MODULUS ARCHITECTS & LAND USE PLANNING INC. agent for RAISING CANE’S RESTAURANTS, LLC requests the aforementioned action(s) for all or a portion of: PARCEL 5-A, WYOMING MALL zoned MX-M, located at 2004 WYOMING BLVD containing approximately 2.0241 acre(s). (H-20)

**PROPERTY OWNERS:** WFC WYOMING NM LLC C/O WESTWOOD FINANCIAL CORP PROP MGMT
**REQUEST:** FINAL APPROVAL ON EPC MAJOR AMENDMENT TO SITE PLAN FOR SUBDIVISION

**DEFERRED TO MAY 18TH, 2022.**

---

7. **PR-2021-006297**

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]

**PROPERTY OWNERS:** SANTA BARBARA HOMEOWNERS ASSOCIATION
**REQUEST:** SUBDIVIDE ONE LOT INTO FOUR LOTS

**DEFERRED TO MAY 11TH, 2022.**
8. **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, 4/27/22]

**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.


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]

**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.

**SKETCH PLATS**
10. **PR-2019-002807**
    PS-2022-00086 – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent for SUNSET MEMORIAL PARK requests the aforementioned action(s) for all or a portion of: TRACT 1, SUNSET MEMORIAL PARK zoned NR-SU, located at 924 MENAUL NE between EDITH BLVD and I-25 containing approximately 39.08 acre(s). (H-15)

**PROPERTY OWNERS:** SUNSET MEMORIAL PARK

**REQUEST:** CREATE 2 NEW TRACTS FROM ONE EXISTING TRACT

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.**

11. **PR-2022-006908**
    PS-2022-00084 – SKETCH PLAT

JAG PLANNING & ZONING | ANDREW GARCIA agent for DAVID BALLANTINE requests the aforementioned action(s) for all or a portion of: LOTS 10 THRU 12, BLOCK 4, CLAYTON HEIGHTS zoned MX-M, located at 1515 YALE BLVD SE between KATHRYN AVE SE and ANDERSON AVE SE containing approximately 0.5598 acre(s). (L-15)

**PROPERTY OWNERS:** PROJECT SHARE INC

**REQUEST:** CREATE ONE LOT FROM THREE EXISTING LOTS, DEDICATE ADDITIONAL RIGHT-OF-WAY AND VACATE PRIVATE EASEMENT

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.**

12. **PR-2020-003847**
    PS-2022-00087 – SKETCH PLAT

ISAACSON & ARFMAN | FRED ARFMAN agent for YES HOUSING, INC. | THADDEUS LUCERO requests the aforementioned action(s) for all or a portion of: TRAT B, CALLE CUARTA zoned MX-M, located at 3510 7TH ST NW between 7TH ST NW and FAIRFIELDS PL NW containing approximately 2.5306 acre(s). (G-14)

**PROPERTY OWNERS:** CITY OF ALBUQUERQUE

**REQUEST:** SKETCH PLAT REVIEW AND COMMENT

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.**

---

**Other Matters**

**Action Sheet Minutes were approved for April 27, 2022**

**DRB Member Signing Session for Approved Cases**

**ADJOURNED**

DRB 2022