



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

August 31, 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

1. [PR-2022-006960](#)
[SI-2022-01494](#) - SITE PLAN AMENDMENT

ABQ LAND USE CONSULTING LLC | CARL GARCIA agent for **NM EDUCATORS FEDERAL CREDIT UNION (NUSENDA)** requests the aforementioned action(s) for all or a portion of: **E2A2, JEANNEDALE ADDN UNIT 1A** zoned **MX-H**, located at **6501 INDIAN SCHOOL RD NE between AMERICAS PARKWAY and INDIANA ST** containing approximately **1.4802** acre(s). **(H-18)**

PROPERTY OWNERS: NM EDUCATORS FEDERAL CREDIT UNION (NUSENDA)

REQUEST: SITE PLAN AMENDMENT FOR 8-FOOT FENCE FACING STREET

MINOR CASES

2. [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, 8/24/22]
- PROPERTY OWNERS:** FERNANDEZ GERARDO & MAYA SIMONA
REQUEST: REPLAT 2 LOTS INTO 1 LOT
- ** AGENT REQUESTS DEFERRAL TO SEPTEMBER 14, 2022.**
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3. [PR-2021-005272](#)
[SD-2022-00118](#) – VACATION OF PUBLIC
EASEMENT
IDO - 2021
- 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 BE, NORTH ALBUQUERQUE ACRES** zoned R-MH, located at **9320 SAN PEDRO DR NE between OAKLAND AVE NE and EAGLE ROCK AVE NE** containing approximately 6.77 acre(s). (C-18)
- PROPERTY OWNERS:** GTA SAN PEDRO LLC
REQUEST: VACATION OF A 5 FOOT PNM EASEMENT
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4. [PR-2019-002042](#)
[SD-2022-00121](#) – EXTENSION OF
INFRASTRUCTURE IMPROVEMENTS
AGREEMENT
IDO - 2021
- MARK GOODWIN & ASSOCIATES, PA agent for **SOLARE COLLEGIATE FOUNDATION** requests the aforementioned action(s) for all or a portion of: **TRACT 12-b1-A and 12-B-1-B** zoned PD, located at **8801 GIBSON BLVD between 98th ST and BARBADOS AVE SW** containing approximately **10.9983** acre(s). **(M-9)**
- PROPERTY OWNERS:** SOLARE COLLEGIATE FOUNDATION
REQUEST: 2 YEAR EXTENSION FOR IIA FOR SOLARE CHARTE SCHOOL
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5. [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)** [Deferred from 8/24/22]
- PROPERTY OWNERS:** FIRST NATIONS COMMUNITY HEALTHSOURCE
REQUEST: LOT CONSOLIDATION: 32 LOTS INTO 1 LOT
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SKETCH PLATS

6. [**PR-2022-007507**](#)
PS-2022-00173 – SKETCH PLAT
IDO - 2021
- ARCH + PLAN LAND USE CONSULTANTS LLC** agent for **LARONER REVOCABLE LIVING TRUST** requests the aforementioned action(s) for all or a portion of: **TRACT A-1, LLD SUBDIVISION** zoned **NR-LM**, located at **4741 PAN AMERICAN NE between CHAPPELL BLVD** containing approximately **3.4632** acre(s). **(F-16)**
- PROPERTY OWNERS:** LARDNER VINCENT J JR & LARDNER TIMOTHY J
CO-TR LARDNER RVL T B CREDIT SHELTER TR
- REQUEST:** CREATE 2 LOTS FROM ONE EXISTING LOT, GRANT 23' EMERGENCY ENTRANCE/EXIT EASEMENT, VACATE EXISTING 6' & 10' PNM AND MST&T EASMENTS
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7. [**PR-2022-007508**](#)
PS-2022-00175 – SKETCH PLAT
IDO - 2021
- ARCH + PLAN LAND USE CONSULTANTS LLC** agent for **B&F HOLDINGS LLC/HOMESTEAD HILLS ENTERPRISES** requests the aforementioned action(s) for all or a portion of: **TRACT Y-2A-1-B-A & Y-2A-1-A-1-A, TAYLOR RANCH SUBDIVISION** zoned **MX-M**, located at **6911 & 6971 TAYLOR RANCH** between **HOMESTEAD CIR** and **SOONER TRL** containing approximately **10.1152** acre(s). **(D-11)**
- PROPERTY OWNERS:** HOMESTEAD HILLS ENTERPRISES
- REQUEST:** LOT LINE ADJUSTMENT BETWEEN 2 EXISTING LOTS, VACATE A PORTION OF A PNM EASEMENT
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8. [**PR-2022-007520**](#)
PS-2022-00184 – SKETCH PLAT
IDO - 2021
- ABQ LAND USE CONSULTING LLC | CARL GARCIA** agent for **SPECTRUM ABQ LLC | DIANE PALM** requests the aforementioned action(s) for all or a portion of: **LOT A, RAFAR INVESTMENTS** zoned **NR-LM**, located at **8235 WASHINGTON ST NE** between **PASEO DEL NORTE NE** and **ANAHEIM NE** containing approximately **1.675** acre(s). **(C-17)**
- PROPERTY OWNERS:** SPECTRUM ABQ LLC ATTN: DIANE PALM
- REQUEST:** SKETCH PLAT REVIEW AND COMMENT TO CHECK FOR MAJOR PUBLIC INFRASTRUCTURE
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9. [PR-2022-007509](#)
[PS-2022-00176](#) – SKETCH PLAT
IDO - 2021

