



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
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

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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

DEFERRED TO JUNE 22ND, 2022.

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 **62<sup>nd</sup> 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.

**DEFERRED TO JUNE 22<sup>ND</sup>, 2022.**

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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

**DEFERRED TO MAY 25<sup>TH</sup>, 2022.**

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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.

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST ON MAY 18<sup>TH</sup>, 2022, THE DRB HAS APPROVED PRELIMINARY PLAT.**

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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, 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

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LISTS ON MAY 18<sup>TH</sup>, 2022, THE DRB HAS APPROVED PRELIMINARY PLAT.**

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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

**DEFERRED TO JUNE 8<sup>TH</sup>, 2022.**

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**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

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LISTS ON MAY 18<sup>TH</sup>, 2022 THE DRB HAS APPROVED THE EPC FINAL SITE PLAN SIGN-OFF AND THE SIDEWALK WAIVER, WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR THE STRIPING TO BE ADDED TO THE WORK ORDER ON THE OVERALL SITE PLAN AS DISCUSSED, AND FOR THE COLOR OF THE MEDIAN STRIPING TO BE INDICATED ON THE SITE PLAN, AND TO PLANNING FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT AND FOR THE SIDEWALK WAIVER NOTE TO BE ADDED TO THE SITE PLAN.**

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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

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LISTS ON MAY 18<sup>TH</sup>, 2022 THE DRB HAS APPROVED THE EPC FINAL SITE PLAN SIGN OFF AND THE IDO WAIVER. A FINDING SHALL BE INCLUDED ON THE NOTICE OF DECISION INDICATING THAT THAT THE PLATTING ACTION SHALL BE DONE FOR RIGHT OF WAY DEDICATION FOR THE NEW STORAGE LANE AS WELL AS TO ESTABLISH THE SHARED ACCESS. FINAL SIGN-OFF IS DELEGATED TO PARKS AND RECREATION TO FURTHER DETERMINE THE LANDSCAPE BUFFER MATERIAL, AND TO PLANNING FOR CLARIFICATION OF DETAILS REGARDING CURB RAMP, CLARIFICATION OF DIMENSIONING OF ADA SPACES, DETAILS TO BE PROVIDED FOR THE ON-SITE PARKING STRIPING, ADJUSTMENT OF CLEAR SITE TRIANGLE FOR INTERSECTION SIGHT-DISTANCE PER DPM, FOR THE INCLUSION OF A BOLD NOTE ON THE WORK-ORDER DRAWINGS INDICATING THAT “ALL IMPROVEMENTS IN THE COA RIGHT-OF-WAY SHALL BE BUILT”, FOR THE INCLUSION OF A CONCRETE LEGEND ON THE SITE PLAN FOR ON-SITE WALKWAYS, FOR THE RECORDED INFRASTRUCUTRE IMPROVEMENTS AGREEMENT, AND FOR THE WAIVER FOR THE LANDSCAPE BUFFER TO BE INDICATED ON THE SITE PLAN. FINAL SIGN-OFF WILL OCCUR FOLLOWING THE RECORDING OF THE PLAT.**

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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

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 PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR THE APPLICATION NUMBER TO BE ADDED TO THE PLAT, FOR THE AGIS DXF FILE AND FOR A NOTE ON THE PLAT INDICATING THAT THE DETERMINATIONS WERE APPROVED FOR RIGHT-OF-WAY AND SIDEWALK WIDTHS.

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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 SEER AND WATER SERVICE EASEMENT AND PUBLIC UTILITY EASEMENT

DEFERRED TO MAY 25<sup>TH</sup>, 2022.

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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

DEFERRED TO JUNE 8<sup>TH</sup>, 2022.

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**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

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.**

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

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.**

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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 56<sup>TH</sup> & 57<sup>TH</sup> STREETS and JUNIPER ST** containing approximately **0.2665** acre(s). **(H-11)**

PROPERTY OWNERS: COOK RYAN A

REQUEST: REPLAT THREE LOTS TO TWO LOTS

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.**

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Other Matters - None

Action Sheet Minutes were approved for May 11<sup>th</sup>, 2022

DRB Member Signing Session for Approved Cases

ADJOURNED

