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: 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 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/kegTsk3nfpl

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.
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).**  

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

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).**  

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

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).**  

**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.
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

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**SKETCH PLATS – PM SESSION**

10. **PR-2022-007466**  
PS-2022-00160 – SKETCH PLAT  

**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  

**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

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**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