



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

May 4, 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

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

DEFERRED TO JUNE 15TH, 2022.

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

DEFERRED TO MAY 18TH, 2022.

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.

DEFERRED TO MAY 18TH, 2022.

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

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 4, 2022, THE DRB HAS APPROVED THE AMENDED SITE PLAN WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR THE TURN-OVER CALCULATION FOR THE RESTAURANT AND FOR THE ENSURING OF A 4 FOOT ADA PATHWAY AROUND THE BACK OF THE PERPENDICULAR RAMP ON THE SITE, AND TO PLANNING FOR PAYMENT OF PRO-RATA, FOR THE PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE SITE PLAN AND FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT.

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

DEFERRED TO MAY 18TH, 2022.

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

DEFERRED TO MAY 18TH, 2022.

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

DEFERRED TO MAY 11TH, 2022.

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.

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, AND WITH THE SIGNING OF THE INFRASTRUCTURE LIST ON MAY 4TH, 2022, THE DRB HAS APPROVED THE EPC SITE PLAN SIGN-OFF WITH FINAL SIGN-OFF DELEGATED TO THE WATER AUTHORITY FOR THE SIGNATURE OF THE DEVELOPMENT AGREEMENT AS DISCUSSED, AND TO PLANNING FOR THE PUBLIC SIDEWALK EASEMENT, SMALL EXTENSION OF SIDEWALK TO THE ACCESSWAY, A NOTE TO HAVE THE WORK ORDER COVER THE MEDIAN DETAILS FOR THE ACCESSWAY AND TO COVER OTHER MINOR DETAILS TO INCLUDE THE COMPACT SPACE LENGTH AND CURB RAMPS AS DETAILED BY TRANSPORTATION, AND FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT.

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

DEFERRED 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

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

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

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

12. [PR-2020-003847](#)
[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

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

Other Matters

Action Sheet Minutes were approved for April 27, 2022

DRB Member Signing Session for Approved Cases

ADJOURNED

