DEVELOPMENT REVIEW BOARD
Agenda
ONLINE ZOOM MEETING

May 18, 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

1. **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, 3/30/22, 4/13/22]

PROPERTY OWNERS: JC SIX LLC
REQUEST: SITE PLAN APPROVAL REQUEST FOR MULTI-FAMILY APARTMENT HOME COMMUNITY
2. **PR-2020-003688**  
**SD-2021-00196 – PRELIMINARY PLAT**

ISAACSON & ARFMAN INC. – FRED ARFMAN/IAN ANDERSON agent for GREATER ALBUQUERQUE HABITAT FOR HUMANITY – DOUG CHAMPLIN/BILL REILLY requests the aforementioned action(s) for all or a portion of: LOTS 42 THRU 55, DAVID-PEREA-COURSON SUBDIVISION zoned R-1B, located at 62nd ST NW between CLOUDCROFT RD NW and COORS BLVD NW containing approximately 2.13 acre(s). (J-11) [Deferred from 11/3/21, 11/17/21, 12/1/21, 12/15/21, 1/12/22, 2/2/22, 3/2/22, 4/6/22, 4/20/22]

**PROPERTY OWNERS:** GREATER ALBUQUERQUE HABITAT FOR HUMANITY, LONNIE YANES  
**REQUEST:** NEW SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. PLAT WILL REVISE CURRENT LOT LINES, DEDICATE NEW PUBLIC RIGHT OF WAY AND NEW EASEMENTS ASSOCIATED WITH THE DEVELOPMENT.

3. **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, 3/30/2, 4/13/22, 4/27/22, 5/4/22]

**PROPERTY OWNERS:** DENNIS ROMERO  
**REQUEST:** DRB SITE PLAN FOR SELF STORAGE FACILITY

4. **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, 3/30/22, 4/13/22, 4/20/22, 4/27/22, 5/4/22]

**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.
5. **PR-2021-005439**  
**SD-2022-00027 – PRELIMINARY PLAT**  
MODULUS ARCHITECTS, INC. & LAND USE PLANNING agent for DEEPESH KHOIWADWALA 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, 3/30/22, 4/13/22, 5/4/22]

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

6. **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, 5/11/22]

PROPERTY OWNERS: RED SHAMROCK 12 LLC  
REQUEST: SUBDIVIDE 1 EXISTING LOT INTO 10 SMALLER LOTS, DEDICATE RIGHT OF WAY, GRANT EASEMENTS

**MINOR CASES – TO BE HEARD BEGINNING AT 1:30 pm**

7. **PR-2021-005461**  
**SI-2022-00820 – EPC FINAL SITE PLAN SIGN-OFF**  
**VA-2022-00132 – SIDEWALK WAIVER (New!)**  
MODULUS ARCHITECTS & LAND USE PLANNING INC. agent for RAISING CANE’S RESTAURANTS, LLC requests the aforementioned action(s) for all or a portion of: PARCEL 5-A, WYOMING MALL zoned MX-M, located at 2004 WYOMING BLVD containing approximately 2.0241 acre(s). (H-20) [Deferred from 5/4/22]

PROPERTY OWNERS: WFC WYOMING NM LLC C/O WESTWOOD FINANCIAL CORP PROP MGMT  
REQUEST: FINAL APPROVAL ON EPC MAJOR AMENDMENT TO SITE PLAN FOR SUBDIVISION, 4’ 3” WAIVER FROM 10’ SIDEWALK REQUIREMENT FOR EXISTING 5’ 9” SIDEWALK
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) [Deferred from 5/11/22]

PROPERTY OWNERS: TRADECOR 4800 MONTGOMERY LLC
REQUEST: FINAL APPROVAL ON EPC SITE PLAN, WAIVER FOR DRIVE-THRU REQUIREMENT – 2.2’ REQUEST FOR 6’ REQUIREMENT TO LANDSCAPE BUFFER AREA FOR DRIVE-THRU ADJACENT TO PUBLIC RIGHT OF WAY ALONG MONTGOMERY

JAG PLANNING & ZONING, LLC agent for ERICA ORTIZ, DR INVESTMENTS requests the aforementioned action(s) for all or a portion of: LOT 8 thru 11, BLOCK 2, APACHE TRAIL ADDITION zoned MX-M, located at 420 and 428 PROSPECT NW containing approximately 0.2130 acre(s). (H-14)

PROPERTY OWNERS: PEREZ FRANK PAUL TRUSTEE PEREZ TRUST
REQUEST: 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) [Deferred from 3/30/22, 4/13/22, 4/20/22, 4/27/22, 5/4/22, 5/11/22]

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
11. **PR-2021-006297**  
(AKA: PR-2021-006287)  
SD-2022-00039 – PRELIMINARY/FINAL PLAT  
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).  
**PROPERTY OWNERS:** SANTA BARBARA HOMEOWNERS ASSOCIATION  
**REQUEST:** SUBDIVIDE ONE LOT INTO FOUR LOTS

### SKETCH PLANS

12. **PR-2020-003904**  
**PS-2022-00098 – SKETCH PLAT**  
CSI – CARTESIAN SURVEYS, INC. agent for SONATA TRAILS, LLC/TRAILS TRACT 4, LLC requests the aforementioned action(s) for all or a portion of: TRACT 3A AND 4, THE TRAILS UNIT 4 zoned MX-M, MX-T, located on UNIVERSE BLVD NW between AVENIDA DE JAMITO NW and TREELINE AVE NW containing approximately 14.8281 acre(s).  
**(C-10)**  
**PROPERTY OWNERS:** SONATA TRAILS LLC  
**REQUEST:** CREATE 2 NEW TRACTS FROM 2 EXISTING TRACTS, GRANT ADDITIONAL RIGHT-OF-WAY, VACATE TEMP DRAINAGE EASEMENT

13. **PR-2022-007000**  
**PS-2022-00100– SKETCH PLAT**  
CSI – CARTESIAN SURVEYS, INC. agent for JULIO CARLOS AGUIRRE CARABAJAL requests the aforementioned action(s) for all or a portion of: LOT 9-A, BLOCK 10, LOWER BROADWAY ADDITION zoned R1-B, located at 312 ALAMO AVE SE between HINKLE ST SE and MECHEM ST SE containing approximately 0.3239 acre(s).  
**(M-14)**  
**PROPERTY OWNERS:** VIZCAINO JESUS M & MARIA D  
**REQUEST:** SUBDIVIDE ONE EXISTING LOT INTO TWO NEW LOTS
14. **PR-2022-006977**
**PS-2022-00095** – SKETCH PLAT

RHINO REALTY agent for RYAN COOK requests the aforementioned action(s) for all or a portion of: LOTS 28, 29 & 30, CIELO DEL OESTE zoned MX-T & R-T, located at 5616 CIELO DEL OESTE between 57TH & 56TH STREETS and JUNIPER ST. containing approximately 0.2665 acre(s). (H-11)

**PROPERTY OWNERS:** COOK RYAN A

**REQUEST:** REPLAT THREE LOTS TO TWO LOTS

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**Other Matters**

**Action Sheet Minutes – May 11th, 2022**

**DRB Member Signing Session for Approved Cases**

**ADJOURN**