



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

March 16, 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 Hearing Monitor

MAJOR CASES

1. [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)**

PROPERTY OWNERS: RED SHAMROCK 12 LLC
REQUEST: SUBDIVIDE 1 EXISTING LOT INTO 10 SMALLER LOTS, DEDICATE RIGHT OF WAY, GRANT EASEMENTS

DEFERRED TO APRIL 27TH, 2022.

2. [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)**

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 MARCH 30TH, 2022.

3. [PR-2021-005816](#)
SI-2021-02066 - EPC FINAL SITE PLAN SIGN-OFF

CONSENSUS PLANNING INC. agent for **JB HOLDINGS LLC/ TAKE FIVE CARWASH** requests the aforementioned action(s) for all or a portion of: **LOT 2-C, COTTONWOOD CROSSING PHASE II** zoned **MX-L**, located at **10084 COORS BLVD NW between COORS BYPASS and SEVEN BAR LOOP** containing approximately **0.7876** acre(s). **(B-14)** [12/15/21, 2/2/22]

PROPERTY OWNERS: JB HOLDINGS, LLC
REQUEST: DRB SIGN OFF OF EPC APPROVED CAR WASH FACILITY

DEFERRED TO MARCH 30TH, 2022.

4. [PR-2021-005864](#)
(AKA: [PR-2019-002402](#))
SI-2021-002080 – SITE PLAN

BOWMAN CONSULTING GROUP requests the aforementioned action(s) for all or a portion of: **LOT 12, UNIT 5, AVALON SUBDIVISION** zoned **NR-BP**, located on **98TH** containing approximately **1.46** acre(s). **(K-9)** [Deferred from 1/5/22, 1/12/22, 2/9/22]

PROPERTY OWNERS: KEVIN MATTSON-RS BLUEWATER LLC
REQUEST: DRB SITE PLAN FOR DRIVE THRU RESTAURANT

DEFERRED TO MARCH 30TH, 2022.

5. [PR-2020-004138](#) IDO 2019
[SD-2021-00151](#) – PRELIMINARY PLAT
Sketch plat 3-10-2021
- HUITT-ZOLLARS INC. – SCOTT EDDINGS agent for QUESTA DEL ORO, LLC – TIM MCNANEY requests the aforementioned action(s) for all or a portion of: **TRACT 3 & A-1-A-4, MESA DEL SOL INNOVATION PARK** zoned **PC**, located between **SAGAN LOOP** and **DE KOONING LOOP** containing approximately **22.0366** acre(s). **(R-15)** *{Deferred from 8/11/21, 9/15/21, 9/29/21, 10/20/21, 11/3/21, 11/17/21, 12/15/21, 1/5/22, 1/26/22, 2/9/22, 3/2/22}*
- PROPERTY OWNERS:** QUESTA DEL ORO LLC / MDS INVESTMENTS
REQUEST: SINGLE FAMILY RESIDENTIAL SUBDIVISION ON TRACT A-1-A-3. TRACT A-1-A-4 SPLIT FOR EXTENSION OF DEIKENBORN DRIVE
- DEFERRED TO APRIL 6TH, 2022.**
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6. [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, 3/9/22}*
- 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 MARCH 30TH, 2022.**
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7. [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}*
- PROPERTY OWNERS:** DARRYL CHITWOOD
REQUEST: PRELIMINARY PLAT, SIDEWALK WAIVER
- DEFERRED TO MARCH 30TH, 2022.**
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MINOR CASES

8. **PR-2021-005185**
SD-2022-00040 – PRELIMINARY/FINAL
PLAT
VA-2022-00064 – SIDEWALK WAIVER

JAG PLANNING & ZONING, LLC agent for **VICTOR F. APODACA** requests the aforementioned action(s) for all or a portion of: **TRACT 37 B 1, MRGCD MAP 37** zoned **R-1A**, located at **402 GOMEZ AVE NE between EDITH BLVD NE and BROADWAY NE** containing approximately 0.8077 acre(s). (K-15)

PROPERTY OWNERS: APODACA VICTOR F & APODACA JESUS F
REQUEST: CREATE 6 LOTS FROM ONE EXISTING LOT AND SIDEWALK WAIVER

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 AND THE SIDEWALK WAIVER. FINAL SIGN OFF IS DELEGATED TO TRANSPORTATION FOR JUSTIFICATION OF RIGHT OF WAY WIDTH AND ROADWAY WIDTH ON ON GOMEZ AVENUE, AND FOR A CROSS SECTION INDICATING HOW FUTURE ROADWAY ELEMENTS SHALL BE ACCOMMODATED, AND TO PLANNING FOR PLAT NOTES INDICATING SIDEWALK WAIVER APPROVAL AND RIGHT OF WAY DETERMINATION APPROVAL AND FOR THE APPLICATION NUMBER TO BE ADDED TO THE PLAT.

