Development Review Board Agenda
Online Zoom Meeting
April 27, 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 Administrative Assistant

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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/81711919604 (Place mouse over hyperlink, right-click, choose “open hyperlink”)
      Meeting ID: 817 1191 9604
      By phone: +1 346 248 7799 or Find your local number: https://cabq.zoom.us/u/kegTsk3nfp

MAJOR CASES – TO BE HEARD BEGINNING AT 9:00 am
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) [Deferred from 3/16/22]*  
**PROPERTY OWNERS:** RED SHAMROCK 12 LLC  
**REQUEST:** SUBDIVIDE 1 EXISTING LOT INTO 10 SMALLER LOTS, DEDICATE RIGHT OF WAY, GRANT EASEMENTS

2. **PR-2019-003021**  
**SI-2022-00308 – SITE PLAN AMENDMENT**  
**VA-2022-00072– SIDEWALK WAIVER**  
STUDIO SOUTHWEST ARCHITECTS, INC. agent for UPTOWN TOWER LLC requests the aforementioned action(s) for all or a portion of: **5-A-1, BLOCK C, LOUISIANA SUBDIVISION** zoned **MX-H**, located at **2440 LOUISIANA BLVD NE between MENAUL BLVD NE and INDIAN SCHOOL RD NE** containing approximately **1.2137 acre(s)**. *(H-19) [Deferred from 3/2/22, 3/30/22, 4/6/22]*  
**PROPERTY OWNERS:** UPTOWN TOWER LLC & ALLEN FAMILY INVESTMENTS LLC & ALLEN FAMILY INVESTMENTS 2  
**REQUEST:** MAJOR AMENDMENT FOR SITE DEVELOPMENT PLAN FOR ONE STORY 5,881 SQ FT OFFICE BUILDING, WAIVER FOR REQUIRED SIDEWALK WIDTH ON LOUISIANA BLVD FROM 10 FEET TO AVG OF APPROX. 9 FEET.

3. **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, 4/13/22]*  
**PROPERTY OWNERS:** SANDOVAL CARMEN  
**REQUEST:** VACATE PORTION OF REMAINING ABCWUA PUBLIC SANITARY SEWER AND WATERLINE EASEMENT

**AGENT REQUESTS DEFERRAL TO JUNE 8TH, 2022.**
4. **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, 4/13/22]
   
   **PROPERTY OWNERS:** DENNIS ROMERO
   **REQUEST:** DRB SITE PLAN FOR SELF STORAGE FACILITY

5. **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)**  
   
   **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.

6. **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]
   
   **PROPERTY OWNERS:** GREEN JEANS WEST LLC
   **REQUEST:** SITE PLAN APPLICATION FOR NEW 2-LANE DRIVE THRU RESTAURANT
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, 3/16/22, 3/30/22, 4/13/22]

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

8. **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]

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

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

9. **PR-2021-005984**
SI-2022-00269 – PRELIMINARY/FINAL PLAT

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 2/16/22, 4/20/22]

PROPERTY OWNERS: HERRIN-OPHIR LLC
REQUEST: MINOR PRELIMINARY/FINAL PLAT TO VACATE A PORTION OF SAN MATEO BOULEVARD AND GRANT ANY EASEMENTS AS SHOWN

10. **PR-2021-005864**
SD-2022-00065 – FINAL PLAT

CSI – CARTESIAN SURVEYS, INC. agent for RED SKY HOLDINGS requests the aforementioned action(s) for all or a portion of: LOT 12, AVALON SUBDIVISION zoned NR-BP, located at EAST SIDE OF 98TH ST between BLUEWATER RD NW and VOLCANO RD NW containing approximately 11.0954 acre(s). (K-09)

PROPERTY OWNERS: MAJEC, LLC
REQUEST: SUBDIVIDE ONE EXISTING LOT INTO 6 NEW TRACTS
11. **PR-2021-005687**  
*SI-2022-00316 – EPC SITE PLAN FINAL SIGN-OFF*  
CONSSENSUS 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]*

**PROPERTY OWNERS:** ALAMO CENTER LLC  
**REQUEST:** SITE PLAN SIGN-OFF FOR PREVIOUSLY APPROVED SITE PLAN AMENDMENT TO ALLOW FOR COMMERCIAL DEVELOPMENT ON A PARCEL PREVIOUSLY USED AS A DRAINAGE POND THAT HAS BEEN PARTIALLY RECLAIMED.

