



**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:** 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/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/ksx9I11sx>

**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 SERVICES

**REQUEST:** SITE PLAN FOR 120-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

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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

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### 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

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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 **62<sup>nd</sup> 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.

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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

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6. [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]

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

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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
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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
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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
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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: **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]

**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.

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### 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

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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

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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

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14. [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*]

**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

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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

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**Other Matters:**

**Action Sheet Minutes – March 30, 2022**

**DRB Member Signing Session for Approved Cases**

**ADJOURN**