



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

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 – 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, 3/16/22, 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

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

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
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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
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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
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9. [PR-2021-005459](#)
[SD-2022-00072](#) – FINAL PLAT
Sketch plat 5-19-2021
- 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
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10. [PR-2021-005009](#) IDO 2019
[SD-2021-00091](#) – PRELIMINARY/
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
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11. [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) [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
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12. [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]
- PROPERTY OWNERS: SANTA BARBARA HOMEOWNERS ASSOCIATION
REQUEST: SUBDIVIDE ONE LOT INTO FOUR LOTS

SKETCH PLANS

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