



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

April 13, 2022

Jolene Wolfley..... DRB Chair
Jeanne Wolfenbarger Transportation
Blaine Carter Water Authority
Ernest Armijo.Hydrology
Angelo Metzgar.....Code Enforcement
Cheryl Somerfeldt.....Parks and Rec

Angela Gomez ~ DRB Hearing Monitor

MAJOR CASES

- 1. 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] 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. DEFERRED TO APRIL 20TH, 2022.
2. 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] PROPERTY OWNERS: JC SIX LLC REQUEST: SITE PLAN APPROVAL REQUEST FOR MULTI-FAMILY APARTMENT HOME COMMUNITY DEFERRED TO MAY 18TH, 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]
- PROPERTY OWNERS:** DARRYL CHITWOOD
REQUEST: PRELIMINARY PLAT, SIDEWALK WAIVER
- DEFERRED TO APRIL 27TH, 2022.**
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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]
- PROPERTY OWNERS:** HERRIN-OPHIR LLC
REQUEST: VACATE A PORTION OF SAN MATEO BOULEVARD
- DEFERRED TO APRIL 27TH, 2022.**
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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]
- 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
- DEFERRED TO MAY 4TH, 2022.**
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6. [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]

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

DEFERRED TO APRIL 27TH, 2022.

7. [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, 3/30/22]

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

DEFERRED TO APRIL 27TH, 2022.

MINOR CASES

8. [PR-2019-003092](#)
SD-2022-00009 – PRELIMINARY/FINAL
PLAT

TIERRA WEST, LLC agent for **SWCW LLC** requests the aforementioned action(s) for all or a portion of: **LOT 9-A REPLAT OF LOTS 9 & 10, BLOCK 32, RIDGECREST ADDITION** zoned **MX-M**, located at **1425 SAN MATEO BLVD** between **SAN MATEO BLVD** and **GIBSON BLVD** containing approximately **0.28** acre(s). **(L-17)** [Deferred from 2/2/22, 2/16/22, 3/2/22, 3/9/22, 3/30/22/4/6/22]

PROPERTY OWNERS: SWCW LLC
REQUEST: MINOR PRELIMINARY/FINAL PLAT REVIEW

DEFERRED TO APRIL 20TH, 2022.

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]*

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

DEFERRED TO APRIL 27TH, 2022.

10. [PR-2019-002874](#)
[SD-2022-00059](#) – EXTENSION OF
INFRASTRUCTURE IMPROVEMENTS
AGREEMENT

BRAD ALLEN requests the aforementioned action(s) for all or a portion of: **TRACTS A THRU C, COTTONWOOD POINTE** zoned **MX-L**, located at **9651 IRVING BLVD between IRVING BLVD and EAGLE RANCE RD NW** containing approximately **6.7675** acre(s). **(B-13)**

PROPERTY OWNERS: EAGLE VISTA LLC ATTN: BRAD B ALLEN
REQUEST: EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT

DEFERRED TO APRIL 20TH, 2022.

11. [PR-2021-006366](#)
[SD-2022-00060](#) – AMENDMENT TO
INFRASTRUCTURE LIST

MODULUS ARCHITECTS & LAND USE PLANNING agent for **7B BUILDING AND DEVELOPMENT/VIA REAL ESTATE** requests the aforementioned action(s) for all or a portion of: **LOT 1 TRACT 112-A-2, BLOCK 2, DOUGLAS MACARTHUR SUBDIVISION** zoned **MX-M**, located at **5307 4TH ST NW between 4TH ST NW and DOUGLAS MACARTHUR RD NW** containing approximately **1.4319** acre(s). **(F-14)**

PROPERTY OWNERS: MARTINEZ PROPERTY HOLDINGS LLC
REQUEST: AMENDMENT TO APPROVED INFRASTRUCTURE LIST

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE AMENDED INFRASTRUCTURE LIST.

12. [PR-2021-005089](#)
[SD-2022-00037](#) – PRELIMINARY/FINAL
PLAT

SUPREME INVESTMENTS, LLC requests the aforementioned action(s) for all or a portion of: **LOT 2, PLAT OF FAITH ADDITION** zoned **MX-T**, located at **4700 EUBANK BLVD NW between OSUNA RD. and LAGRIMA DE ORO RD** containing approximately **2.3467** acre(s). **(F-21)** [Deferred from 3/9/22, 3/30/22]

PROPERTY OWNERS: LUCERO STEVE & HOPE
REQUEST: SUBDIVIDE EXISTING PARCEL INTO TWO TRACTS

DEFERRED TO APRIL 20TH, 2022.

13. [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]

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

DEFERRED TO MAY 11TH, 2022.

SKETCH PLATS

14. [PR-2019-002485](#)
[PS-2022-00050](#) – SKETCH PLAT

WILSON & COMPANY / PAT JARAMILLO agent for **ALBUQUERQUE PUBLIC SCHOOLS** requests the aforementioned action(s) for all or a portion of: **PORTION OF SAN MATEO PLACE NE ROW**, located on **SAN MATEO PL NE between CUTLER AVE NE and I-40** containing approximately **0.3948** acre(s). **(H-17)**

PROPERTY OWNERS:
REQUEST: RIGHT OF WAY VACATION

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED

15. [PR-2021-006261](#)
[PS-2022-00051](#) – SKETCH PLAT

REMBE URBAN DESIGN AND DEVELOPMENT requests the aforementioned action(s) for all or a portion of: **TRACT 2 OF OUR LADY OF GUADALUPE** zoned **RA**, located at **1860 GRIEGOS RD NW between RIO GRANDE BLVD NW and SAN ISIDRO NW** containing approximately **10.13** acre(s). **(F-13)**

PROPERTY OWNERS: ARCHDIOCESE OF SANTA FE REAL ESTATE CORP/
OUR LADY OF GUADALUPE

REQUEST: COTTAGE COURT DEVELOPMENT WITH 90 UNITS WITHIN 8 LOTS, WITH A COMMUNITY BUILDING

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED

16. [PR-2022-006825](#)
[PS-2022-00056](#) – SKETCH PLAT

MORRIS & ASSOCIATES agent for **TEO NGUYEN** requests the aforementioned action(s) for all or a portion of: **LOT D-1, E-1, A, NORTH FOURTH STREET HOMESITES** zoned **MX-M**, located at **5565 4TH ST NW between 4TH ST NW and 5TH ST NW** containing approximately **0.92** acre(s). **(F-14)**

PROPERTY OWNERS: PELIGRO LLC

REQUEST: CAR WASH WITH OFFICE SPACE

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED

17. [PR-2022-006842](#)
[PS-2022-00055](#) – SKETCH PLAT

DAVE COOK – CONSULTANT TO SMPC ARCHITECTS agent for **COVENANT SCHOOLS OF AMERICA** requests the aforementioned action(s) for all or a portion of: **TRACT B UNIT 1, CHERRY HILLS**, located on **BARSTOW between CHERRY HILLS DR and PARROT RUN RD** containing approximately **3.88** acre(s). **(E-19)**

PROPERTY OWNERS: COVENANT SCHOOLS OF AMERICA LP

REQUEST: VACATE EASEMENT, PRELIMINARY SITE PLAN REVIEW

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED

Other Matters - None

Action Sheet Minutes were approved for April 6, 2022

DRB Member Signing Session for Approved Cases

ADJOURNED