



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

August 24, 2022

Jolene Wolfley..... DRB Chair
Ernest Armijo..... Transportation
André Houle..... Water Authority
Shahab Biazar.....Hydrology
Concetta Trujillo.....Code Enforcement
Cheryl Somerfeldt.....Parks and Rec

Angela Gomez ~ DRB Administrative Assistant

MAJOR CASES

1. PR-2021-005195
SI-2021-01747 – SITE PLAN
IDO - 2020

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, 5/18/22, 6/22/22, 7/27/22]

PROPERTY OWNERS: JC SIX LLC
REQUEST: SITE PLAN APPROVAL REQUEST FOR MULTI-FAMILY APARTMENT HOME COMMUNITY

DEFERRED TO SEPTEMBER 14, 2022.

2. PR-2021-005597
SD-2022-00026 – PRELIMINARY PLAT
IDO - 2020

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, 6/15/22, 6/22/22, 7/27/22, 8/3/22, 8/10/22]

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

DEFERRED TO SEPTEMBER 14, 2022.

MINOR CASES

3. [PR-2022-006872](#)
[SD-2022-00114](#) – PRELIMINARY/FINAL
PLAT
IDO - 2021
- ARCH + PLAN LAND USE CONSULTANTS LLC agent for **FIRST NATIONS COMMUNITY HEALTH SOURCE** requests the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 16 AND 41 THRU 46** zoned **MX-M**, located at **5110 COPPER NE** between **MANZANO ST** and **TRUMAN ST** containing approximately **2.2957** acre(s). **(K-17)** [Deferred from 8/24/22]
- PROPERTY OWNERS:** FIRST NATIONS COMMUNITY HEALTHSOURCE
REQUEST: LOT CONSOLIDATION: 32 LOTS INTO 1 LOT
- DEFERRED TO AUGUST 31, 2022.**
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4. [PR-2022-006861](#)
[SD-2022-00112](#) – PRELIMINARY/FINAL
PLAT
4/27/22 Sketch
IDO - 2021
- ABQ LAND USE CONSULTING LLC – **CARL GARCIA** agent for **GERARDO & MAYA FERNANDEZ** requests the aforementioned action(s) for all or a portion of: **TRACT 133A2A1B & 133B1A1B, LANDS OF FERNANDEZ** zoned **R-1D**, located on **47th ST NW** and **49th ST NW** containing approximately **0.2111** acre(s). **(J-12)** [Deferred from 8/10/22, 8/24/22]
- PROPERTY OWNERS:** FERNANDEZ GERARDO & MAYA SIMONA
REQUEST: REPLAT 2 LOTS INTO 1 LOT
- DEFERRED TO AUGUST 31, 2022.**
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5. [PR-2020-004457](#)
[SD-2022-00116](#) – EXTENSION OF
PRELIMINARY PLAT
IDO - 2020
- RIO GRANDE ENGINEERING** agent for **QUIVIRA LAND** requests the aforementioned action(s) for all or a portion of: **LOT 22, VOLCANO CLIFFS SUBDIVISION** zoned **RA** located on **QUIVIRA DR** between **VISTA VIEJA AVE** and **RETABLO RD** containing approximately **6.0** acre(s). **(D-09)**
- PROPERTY OWNERS:** QUIVIRA LAND LLC
REQUEST: ONE YEAR EXTENSION OF PRELIMINARY PLAT AND INFRASTRUCTURE LIST
- IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT ALONG WITH THE ASSOCIATED INFRASTRUCTURE LIST.**
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SKETCH PLATS

6. [PR-2020-003442](#)
[PS-2022-00165](#) – SKETCH PLAT
IDO - 2021

BOHANNAN HUSTON | KELLY KLEIN agent for **CORAZON DEL MESA 4, LLC** requests the aforementioned action(s) for all or a portion of: **A-6-C-1, MESA DEL SOL INNOVATION PARK** zoned **PC**, located on **UNIVERSITY BLVD** between **STRYKER RD** and **STIEGLITZ AVE** containing approximately **33.08** acre(s). (**R-15, R-16, S-16**)

PROPERTY OWNERS: CORAZON DEL MESA 4, LLC
REQUEST: SKETCH PLAT REVIEW AND COMMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

7. [PR-2022-007492](#)
[PS-2022-00167](#) – SKETCH PLAT
IDO - 2021

ISAACSON & ARFMAN, INC. | FRED ARFMAN, PE agent for **LLAVE ENTERPRISES** requests the aforementioned action(s) for all or a portion of: **LOT 13 BLOCK 4 UNIT 3, NORTH ALBUQUERQUE ACRES** zoned **PD**, located at **8950 ALAMEDA BLVD NE** between **VENTURA ST** and **BARSTOW ST** containing approximately **0.8995** acre(s). (**C-20**)

PROPERTY OWNERS: LLAVE ENTERPRISES
REQUEST: SKETCH PLAT REVIEW AND COMMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

8. [PR-2022-007501](#)
[PS-2022-00170](#) – SKETCH PLAT
IDO - 2021

CSI – CARTESIAN SURVEYS INC. agent for **ASPEN RANCH APARTMENTS** requests the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 6, BLOCK 47, UNIVERSITY HEIGHTS** zoned **MX-T** and **R-MH**, located at **208 WELLESLEY DR SE** between **SILVER AVE SE** and **LEAD AVE SE** containing approximately **0.9764** acre(s). (**K-16**)

PROPERTY OWNERS: C3 RESIDENTIAL LLC
REQUEST: INTERIOR LOT LINE ELIMINATION BETWEEN 6 LOTS TO CREATE 2 NEW LOTS, VACATE RIGHT-OF WAY

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

9. [PR-2019-002574](#)
PS-2022-00172– SKETCH PLAT
IDO - 2021

INTERPLAN LLC agent for **CHICK-FIL-A INC.** requests the aforementioned action(s) for all or a portion of: **LOT 6, COORS PAVILLION** zoned **NR-C**, located at **4001 COORS BLVD NW** between **COORS BLVD** and **ST JOSEPH'S** containing approximately **1.1 acre(s)**. **(G-11)**

PROPERTY OWNERS: LEVINE INVESTMENTS LIMITED PARTNERSHIP
REQUEST: PARKING LOT ADDITION, DT MODIFICATION, TRANSFORMER RELOCATION & EXISTING SINGLE LANE OMD CANOPY EXTENSION TO DUAL LANE

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

Other Matters - None

Action Sheet Minutes were approved for August 17, 2022

DRB Member Signing Session for Approved Cases

ADJOURNED