



DEVELOPMENT REVIEW BOARD

Agenda

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

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/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, 8/10/22]

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)** [Deferred from 8/10/22]

PROPERTY OWNERS: GTA SAN PEDRO LLC
REQUEST: LOT CONSOLIDATION FOR 8 LOTS INTO 1 LOT

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). **(K-09)** [Deferred from 7/20/22]

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

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

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 **NR-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

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

MINOR CASES – AFTERNOON SESSION BEGINNING AT 1:30 pm

7. [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)**

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

8. [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]*

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

**** AGENT REQUESTS DEFERRAL TO AUGUST 24TH, 2022.**

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9. [PR-2021-005984](#)
[SI-2022-00269](#) – PRELIMINARY/FINAL
PLAT

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

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

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

OTHER MATTERS

12. [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 10, 2022

DRB Member Signing Session for Approved Cases

ADJOURN