



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

June 8, 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/u/kegTsk3nfp>

MAJOR CASES

1. [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, 3/30/22, 4/13/22, 4/27/22]*

PROPERTY OWNERS: SANDOVAL CARMEN
REQUEST: VACATE PORTION OF REMAINING ABCWUA PUBLIC SANITARY SEWER AND WATERLINE EASEMENT

****AGENT REQUESTS DEFERRAL TO JULY 13TH, 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, 5/11/22]*

PROPERTY OWNERS AIRPORT HOSPITALITY LLC C/O LEGACY HOSPITALITY LLC
REQUEST: SITE PLAN for HOTEL DEVELOPMENT

****AGENT REQUESTS DEFERRAL TO JULY 13TH, 2022.**

3. [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, 5/11/22]*

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 JULY 13TH, 2022.**

4. [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]
- PROPERTY OWNERS:** RED SHAMROCK 12 LLC
REQUEST: SUBDIVIDE 1 EXISTING LOT INTO 10 SMALLER LOTS, DEDICATE RIGHT OF WAY, GRANT EASEMENTS
- ** AGENT REQUESTS DEFERRAL TO JUNE 15TH, 2022.**
-

5. [PR-2019-001948](#)
[SD-2022-00071](#) – VACATION OF RIGHT OF WAY - DRB
[SD-2022-00063](#) – VACATION OF PUBLIC EASEMENT
[SD-2022-00064](#) – PRELIMINARY/FINAL PLAT
- THE GROUP | RON HENSLEY agent for NAZISH LLC requests the aforementioned action(s) for all or a portion of: **TRACT A, PLAN OF PRIMA ENTRADA** zoned **PC**, located on **SONTERRO between 94TH and MIRASOL AVE** containing approximately **0.71** acre(s). **(H-9)** [Deferred from 5/25/22]
- PROPERTY OWNERS:** NAZISH LLC
REQUEST: VACATION OF ROW - DRB, VACATION OF PUBLIC EASEMENT, PRELIMINARY/FINAL PLAT
-

6. [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, 5/18/25, 5/25/22]
- PROPERTY OWNERS:** DENNIS ROMERO
REQUEST: DRB SITE PLAN FOR SELF STORAGE FACILITY
-

SKETCH PLATS

7. [PR-2022-007114](#)
(AKA: PR-2019-002598)
[PS-2022-00107](#) – SKETCH PLAT
- CSI – CARTESIAN SURVEYS INC. agent for BUCK BUCKNER, PE requests the aforementioned action(s) for all or a portion of: **TRACT J, VISTA DE LA LUZ** zoned **PD**, located at **5401 SEVILLA AVE NW between COORS BLVD NW and COSTA ALAMERIA DR NW** containing approximately **1.87** acre(s). **(F-11)**
- PROPERTY OWNERS:** VIA REAL ESTATE LLC
REQUEST: CREATE 2 NEW LOTS FROM ONE EXISTING LOT
-

8. [PR-2021-006121](#)
[PS-2022-00108](#) – SKETCH PLAT
- CSI – CARTESIAN SURVEYS, INC. agent for JEFFERY A. AND MICHELLE L. KIDWELL requests the aforementioned action(s) for all or a portion of: **LOTS 24-A, 23 AND NORTHERLY PORTION OF LOT 22, BLOCK 7, JOHN BARON BERG PARK** zoned R-1A, located at **1022 21ST ST NW** between **I-40 and ASPEN AVE NW** containing approximately **0.2281** acre(s). **(H-13)**
- PROPERTY OWNERS:** KIDWELL JEFFERY A & MICHELLE L
REQUEST: CREATE ONE NEW LOT FROM 3 EXISTING LOTS
-
9. [PR-2022-007081](#)
[PS-2022-00111](#) – SKETCH PLAT
- BOHANNAN HUSTON INC. | MICHAEL BALASKOVITS agent for ARCHDIOCESE OF SANTA FE REAL ESTATE CORP/ST CHARLES BORREMEO requests the aforementioned action(s) for all or a portion of: **TRACT IN T10N R3E SEC 21 & POR OF VAC STS UNIVERSITY BL & HAZELDINE AVE CO** zoned R-ML, located at **1818 COAL PL SE** between **COAL AVE SE and UNIVERSITY BLVD SE** containing approximately **6.2** acre(s). **(K-15)**
- PROPERTY OWNERS:** ARCHDIOCESE OF SANTA FE REAL ESTATE CORP/
ST CHARLES BORREMEO
REQUEST: SKETCH PLAT REVIEW AND COMMENT
-
10. [PR-2022-007063](#)
[PS-2022-00106](#) – SKETCH PLAT
- CONSENSUS PLANNING, INC. agent for PV TRAILS ALBUQUERQUE, LLC requests the aforementioned action(s) for all or a portion of: **TRACTS 4 & 5, UNIT 3A, THE TRAILS** zoned R-ML, located on **WOODMONT AVE NW** between **PASEO DEL NORTE and SAND ROCK ST NW** containing approximately **37.0** acre(s). **(C-09)**
- PROPERTY OWNERS:** PV TRAILS ALBUQUERQUE LLC
REQUEST: MULTI-FAMILY RESIDENTIAL DEVELOPMENT
-
11. [PR-2019-001985](#)
[PS-2022-00110](#) – SKETCH PLAT
- CSI – CARTESIAN SURVEYS, INC. agent for HOMEWISE INC. requests the aforementioned action(s) for all or a portion of: **LOT 8-A, BLOCK 6, LEWIS AND SIMONDS ADDITION** zoned R-1A, located at **812 ARNO ST SE** between **SANTA FE AVE SE and PACIFIC AVE SE** containing approximately **0.2043** acre(s). **(K-14)**
- PROPERTY OWNERS:** HOMEWISE INC
REQUEST: CREATE TWO NEW LOTS FROM ONE EXISTING LOT
-

