DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

August 17, 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 & ASSOCIATED MINORS

1. **PR-2021-005272**
   **SI-2022-01239 – SITE PLAN**
   **IDO - 2020**

   CONTRIBUS PLANING, INC. agent for GTA SAN PEDRO, LLC requests the aforementioned action(s) for all or a portion of: LOTS 1-4 AND 29-32, BLOCK 27, TRACT A UNIT B, NORTH ALBUQUERQUE ACRES zoned R-MH, located on 9320 SAN PEDRO DR NE between OAKLAND AVE NE and EAGLE ROCK AVE NE containing approximately 6.77 acre(s).

   (C-18) [Deferred from 7/20/22, 8/3/22, 8/10/22]

   **PROPERTY OWNERS**: GTA SAN PEDRO LLC
   **REQUEST**: 218 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH SIX 4-STORY BUILDINGS PLUS A CLUBHOUSE.

   IN THE MATTER OF THE AFOREMENTIONED APPLICATION,
2. **PR-2021-005272**
**SD-2022-00113 – PRELIMINARY/FINAL PLAT**

*IDO - 2021*

ARCH + PLAN LAND USE CONSULTANTS agent for GTA SAN PEDRO LLC requests the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 4 & 29 THRU 32, NORTH ALBUQUERQUE ACRES** zoned R-MH, located at **9320 SAN PEDRO NE between EAGLE ROCK AVE and OAKLAND AVE** containing approximately **6.5798 acre(s)**.  

**Deferred from 8/10/22**

**PROPERTY OWNERS:** GTA SAN PEDRO LLC  
**REQUEST:** LOT CONSOLIDATION FOR 8 LOTS INTO 1 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 WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR RIGHT-OF-WAY DEDICATIONS ON EAGLE ROCK, OAKLAND AND SAN PEDRO, ALL BORDERING THE PROPERTY, AND TO PLANNING FOR FINAL SIGN-OFF.

---

**MAJOR CASES**

3. **PR-2022-007229**
**SI-2022-01237 – SITE PLAN**

ROSE MIRANDA requests the aforementioned action(s) for all or a portion of: **TR 2 CORRECTION PLAT FOR 98TH STREET PLAZA (BEING COMPRISED OF PORTIONS OF TRACTS 1 AND 2, ROW 2, UNIT A, ORIGINAL TOWNSITE OF WESTLAND) CONT 0.9726 AC, TOWN OF ATRISCO GRANT zoned MX-M, located at 261 98th ST between VOLCANO DR and BLUEWATER containing approximately 0.09726 acre(s).**  

**Deferred from 7/20/22**

**PROPERTY OWNERS:** AIGP REALTY LLC  
**REQUEST:** 2,600 SQ FT PANDA EXPRESS WITH DRIVE THRU

**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 INFRASTURCTURE LIST ON AUGUST 17, 2022, THE DRB HAS **APPROVED** THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO THE WATER AUTHORITY FOR INFRASTRUCTURE LIST MODIFICATION INDICATING THAT TWO ABANDONED WATER SERVICES ARE REMOVED AND CAPPED AT THE MAIN AS DISCUSSED, AND FOR A RECORDED PAPER EASEMENT FOR THE FIRE HYDRANT, AND TO PLANNING FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT.

---

**SKETCH PLATS – AM SESSION**
4. **PR-2022-007219**  
**PS-2022-00158 – SKETCH PLAT**  
*IDO - 2021*

TIERRA WEST, LLC agent for MAUNEY INVESTMENTS, LLC requests the aforementioned action(s) for all or a portion of: TRACT A-1-E/TRACT A-1-A, LOS PASTORES SHOPPING CENTER zoned MX-M, located at 4615 WYOMING BLVD NE between WYOMING BLVD NE and MONTGOMERY BLVD NE containing approximately 2.1979 acre(s). (F-19)

**PROPERTY OWNERS:** MAUNEY INVESTMENTS LLC  
**REQUEST:** SKETCH PLAT REVIEW AND COMMENT  

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

5. **PR-2022-007471**  
**PS-2022-00161 – SKETCH PLAT**  
*IDO - 2021*

CSI – CARTESIAN SURVEYS INC. agent for THE SANITARY TORTILLA FACTORY requests the aforementioned action(s) for all or a portion of: LOTS 1 THRU 5, BLOCK 37, NM TOWN COMPANY’S ORIGINAL TOWNSITE zoned MX-FB-UD, located at 401 2ND ST SW between LEAD AVE SE and COAL AVE SW containing approximately 0.4082 acre(s). (K-14)