12. **PR-2021-006297**  
*(AKA: PR-2021-006287)*  
*SD-2022-00039 – PRELIMINARY/FINAL PLAT*  
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]*

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

13. **PR-2022-006885**  
*SD-2022-00067 – PRELIMINARY/FINAL PLAT*  
ALDRICH LAND SURVEYING | TIM ALDRICH agent for UNITED ENTERPRISES, INC., ALLEN LEWIS requests the aforementioned action(s) for all or a portion of: **LOTS 9 & 10, BLOCK 3, BUENA VISTA HEIGHTS** zoned MX-M, located at 2132 SILVER AVE SE and 201 YALE BLVD SE between SW CORNER SILVER AND YALE SE containing approximately 0.3849 acre(s). *(K-15)*

**PROPERTY OWNERS:** UNITED ENTERPRISES INC  
**REQUEST:** LOT LINE ELIMINATION
14. **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, 4/13/22, 4/20/22]  
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 MAY 4TH, 2022.**

15. **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, 4/13/22, 4/20/22]  
PROPERTY OWNERS: LUCERO STEVE & HOPE  
REQUEST: SUBDIVIDE EXISTING PARCEL INTO TWO TRACTS  

**SKETCH PLATS**

16. **PR-2022-006872**  
PS-2022-00076 – SKETCH PLAT  
ARCH + PLAN LAND USE CONSULTANTS agent for COPPER SPORTS CENTRE LLC requests the aforementioned action(s) for all or a portion of: LOTS 1 THRU 6 & LOTS 41 THRU 56, VALLEY VIEW ADDITION zoned MX-M, located at 5110 COPPER AVE NE between MANZANO ST and TRUMAN ST containing approximately 2.2957 acre(s). (K-17)  
PROPERTY OWNERS: COPPER SPORTS CENTRE LLC  
REQUEST: LOT CONSOLIDATION FOR 32 EXISTING LOTS INTO ONE NEW LOT  

17. **PR-2020-004138**  
PS-2022-00078 – SKETCH PLAT  
HUITT-ZOLLARS, INC. agent for DR HORTON ALBUQUERQUE DIVISION requests the aforementioned action(s) for all or a portion of: TRACT A-1-A-5-C, INNOVATION PARK zoned PC, located on BOBBY FOSTER between SAGAN LOOP and NEWHALL containing approximately 7.5 acre(s). (R-15)  
PROPERTY OWNERS: RD MDS LLC  
REQUEST: SKETCH PLAT REVIEW AND COMMENT
18. **PR-2022-006877**  
**PS-2022-00080 – SKETCH PLAT**  
ISAACSON & ARFMAN, INC. agent for GREATER ALBUQUERQUE HABITAT FOR HUMANITY requests the aforementioned action(s) for all or a portion of: LOT 1-A, BLOCK 2, JF ARMijo ADDITION zoned R1-B, located at WILLIAM ST SE between CLIFTON AVE SE and GERALD AVE SE containing approximately 0.2296 acre(s). (L-14)  
**PROPERTY OWNERS:** GREATER ALBUQUERQUE HABITAT FOR HUMANITY  
**REQUEST:** TO DIVIDE ONE EXISTING LOT INTO TWO NEW LOTS

19. **PR-2022-006861**  
**PS-2022-00074 – SKETCH PLAT**  
ABQ LAND USE CONSULTING LLC agent for GERARDO & MAYA FERNANDEZ requests the aforementioned action(s) for all or a portion of: TRACT 133A2A1B & 133B1A1B MAP 39 CONT 8,712 SQ FT zoned R-1D, located on 47TH ST SW between 47TH ST NW and 49TH ST NW containing approximately 0.2111 acre(s). (J-12)  
**PROPERTY OWNERS:** SANCHEZ LAWRENCE  
**REQUEST:** COMBINE 2 EXISTING LOTS INTO ONE NEW LOT

Other Matters

Action Sheet Minutes – April 20, 2022

DRB Member Signing Session for Approved Cases

ADJOURN