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

12. [PR-2021-005482](#)
SD-2022-00081 – FINAL PLAT
- GALLOWAY & COMPANY, INC. | AARON 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, C-1** zoned **NR-C**, located at **2121 YALE BLVD SE between GIBSON BLVD SE and MILES RD** containing approximately **7.18** acre(s). **(M-15)**
- PROPERTY OWNERS:** I25 & GIBSON LLC
REQUEST: SUBDIVISION OF APPROX 7.18 ACRES CONSISTING OF 3 EXISTING TRACTS INTO 6 COMMERCIAL LOTS WITH ASSOCIATED INFRASTRUCTURE IMPROVEMENTS.
-
13. [PR-2021-005439](#)
SD-2022-00083 – VACATION OF PRIVATE EASEMENT
SD-2022-00082 – AMENDMENT TO PRELIMINARY PLAT
- MODULUS ARCHITECTS, INC. AND LAND USE PLANNING** agent for **DEEPESH KHOLWADWALA | SUN CAPITAL HOTELS** requests the aforementioned action(s) for all or a portion of: **LOTS 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 between PASEO DEL NORTE NW and EAGLE RANCH RD NW** containing approximately **4.079** acre(s). **(C-13)**
- PROPERTY OWNERS:** ZIA TRUST INC CUSTODIAN SHAFFER JASON A IRA
REQUEST: AMENDMENT TO PRELIMINARY PLAT TO VACATE A PRIVATE EASEMENT
-
14. [PR-2022-006611](#)
SD-2022-00085 – PRELIMINARY/FINAL PLAT
- ARCH + PLAN LAND USE CONSULTANTS** agent for **7100 LOMAS LLC & 7220 LOMAS LLC** requests the aforementioned action(s) for all or a portion of: **TRACT A-1 AND UNPLATTED LAND W/ ½ OF LOT 1 EXC. NORTH 170' OF WEST 25' TRACT A, GLOBE SUBDIVISION** zoned **MX-M**, located at **7100 LOMAS NE between LOUISIANA BLVD and CHAMA ST** containing approximately **3.8975** acre(s). **(K-19)**
- PROPERTY OWNERS:** 7100 LOMAS LLC & 7220 LOMAS LLC
REQUEST: LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT, GRANT EASEMENT
-
15. [PR-2021-005573](#)
SD-2022-00080 – FINAL PLAT
- BOHANNAN HUSTON INC.** agent for **NETFLIX STUDIOS, LLC** requests the aforementioned action(s) for all or a portion of: **TRACTS N, O. Q-2, 17, 26, OS-7, AND A-1-A-6, MESA DEL SOL INNOVATION PARK I & II** zoned **PC**, located at **5650 UNIVERSITY BLVD SE between STRYKER RD and UNIVERSITY BLVD** containing approximately **162.78** acre(s). **(R-16)** *[Deferred from 5/25/22]*
- PROPERTY OWNERS:** CITY OF ALBUQUERQUE, MDS INV.
REQUEST: FINAL PLAT
-

16. [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]

PROPERTY OWNERS: HANNA JOSEPHINE T & HANNA MARK E
REQUEST: VACATE EXISTING 25' DRAINAGE EASEMENT IN BACK OF LOT 3

**** AGENT REQUESTS DEFERRAL TO JUNE 15th, 2022.**

17. [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). **(D-16)** [Deferred from 3/9/22, 4/6/22, 4/20/22, 4/27/22, 5/4/22, 5/11/22, 5/18/22]

PROPERTY OWNERS: SANTA BARBARA HOMEOWNERS ASSOCIATION
REQUEST: SUBDIVIDE ONE LOT INTO FOUR LOTS

**** AGENT REQUESTS DEFERRAL TO JUNE 22nd, 2022.**

18. [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, 3/30/22, 4/13/22, 5/11/22]

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

****AGENT REQUESTS DEFERRAL TO JUNE 22ND, 2022.**

19. [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]

PROPERTY OWNERS: LUJAN NELSON J & BACA PAULETTE

REQUEST: CREATE 3 NEW TRACTS FROM ONE EXISTING TRACT,
ADMINISTRATIVE DECISION REQUEST FOR EXISTING SIDEWALK WIDTH

Other Matters

Action Sheet Minutes – May 25, 2022

DRB Member Signing Session for Approved Cases

ADJOURN