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: DEFFERRAL 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 REQUIRE 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/u/kegTsk3nfp

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-STOREY BUILDINGS PLUS A CLUBHOUSE.
MAJOR CASES

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

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, 4/27/22, 6/8/22, 7/13/22]  

**PROPERTY OWNERS:** SANDOVAL CARMEN  
**REQUEST:** VACATE PORTION OF REMAINING ABCWUA PUBLIC SANITARY SEWER AND WATERLINE EASEMENT

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 24TH, 2022.**

MINOR CASES
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 47th ST NW and 49TH 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 LOTABURGER 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**

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
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

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

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-DIVIED LOTS TO INCREASE THE AREA OF LOT 1A1

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-DIVIED LOTS TO INCREASE THE AREA OF LOT H

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**OTHER MATTERS**
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

Action Sheet Minutes – August 3, 2022

DRB Member Signing Session for Approved Cases

ADJOURN