



**DEVELOPMENT REVIEW BOARD**

**Agenda**

**ONLINE ZOOM MEETING**

**August 10, 2022**

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

*Angela Gomez ~ DRB Administrative Assistant*

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**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:**

Join Zoom Meeting:

<https://cabq.zoom.us/j/81711919604> (Place mouse over hyperlink, right-click, choose "open hyperlink")

Meeting ID: 817 1191 9604

By phone: +1 346 248 7799 or Find your local number: <https://cabq.zoom.us/j/81711919604>

**MAJOR CASES & ASSOCIATED MINORS**

1. [\*\*PR-2021-005272\*\*](#)  
**SI-2022-01239** – SITE PLAN  
*IDO - 2020*

**CONSENSUS PLANNING, 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]

**PROPERTY OWNERS:** GTA SAN PEDRO LLC

**REQUEST:** 218 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH SIX 4-STORY BUILDINGS PLUS A CLUBHOUSE.

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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). **(C-18)**

**PROPERTY OWNERS:** GTA SAN PEDRO LLC

**REQUEST:** LOT CONSOLIDATION FOR 8 LOTS INTO 1 LOT

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### MAJOR CASES

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3. [PR-2022-006630](#)  
[SD-2022-00024](#) – VACATION OF PUBLIC  
EASEMENT  
[SD-2022-00025](#) – PRELIMINARY/FINAL  
PLAT  
[VA-2022-00065](#) – SIDEWALK WAIVER  
IDO - 2020

**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, 3/16/22, 3/30/22, 4/13/22, 4/27/2, 6/8/22, 7/13/22*]

**PROPERTY OWNERS:** SANDOVAL CARMEN

**REQUEST:** VACATE PORTION OF REMAINING ABCWUA PUBLIC SANITARY SEWER AND WATERLINE EASEMENT

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4. [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*]

**PROPERTY OWNERS:** RED SHAMROCK 12 LLC

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

**\*\* AGENT REQUESTS DEFERRAL TO AUGUST 24<sup>TH</sup>, 2022.**

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### MINOR CASES

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5. [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 **47<sup>th</sup> ST NW and 49<sup>th</sup> ST NW** containing approximately 0.2111 acre(s). (J-12)
- PROPERTY OWNERS:** FERNANDEZ GERARDO & MAYA SIMONA  
**REQUEST:** REPLAT 2 LOTS INTO 1 LOT
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6. [PR-2021-005009](#)  
[SD-2021-00091](#) – PRELIMINARY/  
FINAL PLAT  
*IDO - 2019*
- 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 RD**, 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, 5/11/22, 6/8/22/ 6/22/22, 7/27/22*]
- PROPERTY OWNERS:** BLAKE'S LOTABURGER  
**REQUEST:** COMBINE 5 LOTS INTO ONE LOT
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### **SKETCH PLATS**

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7. [PR-2022-007151](#)  
[PS-2022-00150](#) – SKETCH PLAT  
*IDO - 2021*
- TIERRA WEST, LLC agent for **BRANDENREED PROPERTIES LLC** requests the aforementioned action(s) for all or a portion of: **TRACT 4 PLAT OF TRACTS 1 THRU 4, PARADISE PLAZA** zoned **MX-L**, located on **UNSER BLVD near MCMAHON BLVD NW** containing approximately **1.82** acre(s). (A-11)
- PROPERTY OWNERS:** BRANDENREED PROPERTIES LLC ATTN: DANNY BRANDENBURG  
**REQUEST:** SKETCH PLAT REVIEW AND COMMENT
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8. [PR-2022-006657](#)  
[PS-2022-00152](#) – SKETCH PLAT  
*IDO - 2021*
- CSI – **CARTESIAN SURVEYS, INC.** agent for **B3 DEVELOPMENT LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 9 AND VACATED RIGHT-OF-WAY/SAN MATEO, BLOCK 4, ESPERANZA ADDITION** zoned **MX-L**, located at **1000 SAN MATEO BLVD SE between SOUTHERN AVE SE and KATHRYN AVE SE** containing approximately **1.1931** acre(s). (L-17)
- PROPERTY OWNERS:** GALANTER ABE & SALLY  
**REQUEST:** LOT LINE ELIMINATION, VACATE PORTION OF RIGHT OF WAY CREATING ONE NEW LOT. FUTURE DEVELOPMENT: MIXED USE FAMILY HOUSING AND COMMERCIAL SPACE
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9. [PR-2022-007442](#)  
[PS-2022-00153](#) – SKETCH PLAT  
*IDO - 2021*

