DEVELOPMENT REVIEW BOARD
Agenda
ONLINE ZOOM MEETING

May 11, 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 Administrative Assistant

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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:
      Join Zoom Meeting:
      https://cabq.zoom.us/j/81711919604 (Place mouse over hyperlink, right-click, choose “open hyperlink”)
      Meeting ID: 817 1191 9604
      By phone: +1 346 248 7799 or Find your local number: https://cabq.zoom.us/u/kegTsk3nfp

MAJOR CASES – TO BE HEARD BEGINNING AT 9:00 am

1. **PR-2022-006497**
   SD-2022-00022 – VACATION OF RIGHT-OF-WAY

   CONSENSUS PLANNING INC./JACQUELINE FISHMAN agent for LEGACY DEVELOPMENT & MANAGEMENT LLC requests the aforementioned action(s) for all or a portion of: LOT 2 BLOCK 4B, SUNPORT PARK zoned NR-BP, located on 1500 SUNPORT PL SE between SUNPORT PLACE and SUNPORT BLVD containing approximately 0.3598 acre(s). (M-15) [Deferred from 3/9/22]

   PROPERTY OWNERS: AIRPORT HOSPITALITY LLC C/O LEGACY HOSPITALITY LLC
   REQUEST: VACATION OF 15,672 PORTION OF SUNPORT BLVD RIGHT OF WAY

   **AGENT REQUESTS DEFERRAL TO JUNE 8TH, 2022.**
2. **PR-2022-006497**  
**SI-2022-00124 – SITE PLAN**  
CONSENSUS PLANNING INC. agent for FAIZEL KASSAM requests the aforementioned action(s) for all or a portion of LOT 2 BLOCK 4B, SUNPORT PARK SUBDIVISION, zoned NR-BP, located on 1500 SUNPORT PL NE containing approximately 1.2115 acre(s). (M-15) [Deferred from 2/9/22, 3/9/22]  
**PROPERTY OWNERS** AIRPORT HOSPITALITY LLC C/O LEGACY HOSPITALITY LLC  
**REQUEST:** SITE PLAN for HOTEL DEVELOPMENT  
****AGENT REQUESTS DEFERRAL TO JUNE 8th, 2022.

3. **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, 3/30/22, 4/13/22, 4/27/22]  
**PROPERTY OWNERS:** DARRYL CHITWOOD  
**REQUEST:** PRELIMINARY PLAT, SIDEWALK WAIVER

4. **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, 3/30/22, 4/13/22, 4/27/22]  
**PROPERTY OWNERS:** HERRIN-OPHIR LLC  
**REQUEST:** VACATE A PORTION OF SAN MATEO BOULEVARD

5. **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) [Deferred from 3/16/22, 4/27/22]  
**PROPERTY OWNERS:** RED SHAMROCK 12 LLC  
**REQUEST:** SUBDIVIDE 1 EXISTING LOT INTO 10 SMALLER LOTS, DEDICATE RIGHT OF WAY, GRANT EASEMENTS
6. **PR-2021-005467**
   **SI-2022-00861 – EPC FINAL SITE PLAN SIGN OFF**

   MODULUS ARCHITECTS & LAND USE PLANNING, INC. agent for RAISING CANE’S RESTAURANTS, LLC requests the aforementioned action(s) for all or a portion of: TRACT B-1, BLOCK A, VISTA GRANDE ADDITION UNIT 1 zoned MX-M, located at 4800 MONTGOMERY BLVD NE and SAN MATEO containing approximately 1.2533 acre(s). (D-17)

   **PROPERTY OWNERS:** TRADECOR 4800 MONTGOMERY LLC
   **REQUEST:** FINAL APPROVAL ON EPC SITE PLAN

7. **PR-2022-003491**
   **SD-2022-00069 – EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT**

   MIKE LAM agent for JASON FILE requests the aforementioned action(s) for all or a portion of: LOT 1-A & 1-B, ALVARADO GARDENS zoned RT/RA-2, located at 2315 & 2311 MATTHEW AVE NW containing approximately 1.0012 acre(s). (G-13)

   **PROPERTY OWNERS:** JARDIN DEL VALLE ESTATES LLC
   **REQUEST:** INFRASTRUCTURE IMPROVEMENTS AGREEMENT EXTENSION

8. **PR-2022-006571**
   **SD-2022-00073 – PRELIMINARY/FINAL PLAT**

   CSI – CARTESIAN SURVEYS, INC. agent for THE CONSTANCE, LLC requests the aforementioned action(s) for all or a portion of: LOTS 58 & 59, ROSSITER ADDITION zoned R-ML, located at 4505 12TH ST NW between BELLROSE AVE NW and 12TH CT NW containing approximately 0.6945 acre(s). (F-14)

