



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

March 16, 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

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:

<https://cabq.zoom.us/j/84698899333> (Place mouse over hyperlink, right-click, choose "open hyperlink")

Meeting ID: 846 9889 9333

By phone +1 346 248 7799 or Find your local number: <https://cabq.zoom.us/j/84698899333>

MAJOR CASES

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)**

PROPERTY OWNERS: RED SHAMROCK 12 LLC

REQUEST: SUBDIVIDE 1 EXISTING LOT INTO 10 SMALLER LOTS, DEDICATE RIGHT OF WAY, GRANT EASEMENTS

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2. [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 ABQ between PASEO DEL NORTE NW and EAGLE RANCH RD NW** containing approximately **4.079** acre(s). **(C-13)**
- 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
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3. [PR-2021-005816](#)
[SI-2021-02066](#) - EPC FINAL SITE PLAN SIGN-OFF
- CONSENSUS PLANNING INC.** agent for **JB HOLDINGS LLC/TAKE FIVE CARWASH** requests the aforementioned action(s) for all or a portion of: **LOT 2-C, COTTONWOOD CROSSING PHASE II** zoned **MX-L**, located at **10084 COORS BLVD NW between COORS BYPASS and SEVEN BAR LOOP** containing approximately **0.7876** acre(s). **(B-14)** [12/15/21, 2/2/22]
- PROPERTY OWNERS:** JB HOLDINGS , LLC
REQUEST: DRB SIGN OFF OF EPC APPROVED CAR WASH FACILITY
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4. [PR-2021-005864](#)
(AKA: [PR-2019-002402](#))
[SI-2021-002080](#) – SITE PLAN
- BOWMAN CONSULTING GROUP** requests the aforementioned action(s) for all or a portion of: **LOT 12, UNIT 5, AVALON SUBDIVISION** zoned **NR-BP**, located on **98TH** containing approximately **1.46** acre(s). **(K-9)** [Deferred from 1/5/22, 1/12/22, 2/9/22]
- PROPERTY OWNERS:** KEVIN MATTSON-RS BLUEWATER LLC
REQUEST: DRB SITE PLAN FOR DRIVE THRU RESTAURANT
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5. [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}*
- 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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6. [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, 3/9/22}*
- 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.
- ** AGENT REQUESTS DEFERRAL TO MARCH 30TH, 2022.**
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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}*
- PROPERTY OWNERS:** DARRYL CHITWOOD
REQUEST: PRELIMINARY PLAT, SIDEWALK WAIVER
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MINOR CASES

8. [PR-2021-005185](#)
SD-2022-00040 – PRELIMINARY/FINAL
PLAT
VA-2022-00064 – SIDEWALK WAIVER
- JAG PLANNING & ZONING, LLC agent for VICTOR F. APODACA requests the aforementioned action(s) for all or a portion of: **TRACT 37 B 1, MRGCD MAP 37** zoned **R-1A**, located at **402 GOMEZ AVE NE between EDITH BLVD NE and BROADWAY NE** containing approximately 0.8077 acre(s). (K-15)
- PROPERTY OWNERS:** APODACA VICTOR F & APODACA JESUS F
REQUEST: CREATE 6 LOTS FROM ONE EXISTING LOT AND SIDEWALK WAIVER
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9. [PR-2022-0006630](#)
SD-2022-00024 – VACATION OF PUBLIC
EASEMENT
SD-2022-00025 – PRELIMINARY/FINAL
PLAT
- 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]*
- PROPERTY OWNERS:** SANDOVAL CARMEN
REQUEST: VACATE PORTION OF REMAINING ABCWUA PUBLIC SANITARY SEWER AND WATERLINE EASEMENT
- ** AGENT REQUESTS DEFERRAL TO MARCH 30TH, 2022.**
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10. [PR-2020-004215](#)
SD-2022-00028 – PRELIMINARY/FINAL
PLAT
- WAYJOHN SURVEYING INC. agent for ALBUQUERQUE-MONTGOMERY TAKE FIVE LLC requests the aforementioned action(s) for all or a portion of: **LOT C BLOCK 7, BOYD'S ADDITION** zoned **MX-L**, located at **6201 MONTGOMERY between SAN PEDRO DR NE and ROBERTA PL NE** containing approximately 0.5144 acre(s). (F-18) *[Deferred from 3/2/22]*
- PROPERTY OWNERS:** ETHRIDGE PROPERTIES LLC
REQUEST: CREATE 2 LOTS FROM 1 EXISTING LOT
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11. [PR-2021-006130](#)
SD-2022-00029 – PRELIMINARY/FINAL
PLAT
- WAYJOHN SURVEYING INC. agent for FOX PLAZA LLC requests the aforementioned action(s) for all or a portion of: **4-B & 4-D, TIJERAS PLACE IMPROVEMENT CO.** zoned **MX-M**, located at **201 SAN PEDRO SE between ZUNI RD SE and CENTRAL AVE SE** containing approximately 4.8618 acre(s). (K-18) *[Deferred from 3/2/22]*
- PROPERTY OWNERS:** FOX PLAZA PARTNERS C/O JAMES A PETERSON
REQUEST: CREATE 1 LOT FROM 2 EXISTING LOTS
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12. [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]
- PROPERTY OWNERS:** BLAKE'S LOTABURGER
REQUEST: COMBINE 5 LOTS INTO ONE LOT
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SKETCH PLATS

13. [PR-2022-006712](#)
[PS-2022-0040](#) – SKETCH PLAT
- DIEGO M. RUIZ** requests the aforementioned action(s) for all or a portion of: **LOT 39A-P1, OXBOW BLUFF** zoned **R-1**, located at **5004 SANDPIPER CT NW between COORS NW and ST. JOSEPH'S NW** containing approximately **0.5910** acre(s). **(G-11)**
- PROPERTY OWNERS:** BROWN MICHAEL BURTON & LEDESMA
ROCHELLE EILEEN
REQUEST: BUILDING ENVELOPE RECONFIGURATION
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14. [PR-2022-006708](#)
[PS-2022-00039](#) – SKETCH PLAT
- JAG PLANNING & ZONING, LLC** agent for **NASER AIKHANI, AIKAHANI RVT** requests the aforementioned action(s) for all or a portion of: **LOT 6, FOUR HILLS VILLAGE 21ST INSTALLMENT** zoned **R-1D**, located at **1200 HIDEAWAY LN SE between STAGECOACH RD SE and I-40** containing approximately **3.0791** acre(s). **(M-23)**
- PROPERTY OWNERS:** ALIKHANI NASER TRUSTEE ALIKHANI RVT
REQUEST: VACATE PORTION OF HIDEWAY LANE AND COMBINE WITH LOT 6, GRANT EASEMENTS
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Other Matters

Action Sheet Minutes – March 9, 2022

DRB Member Signing Session for Approved Cases

ADJOURN