DEVELOPMENT REVIEW BOARD
Agenda
ONLINE ZOOM MEETING

April 6, 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 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/89822269453 (Place mouse over hyperlink, right-click, choose “open hyperlink”)  
      Meeting ID: 898 2226 9453
      By phone +1 346 248 7799 or Find your local number: https://cabq.zoom.us/u/ksx911sx

MAJOR CASES & ASSOCIATED MINORS
1. **PR-2021-006307**  
**SI-2022-00327 – SITE PLAN**  
CONSENSUS PLANNING INC./JACQUELINE FISHMAN agent for LEGACY DEVELOPMENT & MANAGEMENT LLC requests the aforementioned action(s) for all or a portion of: LOTS 6,7 AND 26A BLOCK 25 TRACT A UNIT B, NORTH ALBUQUERQUE ACRES zoned MX-L, located on GLENDALE AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 3.77 acre(s). (B-18) [Deferred from 3/9/22, 3/30/22]  
**PROPERTY OWNERS:** SMI ABQ ASSETS LLC DBA DANIELS FUNERAL  
**REQUEST:** SITE PLAN FOR 120-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

2. **PR-2021-006307**  
**SD-2022-00034 – PRELIMINARY/FINAL PLAT**  
**SD-2022-00035 – VACATION OF PRIVATE EASEMENT**  
CSI - CARTESIAN SURVEY'S INC. agent for LEGACY DEVELOPMENT & MANAGEMENT LLC requests the aforementioned action(s) for all or a portion of: LOTS 6,7 AND 26A BLOCK 25 TRACT A UNIT B, NORTH ALBUQUERQUE ACRES zoned MX-L, located on GLENDALE AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 3.9970 acre(s). (B-18) [Deferred from 3/9/22, 3/30/22]  
**PROPERTY OWNERS:** SMI ABQ ASSETS LLC DBA DANIELS FUNERAL SERVICES  
**REQUEST:** ELIMINATE INTERIOR LOT LINES OF 3 EXISTING LOTS TO CREATE ONE NEW LOT, VACATE A PORTION OF AN EXISTING PRIVATE EASEMENT/GRANT EASEMENTS

**MAJOR CASES**

3. **PR-2021-006379**  
**SD-2022-00042 – VACATION OF RIGHT-OF-WAY**  
**SD-2022-00041 – PRELIMINARY/FINAL PLAT**  
ISAACSON & ARFMAN, INC. agent for AZTEC VILLAGE LIMITED PARTNERSHIP requests the aforementioned action(s) for all or a portion of: LOTS 7 THRU 12 zoned MX-L, located at 701 CENTRAL AVE NE between CENTRAL AVE NE and COPPER AVE NE containing approximately 0.9787 acre(s). (K-14)  
**PROPERTY OWNERS:** AZTEC VILLAGE LIMITED PARTNERSHIP  
**REQUEST:** APPROVAL OF MINOR SUBDIVISION PRELIMINARY/FINAL PLAT AND RIGHT OF WAY VACATION
4. **PR-2020-003688**  
**SD-2021-00196 – PRELIMINARY PLAT**  
ISAACSON & ARFMAN INC. – FRED ARFMAN/IAN ANDERSON agent for GREATER ALBUQUERQUE HABITAT FOR HUMANITY – DOUG CHAMPLIN/BILL REILLY requests the aforementioned action(s) for all or a portion of: LOTS 42 THRU 55, DAVID-PEREA-COURSON SUBDIVISION zoned R-1B, located at 62nd ST NW between CLOUDCROFT RD NW and COORS BLVD NW containing approximately 2.13 acre(s). (J-11) [Deferred from 11/3/21, 11/17/21, 12/1/21, 12/15/21, 1/12/22, 2/2/22, 3/2/22]  
**PROPERTY OWNERS:** GREATER ALBUQUERQUE HABITAT FOR HUMANITY, LONNIE YANES  
**REQUEST:** NEW SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. PLAT WILL REVISE CURRENT LOT LINES, DEDICATE NEW PUBLIC RIGHT OF WAY AND NEW EASEMENTS ASSOCIATED WITH THE DEVELOPMENT.

5. **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). (B-14) [Deferred from 3/2/22]  
**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

6. **PR-2021-006297**  
**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]  
**PROPERTY OWNERS:** SANTA BARBARA HOMEOWNERS ASSOCIATION  
**REQUEST:** SUBDIVIDE ONE LOT INTO FOUR LOTS
7. **PR-2020-004138** IDO 2019
**SD-2021-00151 – PRELIMINARY PLAT**
Sketch plat 3-10-2021

**HUITT-ZOLLARS INC. – SCOTT EDDINGS** agent for **QUESTA DEL ORO, LLC – TIM MCNANEY** requests the aforementioned action(s) for all or a portion of: **TRACT 3 & A-1-A-4, MESA DEL SOL INNOVATION PARK** zoned **PC**, located between **SAGAN LOOP and DE KOONING LOOP** containing approximately **22.0366 acre(s)**. *(R-15)* [Deferred from 8/11/21, 9/15/21, 9/29/21, 10/20/21, 11/3/21, 11/17/21, 12/15/21, 1/5/22, 1/26/22, 2/9/22, 3/2/22, 3/9/22]