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9. **PR-2022-0006630**
SD-2022-00024 – VACATION OF PUBLIC
EASEMENT
SD-2022-00025 – PRELIMINARY/FINAL
PLAT

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]*

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

DEFERRED TO MARCH 30TH, 2022.

10. [PR-2020-004215](#)
[SD-2022-00028](#) – PRELIMINARY/FINAL
PLAT

WAYJOHN SURVEYING INC. agent for **ALBUQUERQUE-MONTGOMERY TAKE FIVE LLC** requests the aforementioned action(s) for all or a portion of: **LOT C BLOCK 7, BOYD'S ADDITION** zoned **MX-L**, located at **6201 MONTGOMERY between SAN PEDRO DR NE and ROBERTA PL NE** containing approximately **0.5144** acre(s). **(F-18)**
[Deferred from 3/2/22]

PROPERTY OWNERS: ETHRIDGE PROPERTIES LLC
REQUEST: CREATE 2 LOTS FROM 1 EXISTING LOT

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.

11. [PR-2021-006130](#)
[SD-2022-00029](#) – PRELIMINARY/FINAL
PLAT

WAYJOHN SURVEYING INC. agent for **FOX PLAZA LLC** requests the aforementioned action(s) for all or a portion of: **4-B & 4-D, TIJERAS PLACE IMPROVEMENT CO.** zoned **MX-M**, located at **201 SAN PEDRO SE between ZUNI RD SE and CENTRAL AVE SE** containing approximately **4.8618** acre(s). **(K-18)**
[Deferred from 3/2/22]

PROPERTY OWNERS: FOX PLAZA PARTNERS C/O JAMES A PETERSON
REQUEST: CREATE 1 LOT FROM 2 EXISTING LOTS

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 TRANSPORTATION FOR SAN PEDRO CROSS SECTION AS DISCUSSED, AND TO PLANNING FOR FINAL SIGN-OFF.

12. [PR-2021-005009](#) IDO 2019
[SD-2021-00091](#) – PRELIMINARY/
FINALPLAT

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]

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

DEFERRED TO MARCH 30TH, 2022.

SKETCH PLATS

13. [PR-2022-006712](#)
PS-2022-0040 – SKETCH PLAT

DIEGO M. RUIZ requests the aforementioned action(s) for all or a portion of: **LOT 39A-P1, OXBOW BLUFF** zoned **R-1**, located at **5004 SANDPIPER CT NW between COORS NW and ST. JOSEPH'S NW** containing approximately **0.5910** acre(s). **(G-11)**

PROPERTY OWNERS: BROWN MICHAEL BURTON & LEDESMA
ROCHELLE EILEEN

REQUEST: BUILDING ENVELOPE RECONFIGURATION

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

14. [PR-2022-006708](#)
PS-2022-00039 – SKETCH PLAT

JAG PLANNING & ZONING, LLC agent for **NASER AIKHANI, AIKAHANI RVT** requests the aforementioned action(s) for all or a portion of: **LOT 6, FOUR HILLS VILLAGE 21ST INSTALLMENT** zoned **R-1D**, located at **1200 HIDEAWAY LN SE between STAGECOACH RD SE and I-40** containing approximately **3.0791** acre(s). **(M-23)**

PROPERTY OWNERS: ALIKHANI NASER TRUSTEE ALIKHANI RVT

REQUEST: VACATE PORTION OF HIDEWAY LANE AND COMBINE WITH LOT 6, GRANT EASEMENTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

Other Matters - None

Action Sheet Minutes were approved for March 9, 2022

DRB Member Signing Session for Approved Cases

ADJOURNED