



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

June 15, 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

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT ANGELA GOMEZ, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: DEFERRAL OF CASES WILL BE ANNOUNCED AT THE BEGINNING OF THE AGENDA.

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW. PER THE DRB RULES OF PROCEDURE, AN INDEFINITE DEFERRAL REQUIRES A RE-APPLICATION AND REPAYMENT OF ALL APPLICATION FEES.

NOTE: CLICK ON THE BLUE HIGHLIGHTED PROJECT # LINK TO ACCESS THE CASE. (Place mouse over hyperlink, right-click, choose "open hyperlink")

- A. Call to Order: 9:00 A.M.
B. Changes and/or Additions to the Agenda
a. Motion to amend the rules to allow a virtual meeting because of the public health emergency.
b. Remote Meeting Information:
(Place mouse over hyperlink, right-click, choose "open hyperlink")

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, 5/4/22]

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 JULY 13TH, 2022.

2. [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, 5/18/22, 6/8/22]

PROPERTY OWNERS: RED SHAMROCK 12 LLC

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

DEFERRED TO JUNE 29TH, 2022.

SKETCH PLATS

3. [PR-2022-007141](#)
[PS-2022-00090](#) – SKETCH PLAT

CONSENSUS PLANNING | SHAWNA BALLAY agent for **KEYSTONE HOMES** requests the aforementioned action(s) for all or a portion of: **TRACT B-1, HERITAGE MARKETPLACE** zoned **MX-L**, located at **1700 UNSER BLVD NW between I-40 and LADERA DR NW between I-40 and LADERA DR NW** containing approximately 9.05 acre(s). (H-09)

PROPERTY OWNERS: BERNCO INVESTORS LLC

REQUEST: REDUCE MULTI-FAMILY UNITS FROM 230 APARTMENTS TO APPROXIMATELY 129 TOWNHOMES

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

4. [PR-2022-007100](#)
[PS-2022-00115](#) – SKETCH PLAT

TIERRA WEST, LLC agent for **RSF LAND & CATTLE COMPANY LLC** requests the aforementioned action(s) for all or a portion of: **TRACT MM-1A and MM-1B, SEVEN BAR RANCH** zoned **MX-M**, located at **SEVEN BAR LOOP NW between COTTONWOOD DR NW and OLD AIRPORT AVE NW** containing approximately 3.7193 acre(s). (B-14)

PROPERTY OWNERS: RSF LAND & CATTLE COMPANY LLC

REQUEST: SKETCH PLAT REVIEW AND COMMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

5. **PR-2022-007103**
PS-2022-00117 – SKETCH PLAT

TIERRA WEST, LLC agent for **ABQ TERMINAL LLC | LB WALKER & ASSOCIATES** requests the aforementioned action(s) for all or a portion of: **MAP 44 TRACT 64C2 EXC 0.30 AC X ALL TRACT 64C3A2** zoned **NR-LM**, located at **3200 BROADWAY BLVD SE between BROADWAY BLVD SE and WOODWARD RD SE** containing approximately 21.43 acre(s). (M-14)

PROPERTY OWNERS: ABQ TERMINAL LLC ATTN: WALKER & ASSOCIATES INC.

REQUEST: SKETCH PLAT REVIEW AND COMMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

6. **PR-2022-007112**
PS-2022-00118 – SKETCH PLAT

VIETNAMESE BUDDHIST CONGREGATION OF NEW MEXICO requests the aforementioned action(s) for all or a portion of: **LOT 10-A, BLOCK 13, FAIRGROUNDS ADDITION** zoned **NR-C**, located at **327 GEORGIA ST SE between ZUNI RD and CENTRAL AVE** containing approximately 0.41 acre(s). (K-18)

PROPERTY OWNERS: VIETNAMESE BUDDHIST CONGREGATION OF NEW MEXICO

REQUEST: MERGE 4 LOTS INTO ONE LOT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

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

7. **PR-2019-002651**
SD-2022-00094 – PRELIMINARY/FINAL PLAT

ARCH + PLAN LAND USE CONSULTANTS LLC agent for **R & B LLC** requests the aforementioned action(s) for all or a portion of: **PARCEL 2A, SUNPORT PARK** zoned **NR-BP**, located at **1501 AIRCRAFT SE between I-25 and UNIVERSITY BLVD** containing approximately 48.6595 acre(s). (M-15)

PROPERTY OWNERS: R&B LLC

REQUEST: CREATE 2 LOTS FROM ONE EXISTING LOT

DEFERRED TO JUNE 29TH, 2022.

8. **PR-2022-007033**
SD-2022-00093 – PRELIMINARY/FINAL
PLAT

CSI – CARTESIAN SURVEYS INC. agent for 1701 5TH STREET PARTNERS, LLC requests the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 5 BLOCK 3, IVES ADDITION** zoned **NR-LM**, located at **1705 5TH STREET NW** between **ASPEN AVE NW** and **HAINES NW** containing approximately 0.3480 acre(s). (H-14)

PROPERTY OWNERS: 1701 5TH STREET PARTNERS, LLC

REQUEST: CREATE ONE NEW LOT FROM 5 EXISTING LOTS, DRB DETERMINATION ALLOWING WIDTHS OF 5TH ST AND PUBLIC ALLEY ADJOINING 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. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR THE DRB DETERMINATIONS ON 5TH STREET AND THE PUBLIC ALLEY TO BE ADDED TO THE PLAT, FOR THE APPLICATION NUMBER TO BE ADDED TO THE PLAT, AND FOR THE AGIS DXF FILE.

9. **PR-2021-005716**
SD-2022-00077– PRELIMINARY/FINAL
PLAT

CSI – CARTESIAN SURVEYS, INC. agent for **PAULETTE BACA** requests the aforementioned action(s) for all or a portion of: **TRACT 93A3, MRGCD MAP 40** zoned **R-1A**, located at **711 7TH ST SW** between **STOVER AVE SW** and **ATLANTIC AVE SW** containing approximately **0.2585** acre(s). **(K-14)**
[Deferred from 5/25/22, 6/8/22]

PROPERTY OWNERS: LUJAN NELSON J & BACA PAULETTE

REQUEST: CREATE 3 NEW TRACTS FROM ONE EXISTING TRACT, DRB DETERMINATION REQUEST FOR EXISTING SIDEWALK WIDTH

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 DATES TO BE ADDED TO THE EASEMENT NOTE AND TO THE DRB DETERMINATION NOTE ON THE PLAT AS DISCUSSED.

10. [PR-2022-006614](#)
SD-2022-00079 – VACATION OF PUBLIC
EASEMENT

COMMUNITY SCIENCES CORPORATION agent for **MICHAEL & EMILY CISNEROS** requests the aforementioned action(s) for all or a portion of: **LOT 3 BLOCK 12 UNIT 5, VOLCANO CLIFFS** zoned **R-1D**, located at **6508 JADE DR NW between EMERALD DR NW and 81st NW** containing approximately **0.3435** acre(s). **(E-10)** *[Deferred from 5/25/22, 6/8/22]*

PROPERTY OWNERS: HANNA JOSEPHINE T & HANNA MARK E

REQUEST: VACATE EXISTING 25' DRAIN. EASEMENT IN BACK OF LOT 3

APPLICATION WAS WITHDRAWN BY THE APPLICANT.

Other Matters – None.

Action Sheet Minutes were approved for June 8, 2022

DRB Member Signing Session for Approved Cases

ADJOURNED