**PROPERTY OWNERS**: QUESTA DEL ORO LLC / MDS INVESTMENTS

**REQUEST**: SINGLE FAMILY RESIDENTIAL SUBDIVISION ON TRACT A-1-A-3. TRACT A-1-A-4 SPLIT FOR EXTENSION OF DEIKENBORN DRIVE

8. **PR-2021-005482**
**Sketch plat 5-26-2021**
**SD-2022-00036 – PRELIMINARY PLAT**

**GALLOWAY & COMPANY, INC./A ARON MCLEAN** agent for **I-25 & GIBSON LLC/ WES BUTERO** requests the aforementioned action(s) for all or a portion of: **TRACTS A-1A, B-1 AND C-1, LOVELACE HEIGHTS ADDITION** zoned **NR-C**, located at **2121 YALE BLVD SE** between **GIBSON BLVD SE and MILE RD** containing approximately **7.18 acre(s)**. *(M-15)* [Deferred from 3/30/22]

**PROPERTY OWNERS**: I25 & GIBSON LLC

**REQUEST**: SUBDIVIDE 3 EXISTING TRACTS INTO 6 COMMERCIAL LOTS WITH ASSOCIATED INFRASTRUCTURE IMPROVEMENTS

9. **PR-2018-001346**
**SI-2022-00184 – SITE PLAN AMENDMENT**

**SUSTAINABILITY ENGINEERING GROUP, LLC/ KEVIN ZENK** 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]

**PROPERTY OWNERS**: GREEN JEANS WEST LLC

**REQUEST**: SITE PLAN APPLICATION FOR NEW 2-LANE DRIVE THRU RESTAURANT
10. **PR-2019-003021**  
**SI-2022-00308 – SITE PLAN AMENDMENT**  
**VA-2022-00072– SIDEWALK WAIVER**  
(NEW!)  
STUDIO SOUTHWEST ARCHITECTS, INC. agent for UPTOWN TOWER LLC requests the aforementioned action(s) for all or a portion of: S-A, 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]  
**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.

**MINOR CASES**

11. **PR-2019-002668**  
**SD-2022-00044 – PRELIMINARY/FINAL PLAT**  
ALDRICH LAND SURVEYING – TIM ALDRICH agent for SECURITY SELF STORAGE, INC. requests the aforementioned action(s) for all or a portion of: LOT 28-A, INTERSTATE INDUSTRIAL TRACT zoned NR-LM, located at 4000 ELLISON ST NE between ELLISON NE and WASHINGTON ST NE containing approximately 4.9146 acre(s). (D-17) [Deferred from 3/30/22]  
**PROPERTY OWNERS:** SECURITY SELF STORAGE INC  
**REQUEST:** PROPERTY DIVISION TO CREATE SEPARATE LOT FOR AMAFCA DRAINAGE CHANNEL

12. **PR-2021-005222**  
**SD-2022-00055 – PRELIMINARY/ FINAL PLAT**  
TIERRA WEST agent for WESTERN HILLS INVESTMENTS requests the aforementioned action(s) for all or a portion of: TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C AND C4A, SEVEN BAR RANCH zoned NR-BP, located at 3615 HWY 528 between CALLE CUERVO NW and HWY 528 containing approximately 1.99 acre(s). (A-14)  
**PROPERTY OWNERS:** WESTERN HILLS INVESTMENTS LLC  
**REQUEST:** MINOR PRELIMINARY/FINAL PLAT APPROVAL
13. **PR-2019-002261**
SD-2022-00057 – AMENDMENT TO INFRASTRUCTURE LIST

TIERRA WEST, LLC agent for MAVERIK INC requests the aforementioned action(s) for all or a portion of: LOT A-8 REDIVISION BLOCK 8, LA CUESTA SUBDIVISION zoned MX-M, located at 650 JUAN TABO NE between COPPER and JUAN TABO BLVD containing approximately 0.7448 acre(s). (K-22)

**PROPERTY OWNERS:** MAVERIK INC
**REQUEST:** AMENDMENT TO INFRASTRUCTURE LIST

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]

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

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**SKETCH PLATS**

15. **PR-2022-006794**
PS-2022-00048 – SKETCH PLAT

TIERRA WEST LLC agent for PEABODY ABQ LLC/JOHN O’DONNELL requests the aforementioned action(s) for all or a portion of: TRACT B-2 PLAT OF TR B-1, B-2 B-3 FORMERLY BEING TR B ALLWOODS zoned MX-H, located at 4901 SAN MATEO between SAN MATEO and LUMBER AVE NE containing approximately 7.2554 acre(s). (F-17)

**PROPERTY OWNERS:** PEABODY ABQ LLC ATTN: EXTRA SPACE STORAGE
**REQUEST:** SKETCH PLAT REVIEW AND COMMENT

16. **PR-2022-006778**
PS-2022-00046 – SKETCH PLAT

ISAACSON & ARFMAN, INC. / GENNY DONART agent for NORTH I-25 CORPORATE CENTER, LLC requests the aforementioned action(s) for all or a portion of: TRACT 1-A, NORTH I-25 CORPORATE CENTER zoned NR-LM, located at 9201 PAN AMERICAN FWY NE between SAN DIEGO AVE NE and MODESTO AVE NE containing approximately 44.1401 acre(s). (B-12)

**PROPERTY OWNERS:** X
**REQUEST:** SKETCH PLAT REVIEW AND COMMENT
Other Matters:

Action Sheet Minutes – March 30, 2022

DRB Member Signing Session for Approved Cases

ADJOURN