JEREMY ALFORD, RA | MOLZEN CORBIN agent for WILLIE WEST | ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY (AMAFCA) requests the aforementioned action(s) for all or a portion of: **LOT B, SANDIA FOUNDATION - AMAFCA zoned NR-C**, located at **2600 PROSPECT NE between VASSAR NE and AMAFCA DIVERSION CHANNEL** containing approximately **1.7107** acre(s). (H-16)

**PROPERTY OWNERS:** AMAFCA

**REQUEST:** SKETCH PLAT TO DETERMINE IF EXISTING CONDITIONS MAY REMAIN, OR IF SITE MODIFICATIONS ARE REQUIRED FOR EXISTING OFFICE BUILDING

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10. [PR-2020-004448](#)  
[PS-2022-00155](#) – SKETCH PLAT  
*IDO - 2021*

DEREK METSON agent for KAIROS POWER requests the aforementioned action(s) for all or a portion of: **TRACT D1 & D3 PLATS, MESA DEL SOL INNOVATION PARK II** zoned **PC**, located at **5201 HAWKING DR SE near END OF CRICK AVE SE** containing approximately **32.2** acre(s). (Q-16)

**PROPERTY OWNERS:** CITY OF ALBUQUERQUE, CHAVEZ STEVE & GUZMAN RUDY & DASKALOS PETE & SOULA

**REQUEST:** CONSTRUCTION OF TWO PROPOSED TENSILE MEMBRANE BUILDING STRUCTURES (30,000 SF and 21,900 SF) TO THE WEST OF THE KAIROS POWER CAMPUS. PROPOSED USES ARE INDUSTRIAL MANUFACTURING IN SUPPORT OF THE EXISTING USE

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11. [PR-2020-004645](#)  
[PS-2022-00156](#) – SKETCH PLAT  
*IDO - 2021*

OLSSON – COLE SCHUSTER requests the aforementioned action(s) for all or a portion of: **LOT 1A1 & A2, SNOW VISTA INVESTORS** zoned **MX-L**, located at **1125 SNOW VISTA BLVD SW between SNOW VISTA BLVD SW and DE VARGAS RD SW** containing approximately **1.094 & 0.738** acre(s). (M-09)

**PROPERTY OWNERS:** GOODMAN LAWRENCE RVT

**REQUEST:** RE-DIVIDED LOTS TO INCREASE THE AREA OF LOT 1A1

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12. [PR-2022-007416](#)  
[PS-2022-00151](#) – SKETCH PLAT  
*IDO - 2021*

OLSSON – COLE SCHUSTER requests the aforementioned action(s) for all or a portion of: **LOT 1A1 & A2, SNOW VISTA INVESTORS** zoned **MX-H**, located at **113 EUBANK BLVD NE between EUBANK BLVD SW and GLORIETA ST NE** containing approximately **1.0618 & 0.5159** acre(s). (K-20)

**PROPERTY OWNERS:** POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT

**REQUEST:** RE-DIVIDED LOTS TO INCREASE THE AREA OF LOT H

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## OTHER MATTERS

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13. [PR-2021-006237](#)

SI-2021-01915 – 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

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Action Sheet Minutes – August 3, 2022

DRB Member Signing Session for Approved Cases

ADJOURN