



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

May 4th, 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-2022-006547](#)
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]

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-2021-006336](#)
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]

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

3. [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]

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.

4. [PR-2018-001346](#)
[SI-2022-00184](#) – SITE PLAN AMENDMENT
- SUSTAINABILITY ENGINEERING GROUP, LLC requests the aforementioned action(s) for all or a portion of: **1-A, BLOCK 29, UNIT B, NORTH ALBUQUERQUE ACRES** zoned **NR-BP**, located on **SOUTHEAST CORNER of ALAMEDA BLVD and SAN PEDRO** containing approximately **1.001** acre(s). **(C-18)**
[Deferred from 2/16/22, 3/30/22, 4/6/22, 4/20/22, 4/27/22]
- PROPERTY OWNERS:** GREEN JEANS WEST LLC
REQUEST: SITE PLAN APPLICATION FOR NEW 2-LANE DRIVE THRU RESTAURANT
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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]*
- 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
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MINOR CASES – TO BE HEARD BEGINNING AT 1:30 pm

6. [PR-2021-005461](#)
[SI-2022-00820](#) – 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: **PARCEL 5-A, WYOMING MALL** zoned **MX-M**, located at **2004 WYOMING BLVD** containing approximately **2.0241** acre(s). **(H-20)**
- 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
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7. [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]

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

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8. [PR-2021-005687](#)
[SI-2022-00316](#) – EPC SITE PLAN FINAL
SIGN-OFF

CONSENSUS PLANNING INC. agent for **ALAMO CENTER LLC** requests the aforementioned action(s) for all or a portion of: **TRACT C, ALAMEDA WEST** zoned **MX-M**, located at **10127 COORS BLVD NW between 7 BAR LOOP NW and OLD AIRPORT RD NW** containing approximately **0.8642** acre(s). **(B-14)** [Deferred from 2/16/22, 3/30/22, 4/27/22]

PROPERTY OWNERS: ALAMO CENTER LLC
REQUEST: SITE PLAN SIGN-OFF FOR PREVIOUSLY APPROVED STIE PLAN AMENDMENT TO ALLOW FOR COMMERCIAL DEVELOPMENT ON A PARCEL PREVIOUSLY USED AS A DRAINAGE POND THAT HAS BEEN PARTIALLY RECLAIMED.

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9. [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]

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

**** AGENT REQUESTS DEFERRAL TO MAY 11TH, 2022.**

SKETCH PLATS

10. [PR-2019-002807](#)
[PS-2022-00086](#) – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent for **SUNSET MEMORIAL PARK** requests the aforementioned action(s) for all or a portion of: **TRACT 1, SUNSET MEMORIAL PARK** zoned **NR-SU**, located at **924 MENAUL NE between EDITH BLVD and I-25** containing approximately **39.08** acre(s). **(H-15)**

PROPERTY OWNERS: SUNSET MEMORIAL PARK
REQUEST: CREATE 2 NEW TRACTS FROM ONE EXISTING TRACT

11. [PR-2022-006908](#)
[PS-2022-00084](#) – SKETCH PLAT

JAG PLANNING & ZONING | ANDREW GARCIA agent for **DAVID BALLANTINE** requests the aforementioned action(s) for all or a portion of: **LOTS 10 THRU 12, BLOCK 4, CLAYTON HEIGHTS** zoned **MX-M**, located at **1515 YALE BLVD SE between KATHRYN AVE SE and ANDERSON AVE SE** containing approximately **0.5598** acre(s). **(L-15)**

PROPERTY OWNERS: PROJECT SHARE INC
REQUEST: CREATE ONE LOT FROM THREE EXISTING LOTS, DEDICATE ADDITIONAL RIGHT-OF-WAY AND VACATE PRIVATE EASEMENT

12. [PR-2022-003847](#)
[PS-2022-00087](#) – SKETCH PLAT

ISAACSON & ARFMAN | FRED ARFMAN agent for **YES HOUSING, INC. | THADDEUS LUCERO** requests the aforementioned action(s) for all or a portion of: **TRAT B, CALLE CUARTA** zoned **MX-M**, located at **3510 7TH ST NW between 7TH ST NW and FAIRFIELDS PL NW** containing approximately **2.5306** acre(s). **(G-14)**

PROPERTY OWNERS: CITY OF ALBUQUERQUE
REQUEST: SKETCH PLAT REVIEW AND COMMENT

Other Matters

Action Sheet Minutes – April 27, 2022

DRB Member Signing Session for Approved Cases

ADJOURN