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

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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 ANNOUCED 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/u/kdeclVHEnf
### 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 – I DO 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, 3/9/22, 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

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

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

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.**
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.**

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

13. **PR-2021-005439**
**SD-2022-00027 – PRELIMINARY PLAT**

MODULUS ARCHITECTS, INC. & LAND USE PLANNING agent for DEEPESH KHOLOWADWALA 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 PARCELS INTO 2 TRACTS, VACATE EXISTING PRIVATE ACCESS, DRAINAGE, SIDEWALK AND UTILITY EASEMENTS, GRANT CROSS LOT DRAINAGE EASEMENT
**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

15. **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, 3/16/22]  

**PROPERTY OWNERS:** KEVIN MATTSON-RS BLUEWATER LLC  
**REQUEST:** DRB SITE PLAN FOR DRIVE THRU RESTAURANT

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.**

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**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 SITE PLAN AMENDMENT TO ALLOW FOR COMMERCIAL DEVELOPMENT ON A PARCEL PREVIOUSLY USED AS A DRAINAGE POND THAT HAS BEEN PARTIALLY RECLAIMED.

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

22. **PR-2021-005009**  
IDO 2019  
SD-2021-00091 – PRELIMINARY/FINAL PLAT  
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, 3/16/22]  
PROPERTY OWNERS: BLAKE’S LOTABURGER  
REQUEST: COMBINE 5 LOTS INTO ONE LOT

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
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