   **PROPERTY OWNERS:** CONSTANCE LLC THE
   **REQUEST:** CREATE ONE NEW LOT FROM TWO EXITING LOTS VIA LOT LINE ELIMINATION, GRANT EASEMENT

9. **PR-2021-005459**
   **SD-2022-00072 – FINAL PLAT**

   TIERRA WEST agent for CONTRACTORS LEASING LLC/LARRY R. GUTIERREZ requests the aforementioned action(s) for all or a portion of: LOT 1A BLOCK 2 SUNPORT PARK REPL OF LOTS 1, 2 & 3 BLOCK 2 and LOT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLOCK 2, SUNPORT PARK, zoned NR-BP, located at 2900 TRANSPORT between FLIGHTWAY AVE and WOODWARD ROAD containing approximately 10.7 acre(s). (M-15)

   **PROPERTY OWNERS:** CONTRACTORS LEASING LLC
   **REQUEST:** 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, 3/16/22, 3/30/22, 4/13/22]

PROPERTY OWNERS: BLAKE’S LOTABURGER REQUEST: COMBINE 5 LOTS INTO ONE LOT

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) [Deferred from 3/30/22, 4/13/22, 4/20/22, 4/27/22, 5/4/22]

PROPERTY OWNERS: CHAMBERLIN STEVEN R & SUSAN REQUEST: DIVIDE LOT 24 INTO 2 TRACTS, GRANT PRIVATE ACCESS EASEMENT, PRIVATE SANITARY SEER AND WATER SERVICE EASEMENT AND PUBLIC UTILITY EASEMENT

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, 4/6/22, 4/20/22, 4/27/22, 5/4/22]

PROPERTY OWNERS: SANTA BARBARA HOMEOWNERS ASSOCIATION REQUEST: SUBDIVIDE ONE LOT INTO FOUR LOTS
13. **PR-2022-006939**  
**PS-2022-00091 – SKETCH PLAN**  
INDUSTRIAL ALLY agent for AMERICAN GYPSUM COMPANY, LLC requests the aforementioned action(s) for all or a portion of: TR OF LAND IN E1/2 NW1/4 & W1/2 NE1/4 SEC 23 T11N R3E (EXCLPORT OUT TO R/W) CONT 43.3900 zoned NR-GM, located at 4600 PASEO DEL NORTE near TIBURN ST containing approximately 43.39 acre(s). (D-17)  

**PROPERTY OWNERS:** AMERICAN GYPSUM INC  
**REQUEST:** ADDITION OF NEW EQUIPMENT INCLUDING ASSOCIATED ENCLOSURE STRUCTURE

14. **PR-2022-006926**  
**PS-2022-00088 – SKETCH PLAN**  
PROFESSIONAL SURVEYING LLC agent for VINCENT SANCHEZ requests the aforementioned action(s) for all or a portion of: TRACT 291 A & B, MRGCD MAP 38 AND LOTS 17 & 18, PUEBLO BONITO ADDITION zoned R-1C, located at 2514 & 2518 CARSON RD NW & 2429 PUEBLO BONITO CT NW. (J-13)  

**PROPERTY OWNERS:** SANCHEZ VINCENT & REBECCA  
**REQUEST:** REPLAT 4 LOTS

15. **PR-2022-006935**  
**2022-00089 – SKETCH PLAN**  
DAN KRUPIAK agent for FAIRWAYS VENTURES LLC requests the aforementioned action(s) for all or a portion of: LOTS 4 THRU 6, LOTS 4-6 JUAN TABO BUSINESS PARK zoned MX-T, located at 10900, 10915 JUAN TABO north of JUAN TABO PL NE and COMMANCHE containing approximately 2.1 acre(s). (G-21)  

**PROPERTY OWNERS:** H2C INVESTMENTS LLC, 4001 JUAN TABO LLC  
**REQUEST:** SUBDIVISION OF EXISTING LOTS TO 16 SINGLE FAMILY LOTS

**Other Matters**  
Action Sheet Minutes – May 4, 2022  
DRB Member Signing Session for Approved Cases  
ADJOURN