**PROPERTY OWNERS:** CITY OF ALBUQUERQUE  
**REQUEST:** LOT LINE ELIMINATION FOR 5 LOTS TO TWO NEW LOTS, GRANT EASEMENTS  

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

6. **PR-2018-001560**  
**PS-2022-00164 – SKETCH PLAT**  
*IDO - 2021*

BOHANNAN HUSTON INC. agent for HOFFMANTOWN CHURCH requests the aforementioned action(s) for all or a portion of: TRACT A-2, HOFFMANTOWN zoned MX-L, located on HARPER RD between VENTURA ST and WYOMING BLVD containing approximately 14.0 acre(s). (E-20)

**PROPERTY OWNERS:** HOFFMANTOWN BAPTIST CHURCH  
**REQUEST:** SKETCH PLAT REVIEW AND COMMENT  

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

**MINOR CASES – AFTERNOON SESSION BEGINNING AT 1:30 pm**
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)

PROPERTY OWNERS: FIRST NATIONS COMMUNITY HEALTHSOURCE
REQUEST: LOT CONSOLIDATION: 32 LOTS INTO 1 LOT

DEFERRED TO AUGUST 24TH, 2022

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]

PROPERTY OWNERS: FERNANDEZ GERARDO & MAYA SIMONA
REQUEST: REPLAT 2 LOTS INTO 1 LOT

DEFERRED TO AUGUST 24TH, 2022.

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 2/16/22, 4/20/22, 4/27/22]

PROPERTY OWNERS: HERRIN-OPHIR LLC
REQUEST: MINOR PRELIMINARY/FINAL PLAT TO VACATE A PORTION OF SAN MATEO BOULEVARD AND GRANT ANY EASEMENTS AS SHOWN

DEFERRED TO OCTOBER 19TH, 2022.

SKETCH PLATS – PM SESSION
10. **PR-2022-007466**  
**PS-2022-00160 – SKETCH PLAT**  
*IDO - 2021*

JUANITA GARCIA | JAG PLANNING & ZONING agent for EVAN DAVIS | SILVER TOWNHOMES LLC requests the aforementioned action(s) for all or a portion of: LOTS 11 THRU 22, BLOCK 30, VALLEY VIEW ADDITION zoned MX-T, located at JEFFERSON SE between CENTRAL AVE SE and SILVER AVE SE containing approximately 0.8609 acre(s). (K-17)

**PROPERTY OWNERS:** MCCANNA R J II  
**REQUEST:** LOT CONSOLIDATION: 12 LOTS INTO 1 NEW LOT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

11. **PR-2022-006448**  
**PS-2022-00162 – SKETCH PLAT**  
*IDO - 2021*

JUANITA GARCIA | JAG PLANNING & ZONING agent for ALFREDO BARRENECHEA, LOS POLLOS HERMANOS requests the aforementioned action(s) for all or a portion of: C1B, ALBUQUERQUE WEST zoned MX-M, located on 57th ST between QUAIL RD NW and OURAY RD NW containing approximately 0.6464 acre(s). (H-11)

**PROPERTY OWNERS:** LAVA PARTNERS  
**REQUEST:** VACATE 20’ WIDE PUBLIC ACCESS AND SANITARY SEWER EASEMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

**OTHER MATTERS**

12. **PR-2021-006237**  
**SI-2021-01915 – CORRECTION TO SITE PLAN AMENDMENT**

MODULUS ARCHITECTS & LANDUSE PLANNING, INC. agent for SUN CENTER PARTNERS LLC requests the aforementioned action(s) for all or a portion of: TRACT 2A-2B3, JOURNAL CENTER zoned NR-BP, located at 7700 ST NE between SAN FRANCISCO DR NE and JEFFERSON ST NE containing approximately 2.983 acre(s). (D-17)

**PROPERTY OWNERS:** SUN CENTER PARTNERS, LLC  
**REQUEST:** CORRECTION TO AMENDMENT TO DRB SITE PLAN TO REMOVE TRACT 2A-2B3 FROM THE OVERALL MASTER PLAN

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 CORRECTION OF THE AMENDED SITE PLAN WITH FINAL SIGN OFF DELEGATED TO CODE ENFORCEMENT FOR THE APPROVED PARKING AGREEMENT AND FOR RECORDED COMPANION DOCUMENTS AS DISCUSSED, AND TO PLANNING FOR FINAL SIGN-OFF.
Action Sheet Minutes were approved for August 10, 2022

DRB Member Signing Session for Approved Cases

ADJOURNED