



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

June 15, 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

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/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/j/81711919604>

MAJOR CASES

**1. [PR-2022-006547](#)
SI-2022-00216 – SITE PLAN**

ROSE MIRANDA requests the aforementioned action(s) for all or a portion of: **LOT 2A1, NORTHEAST PORTION OF BLACK RANCH** zoned **MX-L**, located at **10126 COORS BLVD NW** containing approximately **1.247** acre(s). **(B-14)** [Deferred from 3/2/22, 4/6/22, 5/4/22]

PROPERTY OWNERS: SMITH DANIEL F & MELBA C TRUSTEES SMITH TRUST & MARTHA MALASCHOCK ETAL

REQUEST: SITE PLAN REVIEW OF A PROPOSED 2,540 SQ. FT PANDA EXPRESS RESTAURANT WITH DRIVE THRU

2. [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, 5/18/22, 6/8/22]

PROPERTY OWNERS: RED SHAMROCK 12 LLC

REQUEST: SUBDIVIDE 1 EXISTING LOT INTO 10 SMALLER LOTS, DEDICATE RIGHT OF WAY, GRANT EASEMENTS

SKETCH PLATS

3. [PR-2022-007141](#)
[PS-2022-00090](#) – SKETCH PLAT

CONSENSUS PLANNING | SHAWNA BALLAY agent for **KEYSTONE HOMES** requests the aforementioned action(s) for all or a portion of: **TRACT B-1, HERITAGE MARKETPLACE** zoned **MX-L**, located at **1700 UNSER BLVD NW between I-40 and LADERA DR NW between I-40 and LADERA DR NW** containing approximately **9.05** acre(s). **(H-09)**

PROPERTY OWNERS: BERNCO INVESTORS LLC

REQUEST: REDUCE MULTI-FAMILY UNITS FROM 230 APARTMENTS TO APPROXIMATELY 129 TOWNHOMES

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4. [PR-2022-007100](#)
[PS-2022-00115](#) – SKETCH PLAT

TIERRA WEST, LLC agent for **RSF LAND & CATTLE COMPANY LLC** requests the aforementioned action(s) for all or a portion of: **TRACT MM-1A and MM-1B, SEVEN BAR RANCH** zoned **MX-M**, located at **SEVEN BAR LOOP NW between COTTONWOOD DR NW and OLD AIRPORT AVE NW** containing approximately **3.7193** acre(s). **(B-14)**

PROPERTY OWNERS: RSF LAND & CATTLE COMPANY LLC

REQUEST: SKETCH PLAT REVIEW AND COMMENT

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5. [PR-2022-007103](#)
[PS-2022-00117](#) – SKETCH PLAT

TIERRA WEST, LLC agent for **ABQ TERMINAL LLC | LB WALKER & ASSOCIATES** requests the aforementioned action(s) for all or a portion of: **MAP 44 TRACT 64C2 EXC 0.30 AC X ALL TRACT 64C3A2** zoned **NR-LM**, located at **3200 BROADWAY BLVD SE between BROADWAY BLVD SE and WOODWARD RD SE** containing approximately **21.43** acre(s). **(M-14)**

PROPERTY OWNERS: ABQ TERMINAL LLC ATTN: WALKER & ASSOCIATES INC.

REQUEST: SKETCH PLAT REVIEW AND COMMENT

6. [PR-2022-007112](#)
[PS-2022-00118](#) – SKETCH PLAT

VIETNAMESE BUDDHIST CONGREGATION OF NEW MEXICO requests the aforementioned action(s) for all or a portion of: **LOT 10-A, BLOCK 13, FAIRGROUNDS ADDITION** zoned **NR-C**, located at **327 GEORGIA ST SE between ZUNI RD and CENTRAL AVE** containing approximately **0.41** acre(s). **(K-18)**

PROPERTY OWNERS: VIETNAMESE BUDDHIST CONGREGATION OF NEW MEXICO

REQUEST: MERGE 4 LOTS INTO ONE LOT

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

7. [PR-2019-002651](#)
[SD-2022-00094](#) – PRELIMINARY/FINAL
PLAT

ARCH + PLAN LAND USE CONSULTANTS LLC agent for **R & B LLC** requests the aforementioned action(s) for all or a portion of: **PARCEL 2A, SUNPORT PARK** zoned **NR-BP**, located at **1501 AIRCRAFT SE between I-25 and UNIVERSITY BLVD** containing approximately **48.6595** acre(s). **(M-15)**

PROPERTY OWNERS: R&B LLC

REQUEST: CREATE 2 LOTS FROM ONE EXISTING LOT

8. [PR-2022-007033](#)
[SD-2022-00093](#) – PRELIMINARY/FINAL
PLAT

CSI – CARTESIAN SURVEYS INC. agent for **1701 5TH STREET PARTNERS, LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 5 BLOCK 3, IVES ADDITION** zoned **NR-LM**, located at **1705 5TH STREET NW between ASPEN AVE NW and HAINES NW** containing approximately **0.3480** acre(s). **(H-14)**

PROPERTY OWNERS: 1701 5TH STREET PARTNERS, LLC

REQUEST: CREATE ONE NEW LOT FROM 5 EXISTING LOTS, DRB DETERMINATION ALLOWING WIDTHS OF 5TH ST AND PUBLIC ALLEY ADJOINING LOT

9. [PR-2021-005716](#)
[SD-2022-00077](#) – PRELIMINARY/FINAL
PLAT

CSI – CARTESIAN SURVEYS, INC. agent for **PAULETTE BACA** requests the aforementioned action(s) for all or a portion of: **TRACT 93A3, MRGCD MAP 40** zoned **R-1A**, located at **711 7TH ST SW between STOVER AVE SW and ATLANTIC AVE SW** containing approximately **0.2585** acre(s). **(K-14)**
[Deferred from 5/25/22, 6/8/22]

PROPERTY OWNERS: LUJAN NELSON J & BACA PAULETTE

REQUEST: CREATE 3 NEW TRACTS FROM ONE EXISTING TRACT, DRB DETERMINATION REQUEST FOR EXISTING SIDEWALK WIDTH

10. [PR-2022-006614](#)
SD-2022-00079 – VACATION OF PUBLIC
EASEMENT

COMMUNITY SCIENCES CORPORATION agent for **MICHAEL & EMILY CISNEROS** requests the aforementioned action(s) for all or a portion of: **LOT 3 BLOCK 12 UNIT 5, VOLCANO CLIFFS** zoned **R-1D**, located at **6508 JADE DR NW between EMERALD DR NW and 81st NW** containing approximately **0.3435** acre(s). **(E-10)** *[Deferred from 5/25/22, 6/8/22]*

PROPERTY OWNERS: HANNA JOSEPHINE T & HANNA MARK E

REQUEST: VACATE EXISTING 25' DRAIN. EASEMENT IN BACK OF LOT 3

Other Matters:

Action Sheet Minutes – June 8, 2022

DRB Member Signing Session for Approved Cases

ADJOURN