



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

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-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, 3/9/2, 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 KHOLWADWALA 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

8. [PR-2021-005467](#)
SI-2022-00861 – EPC FINAL SITE PLAN
SIGN OFF
VA-2022-00134 – IDO 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: **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

9. [PR-2022-006533](#)
SD-2022-00075 – PRELIMINARY/FINAL
PLAT

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

10. [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, 5/11/22]

PROPERTY OWNERS: CHAMBERLIN STEVEN R & SUSAN

REQUEST: DIVIDE LOT 24 INTO 2 TRACTS, GRANT PRIVATE ACCESS EASEMENT, PRIVATE SANITARY SEWER 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). **(D-16)** [Deferred from 3/9/22, 4/6/22, 4/20/22, 4/27/22, 5/4/22, 5/11/22]

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

Other Matters

Action Sheet Minutes – May 11th, 2022

DRB Member Signing Session for Approved Cases

ADJOURN