



**DEVELOPMENT REVIEW BOARD**

**Agenda**

**ONLINE ZOOM MEETING**

**May 11, 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 – TO BE HEARD BEGINNING AT 9:00 am**

1. [PR-2022-006497](#)  
**SD-2022-00022 – VACATION OF RIGHT-OF-WAY**  

**CONSENSUS PLANNING INC./JACQUELINE FISHMAN** agent for **LEGACY DEVELOPMENT & MANAGEMENT LLC** requests the aforementioned action(s) for all or a portion of: **LOT 2 BLOCK 4B, SUNPORT PARK** zoned **NR-BP**, located on **1500 SUNPORT PL SE between SUNPORT PLACE and SUNPORT BLVD** containing approximately **0.3598** acre(s). **(M-15)**  
*[Deferred from 3/9/22]*

**PROPERTY OWNERS:** AIRPORT HOSPITALITY LLC C/O LEGACY HOSPITALITY LLC  
**REQUEST:** VACATION OF 15,672 PORTION OF SUNPORT BLVD RIGHT OF WAY

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

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2. [PR-2022-006497](#)  
**SI-2022-00124 – SITE PLAN**  

**CONSENSUS PLANNING INC.** agent for **FAIZEL KASSAM** requests the aforementioned action(s) for all or a portion of **LOT 2 BLOCK 4B, SUNPORT PARK SUBDIVISION**, zoned **NR-BP**, located on **1500 SUNPORT PL NE** containing approximately **1.2115** acre(s). **(M-15)** *[Deferred from 2/9/22, 3/9/22]*

**PROPERTY OWNERS** AIRPORT HOSPITALITY LLC C/O LEGACY HOSPITALITY LLC  
**REQUEST:** SITE PLAN for HOTEL DEVELOPMENT

**DEFERRED TO JUNE 8<sup>TH</sup>, 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 7<sup>TH</sup> ST NW and 9<sup>th</sup> 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, 4/13/22, 4/27/22]

**PROPERTY OWNERS:** DARRYL CHITWOOD

**REQUEST:** PRELIMINARY PLAT, SIDEWALK WAIVER

**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 11<sup>TH</sup>, 2022 THE DRB HAS APPROVED PRELIMINARY PLAT, THE SIDEWALK WAIVER AND THE EPC FINAL SITE PLAN SIGN-OFF WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR SITE PLAN SHEETS TO BE SEALED AND SIGNED, VERIFICATION OF SOLID WASTE SIGNATURE, AND FOR VERIFICATION OF THE SIDEWALK WAIVER NOTE ON THE PLAT.**

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, 4/13/22, 4/27/22]

**PROPERTY OWNERS:** HERRIN-OPHIR LLC

**REQUEST:** VACATE A PORTION OF SAN MATEO BOULEVARD

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB RECOMMENDS APPROVAL OF THE VACATION OF RIGHT-OF WAY BY THE CITY COUNCIL BASED ON EXHIBITS SHOWN IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO.**

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5. [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]

**PROPERTY OWNERS:** RED SHAMROCK 12 LLC

**REQUEST:** SUBDIVIDE 1 EXISTING LOT INTO 10 SMALLER LOTS, DEDICATE RIGHT OF WAY, GRANT EASEMENTS

**DEFERRED TO MAY 18<sup>TH</sup>, 2022.**

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**MINOR CASES – TO BE HEARD BEGINNING AT 1:30 pm**

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6. [PR-2021-005467](#)  
[SI-2022-00861](#) – 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: **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)

**PROPERTY OWNERS:** TRADECOR 4800 MONTGOMERY LLC

**REQUEST:** FINAL APPROVAL ON EPC SITE PLAN

**DEFERRED TO MAY 18<sup>TH</sup>, 2022.**

7. [PR-2022-003491](#)  
[SD-2022-00069](#) – EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT

**MIKE LAM** agent for **JASON FILE** requests the aforementioned action(s) for all or a portion of: **LOT 1-A & 1-B, ALVARADO GARDENS** zoned **RT/RA-2**, located at **2315 & 2311 MATTHEW AVE NW** containing approximately **1.0012** acre(s). **(G-13)**

**PROPERTY OWNERS:** JARDIN DEL VALLE ESTATES LLC

**REQUEST:** INFRASTRUCTURE IMPROVEMENTS AGREEMENT EXTENSION

**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 TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT.**

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8. [PR-2022-006571](#)  
[SD-2022-00073](#) – PRELIMINARY/FINAL  
PLAT

CSI – CARTESIAN SURVEYS, INC. agent for THE CONSTANCE, LLC requests the aforementioned action(s) for all or a portion of: LOTS 58 & 59, ROSSITER ADDITION zoned R-ML, located at 4505 12<sup>TH</sup> ST NW between BELLROSE AVE NW and 12<sup>th</sup> CT NW containing approximately 0.6945 acre(s). (F-14)

PROPERTY OWNERS: CONSTANCE LLC THE

REQUEST: CREATE ONE NEW LOT FROM TWO EXITING LOTS VIA LOT LINE ELIMINATION, GRANT 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 LIST ON MAY 11<sup>TH</sup>, 2022 THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR THE INFRASTRUCTURE IMPROVEMENTS AGREEMENT AND FOR THE APPLICATION NUMBER TO BE ADDED TO THE PLAT.

