



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

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/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, 3/30/2, 4/13/2]
- 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)** [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, 4/13/22, 4/20/22]
- 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.
-
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

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]*

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.

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