DEVELOPMENT REVIEW BOARD

Agenda
ONLINE ZOOM MEETING

April 13, 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 Hearing Monitor

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NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT ANGELA GOMEZ, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: DEFFERRAL OF CASES WILL BE ANNOUNCED AT THE BEGINNING OF THE AGENDA.

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW. PER THE DRB RULES OF PROCEDURE, AN INDEFINITE DEFERRAL REQUIRES A RE-APPLICATION AND REPAYMENT OF ALL APPLICATION FEES.

NOTE: CLICK ON THE BLUE HIGHLIGHTED PROJECT # LINK TO ACCESS THE CASE. (Place mouse over hyperlink, right-click, choose “open hyperlink”)

A. Call to Order: 9:00 A.M.
B. Changes and/or Additions to the Agenda
   a. Motion to amend the rules to allow a virtual meeting because of the public health emergency.
   b. Remote Meeting Information:
      Join Zoom Meeting:
      https://cabq.zoom.us/j/84217783267 (Place mouse over hyperlink, right-click, choose “open hyperlink”)
      Meeting ID: 842 1778 3267
      By phone +1 346 248 7799 or Find your local number: https://cabq.zoom.us/u/k9wfEwXQX

MAJOR CASES
1. **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]

**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.

2. **PR-2021-005195**  
**SI-2021-01747** – SITE PLAN  

DEKKER/PERICH/SABATINI – WILL GLEASON agent for JC SIX LLC requests the aforementioned action(s) for all or a portion of: TRACT 6A-1, UNIT 1, JOURNAL CENTER PHASE 2 zoned MX-H, located on 7501 JEFFERSON ST NE between JEFFERSON ST and MASTHEAD ST NE containing approximately 5.1536 acre(s). (D-17) [Deferred from 11/10/21, 12/1/21, 12/15/21, 1/5/22, 1/19/22, 2/2/22, 2/16/22, 3/30/22]

**PROPERTY OWNERS:** JC SIX LLC  
**REQUEST:** SITE PLAN APPROVAL REQUEST FOR MULTI-FAMILY APARTMENT HOME COMMUNITY  

**AGENT REQUESTS DEFERRAL TO MAY 18TH, 2022.**

3. **PR-2018-001398**  
**SD-2021-00242** – PRELIMINARY PLAT  

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]

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

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**DRB 2022**
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]  
**PROPERTY OWNERS:** HERRIN-OPHIR LLC  
**REQUEST:** VACATE A PORTION OF SAN MATEO BOULEVARD

5. **PR-2021-005439**  
**SD-2022-00027 – PRELIMINARY PLAT**  
MODULUS ARCHITECTS, INC. & LAND USE PLANNING agent for DEEPESH KHOLOWDWALA 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]  
**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

6. **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]  
**PROPERTY OWNERS:** CARMEN SANDOVAL  
**REQUEST:** VACATE PORTION OF REMAINING ABCWUA PUBLIC SANITARY SEWER AND WATERLINE EASEMENT

7. **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]  
**PROPERTY OWNERS:** DENNIS ROMERO  
**REQUEST:** DRB SITE PLAN FOR SELF STORAGE FACILITY
8. **PR-2019-003092**  
**SD-2022-00009 – PRELIMINARY/FINAL PLAT**  
TIERRA WEST, LLC agent for SWCW LLC requests the aforementioned action(s) for all or a portion of: LOT 9-A REPLAT OF LOTS 9 & 10, BLOCK 32, RIDGECREST ADDITION zoned MX-M, located at 1425 SAN MATEO BLVD between SAN MATEO BLVD and GIBSON BLVD containing approximately 0.28 acre(s). (L-17) [Deferred from 2/2/22, 2/16/22, 3/2/22, 3/9/22, 3/30/22/4/6/22]

**PROPERTY OWNERS:** SWCW LLC  
**REQUEST:** MINOR PRELIMINARY/FINAL PLAT REVIEW

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9. **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]