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9. [PR-2021-005459](#)  
[SD-2022-00072](#) – FINAL PLAT  
Sketch plat 5-19-2021

TIERRA WEST agent for CONTRACTORS LEASING LLC/LARRY R. GUTIERREZ requests the aforementioned action(s) for all or a portion of: LOT 1A BLOCK 2 SUNPORT PARK REPL OF LOTS 1, 2 & 3 BLOCK 2 and LOT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLOCK 2, SUNPORT PARK, zoned NR-BP, located at 2900 TRANSPORT between FLIGHTWAY AVE and WOODWARD ROAD containing approximately 10.7 acre(s). (M-15)

PROPERTY OWNERS: CONTRACTORS LEASING LLC

REQUEST: 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 FINAL PLAT. FINAL SIGN-OFF IS DELEGATED TO PLANNING FOR THE AGIS DXF FILE AND FOR THE PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE PLAT.

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10. [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, 4/13/22]
- PROPERTY OWNERS:** BLAKE'S LOTABURGER  
**REQUEST:** COMBINE 5 LOTS INTO ONE LOT
- DEFERRED TO JUNE 8<sup>TH</sup>, 2022.**
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11. [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]
- 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 18<sup>TH</sup>, 2022.**
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12. [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]
- PROPERTY OWNERS:** SANTA BARBARA HOMEOWNERS ASSOCIATION  
**REQUEST:** SUBDIVIDE ONE LOT INTO FOUR LOTS
- DEFERRED TO MAY 18<sup>TH</sup>, 2022.**
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## SKETCH PLANS

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13. [PR-2022-006939](#)  
[PS-2022-00091](#) – SKETCH PLAN

**INDUSTRIAL ALLY** agent for **AMERICAN GYPSUM COMPANY, LLC** requests the aforementioned action(s) for all or a portion of: **TR OF LAND IN E1/2 NW1/4 & W1/2 NE1/4 SEC 23 T11N R3E (EXCLPORT OUT TO R/W) CONT 43.3900** zoned **NR-GM**, located at **4600 PASEO DEL NORTE** near **TIBURN ST** containing approximately **43.39** acre(s). **(D-17)**

**PROPERTY OWNERS:** AMERICAN GYPSUM INC

**REQUEST:** ADDITION OF NEW EQUIPMENT INCLUDING ASSOCIATED ENCLOSURE STRUCTURE

**THE SKETCH PLAN WAS REVIEWED AND COMMENTS WERE PROVIDED.**

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14. [PR-2022-006926](#)  
[PS-2022-00088](#) – SKETCH PLAN

**PROFESSIONAL SURVEYING LLC** agent for **VINCENT SANCHEZ** requests the aforementioned action(s) for all or a portion of: **TRACT 291 A & B, MRGCD MAP 38 AND LOTS 17 & 18, PUEBLO BONITO ADDITION** zoned **R-1C**, located at **2514 & 2518 CARSON RD NW & 2429 PUEBLO BONITO CT NW**. **(J-13)**

**PROPERTY OWNERS:** SANCHEZ VINCENT & REBECCA

**REQUEST:** REPLAT 4 LOTS

**THE SKETCH PLAN WAS REVIEWED AND COMMENTS WERE PROVIDED.**

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15. [PR-2022-006935](#)  
[2022-00089](#) – SKETCH PLAN

**DAN KRUPIAK** agent for **FAIRWAYS VENTURES LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 4 THRU 6, LOTS 4-6 JUAN TABO BUSINESS PARK** zoned **MX-T**, located at **10900, 10915 JUAN TABO** north of **JUAN TABO PL NE** and **COMMANCHE** containing approximately **2.1** acre(s). **(G-21)**

**PROPERTY OWNERS:** H2C INVESTMENTS LLC, 4001 JUAN TABO LLC

**REQUEST:** SUBDIVISION OF EXISTING LOTS TO 16 SINGLE FAMILY LOTS

**THE SKETCH PLAN WAS REVIEWED AND COMMENTS WERE PROVIDED.**

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Other Matters - None

Action Sheet Minutes were approved for May 4, 2022

DRB Member Signing Session for Approved Cases

ADJOURNED

