



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

March 30, 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 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:

Join Zoom Meeting:

<https://cabq.zoom.us/j/89064062537> (Place mouse over hyperlink, right-click, choose "open hyperlink")

Meeting ID: 890 6406 2537

By phone +1 346 248 7799 or Find your local number: <https://cabq.zoom.us/j/89064062537>

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.

PROPERTY OWNERS: SMI ABQ ASSETS LLC DBA DANIELS FUNERAL SERVICES
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.

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-2021-005816](#)
[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, 3/16/22]

PROPERTY OWNERS: JB HOLDINGS, LLC
REQUEST: DRB SIGN OFF OF EPC APPROVED CAR WASH FACILITY

4. [PR-2019-002042](#)
SD-2022-00020 – PRELIMINARY PLAT
SD-2022-00048 – VACATION OF PUBLIC EASEMENT
SD-2022-00049– VACATION OF PUBLIC EASEMENT
SD-2022-00050– VACATION OF PUBLIC EASEMENT
SD-2022-00051– VACATION OF PUBLIC EASEMENT
SD-2022-00052- VACATION OF PRIVATE EASEMENT
SD-2022-00053- VACATION OF PRIVATE EASEMENT
VA-2022-00069 - IDO WAIVER
VA-2022-00071 - DEFERRAL OF SIDEWALK CONSTRUCTION

CSI – CARTESIAN SURVEY’S INC. agent for SOLARE COLLEGIATE FOUNDATION requests the aforementioned action(s) for all or a portion of: **12-B-1-A and 12-B-1-B, EL RANCHO GRANDE 1** zoned **MX-M**, located at **8801 GIBSON BLVD SW between 98TH ST SW and BARBADOS AVE SW** containing approximately **10.9989** acre(s). **(M-9)** *[Deferred from 3/9/22]*

PROPERTY OWNERS: SOLARE COLLEGIATE FOUNDATION
REQUEST: MAJOR PRELIMINARY PLAT

5. [PR-2021-004968](#)
 Sketch plat 1-27-2021

SD-2021-00260 – PRELIMINARY PLAT
VA-2021-00453 – WAIVER TO STREET FACING REAR YARD
VA-2021-00455 – TEMPORARY DEFERRAL OF SIDEWALK
VA-2021-00452 – SIDEWALK WAIVER
VA-2021-00454 – WAIVER TO BLOCK LENGTH

BOHANNAN HUSTON, INC. agent for ELK HAVEN requests the aforementioned action(s) for all or a portion of: **TRACT B-1 & B-2, LA CUENTISTA SUBDIVISION** zoned **R-ML**, located on **ROSA PARKS RD NW between UNSER BLVD NW and KIMMICK DR NW** containing approximately **59.0** acre(s). **(C-10)** *[Deferred from 1/5/22, 2/9/22]*

PROPERTY OWNERS: ELK HAVEN LLC
REQUEST: PRELIMINARY PLAT AND ASSOCIATED WAIVER

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, 3/9/2, 3/16/22]*

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.

7. [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]
- PROPERTY OWNERS:** DENNIS ROMERO
REQUEST: DRB SITE PLAN FOR SELF STORAGE FACILITY
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8. [PR-2021-005195](#)
[SI-2021-01747](#) – SITE PLAN
- DEKKER/PERICH/SABATINI – WILL GLEASON agent for JC SIX LLC requests the aforementioned action(s) for all or a portion of: **TRACT 6A-1, UNIT 1, JOURNAL CENTER PHASE 2** zoned **MX-H**, located on **7501 JEFFERSON ST NE between JEFFERSON ST and MASTHEAD ST NE** containing approximately **5.1536** acre(s). **(D-17)** [Deferred from 11/10/21, 12/1/21, 12/15/21, 1/5/22, 1/19/22, 2/2/22, 2/16/22]
- PROPERTY OWNERS:** JC SIX LLC
REQUEST: SITE PLAN APPROVAL REQUEST FOR MULTI-FAMILY APARTMENT HOME COMMUNITY
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9. [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)**
- PROPERTY OWNERS:** I25 & GIBSON LLC
REQUEST: SUBDIVIDE 3 EXISTING TRACTS INTO 6 COMMERCIAL LOTS WITH ASSOCIATED INFRASTRUCTURE IMPROVEMENTS
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10. [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]
- PROPERTY OWNERS:** DARRYL CHITWOOD
REQUEST: PRELIMINARY PLAT, SIDEWALK WAIVER
- ** AGENT REQUESTS DEFERRAL TO APRIL 13TH, 2022.**
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11. [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]*
- PROPERTY OWNERS:** HERRIN-OPHIR LLC
REQUEST: VACATE A PORTION OF SAN MATEO BOULEVARD
- ** AGENT REQUESTS DEFERRAL TO APRIL 13TH, 2022.**
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12. [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]*
- PROPERTY OWNERS:** GREEN JEANS WEST LLC
REQUEST: SITE PLAN APPLICATION FOR NEW 2-LANE DRIVE THRU RESTAURANT
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13. [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 WAY between PASEO DEL NORTE NW and EAGLE RANCH RD NW** containing approximately **4.079** acre(s). **(C-13)** *[Deferred from 3/16/22]*
- PROPERTY OWNERS:** ZIA TRUST INC CUSTODIAN SHAFFER JASON A IRA
REQUEST: SUBDIVIDE 3 EXISTING PARCESL INTO 2 TRACTS, VACATE EXISTING PRIVATE ACCESS, DRAINAGE, SIDEWALK AND UTILITY EASEMENTS, GRANT CROSS LOT DRAINAGE EASEMENT
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14. [PR-2019-003021](#)
SI-2022-00308 – SITE PLAN AMENDMENT
- 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]*
- 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
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15. [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, 3/16/22]*
- PROPERTY OWNERS:** KEVIN MATTSON-RS BLUEWATER LLC
REQUEST: DRB SITE PLAN FOR DRIVE THRU RESTAURANT
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16. [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]*
- PROPERTY OWNERS:** SANDOVAL CARMEN
REQUEST: VACATE PORTION OF REMAINING ABCWUA PUBLIC SANITARY SEWER AND WATERLINE EASEMENT
- ** AGENT REQUESTS DEFERRAL TO APRIL 13TH, 2022.**

