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

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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:
      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/u/k21gdhdzt

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
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

3. **PR-2021-005816**  
**SI-2021-02066 - EPC FINAL SITE PLAN SIGN-OFF**  
CONSSENSUS 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

4. **PR-2021-005864**  
**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
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

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.

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

**MINOR CASES**

DRB 2022
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

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.

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

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
12. **PR-2021-005009 IDO 2019 SD-2021-00091 – PRELIMINARY/FINALPLAT**

WAYJOHN SURVEYING INC. agent(s) for BLAKES LOTABURGER 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**


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


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