**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

**AGENT REQUESTS DEFERRAL TO APRIL 20TH, 2022.**

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10. **PR-2019-002874**  
**SD-2022-00059 – EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT**  
BRAD ALLEN requests the aforementioned action(s) for all or a portion of: TRACTS A THRU C, COTTONWOOD POINTE zoned MX-L, located at 9651 IRVING BLVD between IRVING BLVD and EAGLE RANCE RD NW containing approximately 6.7675 acre(s). (B-13)

**PROPERTY OWNERS:** EAGLE VISTA LLC ATTN: BRAD B ALLEN  
**REQUEST:** EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT
11. **PR-2021-006366**  
SD-2022-00060 – AMENDMENT TO INFRASTRUCTURE LIST

MODULUS ARCHITECTS & LAND USE PLANNING agent for 7B BUILDING AND DEVELOPMENT/VIA REAL ESTATE requests the aforementioned action(s) for all or a portion of: LOT 1 TRACT 112-A-2, BLOCK 2, DOUGLAS MACARTHUR SUBDIVISION zoned MX-M, located at 5307 4TH ST NW between 4TH ST NW and DOUGLAS MACARTHUR RD NW containing approximately 1.4319 acre(s). (F-14)

**PROPERTY OWNERS:** MARTINEZ PROPERTY HOLDINGS LLC  
**REQUEST:** AMENDMENT TO APPROVED INFRASTRUCTURE LIST

12. **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]

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

13. **PR-2021-005009**  
IDO 2019

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]

**PROPERTY OWNERS:** BLAKE’S LOTABURGER  
**REQUEST:** COMBINE 5 LOTS INTO ONE LOT

**SKETCH PLATS**

PS-2022-00050 – SKETCH PLAT

WILSON & COMPANY / PAT JARAMILLO agent for ALBUQUERQUE PUBLIC SCHOOLS requests the aforementioned action(s) for all or a portion of: PORTION OF SAN MATEO PLACE NE ROW, located on SAN MATEO PL NE between CUTLER AVE NE and I-40 containing approximately 0.3948 acre(s). (H-17)

**PROPERTY OWNERS:**  
**REQUEST:** ROW VACATION
15. **PR-2021-006261**  
**PS-2022-00051 – SKETCH PLAT**  
REMBE URBAN DESIGN AND DEVELOPMENT requests the aforementioned action(s) for all or a portion of: TRACT 2 OF OUR LADY OF GUADALUPE zoned RA, located at 1860 GRIEGOS RD NW between RIO GRANDE BLVD NW and SAN ISIDRO NW containing approximately 10.13 acre(s). (F-13)

**PROPERTY OWNERS:** ARCHDIOCESE OF SANTA FE REAL ESTATE CORP/OUR LADY OF GUADALUPE  
**REQUEST:** COTTAGE COURT DEVELOPMENT WITH 90 UNITS WITHIN 8 LOTS, WITH A COMMUNITY BUILDING

16. **PR-2022-006825**  
**PS-2022-00056 – SKETCH PLAT**  
MORRIS & ASSOCIATES agent for TEO NGUYEN requests the aforementioned action(s) for all or a portion of: LOT D-1, E-1, A, NORTH FOURTH STREET HOMESITES zoned MX-M, located at 5565 4TH ST NW between 4TH ST NW and 5TH ST NW containing approximately 0.92 acre(s). (F-14)

**PROPERTY OWNERS:** PELIGRO LLC  
**REQUEST:** CAR WASH WITH OFFICE SPACE

17. **PR-2020-003419**  
**PS-2022-00055 – SKETCH PLAT**  
DAVE COOK – CONSULTANT TO SMPC ARCHITECTS agent for COVENANT SCHOOLS OF AMERICA requests the aforementioned action(s) for all or a portion of: TRACT B UNIT 1, CHERRY HILLS, located on BARSTOW between CHERRY HILLS DR and PARROT RUN RD containing approximately 3.88 acre(s). (E-19)

**PROPERTY OWNERS:** COVENANT SCHOOLS OF AMERICA LP  
**REQUEST:** VACATE EASEMENT, PRELIMINARY SITE PLAN REVIEW

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**Other Matters**

**Action Sheet Minutes – April 6, 2022**

**DRB Member Signing Session for Approved Cases**

**ADJOURN**