



**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*

\*\*\*\*\*

**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:** DEFERRAL 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/j/84217783267>

**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, 3/9/2, 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 18<sup>TH</sup>, 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 7<sup>TH</sup> ST NW and 9<sup>th</sup> 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

---

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 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]
- 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:** SANDOVAL CARMEN  
**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
-

## MINOR CASES

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
- 
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 20<sup>TH</sup>, 2022.**
- 
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 4<sup>TH</sup> ST NW** between **4<sup>TH</sup> 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  
[SD-2021-00091](#) – PRELIMINARY/  
FINAL PLAT

**WAYJOHN SURVEYING INC.** agent(s) for **BLAKES LOTA BURGER 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**

14. [PR-2019-002485](#)  
[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 4<sup>TH</sup> ST NW between 4<sup>TH</sup> ST NW and 5<sup>TH</sup> 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

---

#### Other Matters

Action Sheet Minutes – April 6, 2022

DRB Member Signing Session for Approved Cases

ADJOURN