MINOR CASES

17. [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)**

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

18. [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)**

PROPERTY OWNERS: SECURITY SELF STORAGE INC
REQUEST: PROPERTY DIVISION TO CREATE SEPERATE LOT FOR AMAFCA DRAINAGE CHANNEL

19. [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*]

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

**** AGENT REQUESTS DEFERRAL TO APRIL 6TH, 2022.**

20. [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]
- 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.
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21. [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]
- PROPERTY OWNERS:** LUCERO STEVE & HOPE
REQUEST: SUBDIVIDE EXISTING PARCEL INTO TWO TRACTS
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22. [PR-2021-005009](#) IDO 2019
[SD-2021-00091](#) – PRELIMINARY/
FINALPLAT
- 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, 3/16/22]
- PROPERTY OWNERS:** BLAKE'S LOTABURGER
REQUEST: COMBINE 5 LOTS INTO ONE LOT
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23. [PR-2019-002824](#)
[SD-2022-00045](#) – PRELIMINARY/
FINAL PLAT
Sketch plat 10-27-2020
- CSI – CARTESIAN SURVEYS, INC.** agent for **HOMES DIRECT** requests the aforementioned action(s) for all or a portion of: **LOTS 6A-1 and 6A-2, BROADWAY INDUSTRIAL CENTER, UNIT 2** zoned **NR-LM**, located on **SAN JOSE AVE SE between BROADWAY BLVD SE and KARSTEN CT SE** containing approximately **2.7444** acre(s). **(M-14)**
- PROPERTY OWNERS:** GRITTON RAY & PATRICIA R
REQUEST: LOT LINE ELIMINATION, GRANT EASEMENTS, DEDICATE RIGHT OF WAY
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SKETCH PLATS

24. [**PR-2022-006769**](#)
PS-2022-00045 – SKETCH PLAT

CSI – CARTESIAN SURVEYS INC. agent for **JACQUELINE M. FISHMAN** requests the aforementioned action(s) for all or a portion of: **LOT 1A; LOT A1; TRACT 141A1, LANDS OF PAUL AND MARY F. SANCHEZ; ISMAEO VALENZUELA; FRED E. AND MARY E. MONDRAGON** zoned **R-A**, located at **1815 GABALDON RD NW between CAMILO LN NW and MOYA RD NW** containing approximately **2.3981** acre(s). **(H-12)**

PROPERTY OWNERS: FISHMAN JACQUELINE M TRUSTEE FISHMAN RVT, OLSON RICHARD E & VERA MOY, CALVA NORA QUINTAL & BAUGH COLIN

REQUEST: CREATE 3 NE TRACTS FROM 3 EXISTING TRACTS BY LOT LINE ELIMINATION

25. [**PR-2022-006746**](#)
PS-2022-00042 – SKETCH PLAT

MICHELLE D. FLORES requests the aforementioned action(s) for all or a portion of: **LOT A24, A25, A26, BLOCK 4, VISTA MAGNIFICA** zoned **R-T**, located at **1748, 1752, 1756 CLIFFSIDE DR NW between CLIFFSIDE DR and CASCADE** containing approximately **0.3636** acre(s). **(H-11)**

PROPERTY OWNERS: CASTILLO JOEY

REQUEST: PROPERTY REPLAT TO ACCOMMODATE SINGLE FAMILY DWELLING

Other Matters:

Action Sheet Minutes – March 16, 2022

DRB Member Signing Session for Approved Cases

ADJOURN