MICHAEL D. BARTHEL requests the aforementioned action(s) for all or a portion of: **T 4 & THE N'LY PORT OF LT 5 BLK 2 PLAT OF AMENDED FIRST UNIT OF LA RESOLANA** zoned **R-1C**, located at **926 AVENIDA ESTRELLITA NE** between **CONSTITUTION** and **WASHINGTON** containing approximately **0.2594** acre(s). **(J-17)**

PROPERTY OWNERS: BARTHEL MICHAEL & PANSEWICZ CAMILLE E
REQUEST: COMBINE 2 LOTS INTO 1 LOT

10. [PR-2020-004171](#)
[PS-2022-00178](#) – SKETCH PLAT
IDO - 2021

FIERRO & COMPANY agent for **WILLIAM E. GALBRETH LAND DEVELOPMENT CO. LLC** requests the aforementioned action(s) for all or a portion of: **TRACT M-7-A-1, UNIT II, TUSCANY VILLAGE** zoned **R-1C**, located at **12300 SAN ANTONIO DR** between **LOWELL DR NE** and **TENNYSON ST NE** containing approximately **6.6** acre(s). **(E-22)**

PROPERTY OWNERS: WILLIAM E GALBRETH LAND DEVELOPMENT CO LLC
REQUEST: SUBDIVIDE ONE TRACT INTO 8 LOTS

11. [PR-2022-007517](#)
[PS-2022-00177](#) – SKETCH PLAT
IDO - 2021

FIERRO & COMPANY agent for **2904 FLORENCE LLC & ET AL C/O KEERS ENVIRONMENTAL INC.** requests the aforementioned action(s) for all or a portion of: **LOT 18-A, BLOCK 7, NORTH ALBUQUERQUE ACRES** zoned **NR-BP**, located at **GLENDALE AVE NE** between **SAN PEDRO DR** and **PAN AMERICAN FRONTAGE RD** containing approximately **0.88** acre(s). **(B-18)**

PROPERTY OWNERS: 5904 FLORENCE LLC & ETAL C/O KEERS ENVIRONMENTAL INC
REQUEST: DEDICATE 30' TO CITY OF ALBUQUERQUE FOR SAN PEDRO DR NE

12. [PR-2022-007518](#)
[PS-2022-00179](#) – SKETCH PLAT
IDO - 2021

ISAACSON & ARFMAN, INC. | FRED C. ARFMAN, PE agent for **VIENTECILLO, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT B-1. NORTH ALBUQUERQUE ACRES** zoned **MX-L**, located on **CIBOLA LOOP** between **ELLISON DR** and **CIBOLA LOOP** containing approximately **5.1785** acre(s). **(A-13)**

PROPERTY OWNERS: PO BOX 14798, ALBUQUERQUE NM 87191-4798
REQUEST: SKETCH PLAT REVIEW AND COMMENT

13. [PR-2022-007112](#)
[PS-2022-00181](#)– SKETCH PLAT
IDO - 2021

CSI – CARTESIAN SURVEYS, INC. agent for VIETNAMESE BUSSHIST CONGREGATION OF NM requests the aforementioned action(s) for all or a portion of: **LOTS 10-A AND 6 THRU 8, BLOCK 13, FAIRGROUNDS ADDITION** zoned NR-C, located at **327 GEORGIA ST SE between ZUNI RD SE and ACOMA RD SE** containing approximately **0.7327** acre(s). **(K-18)**

PROPERTY OWNERS: VIETNAMESE BUDDHIST CONGREGATION OF N M
REQUEST: LOT LINE ELIMINATION TO CREATE 1 NEW LOT FROM 4 EXISTING LOTS

14. [PR-2022-007519](#)
[PS-2022-00182](#)– SKETCH PLAT
IDO - 2021

CSI – CARTESIAN SURVEYS, INC. agent for RAMA GROUP LLC requests the aforementioned action(s) for all or a portion of: **TRACT D-1-A, NETHERWOOD PARK** zoned NR-C, located at **2108 MENAUL BLVD NE between PRINCETON DR NE and ENGEL DR NE** containing approximately **2.3497** acre(s). **(H-16)**

PROPERTY OWNERS: TRIOM LLC C/O MENAIR INVESTMENTS INC
REQUEST: CREATE 3 NEW LOTS FROM 1 EXISTING LOT, VACATE PUE, GRANT PRIVATE ACCESS EASEMENT PRESERVING DRIVE AISLE

OTHER MATTERS

15. [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

Action Sheet Minutes – August 24, 2022

DRB Member Signing Session for Approved Cases

ADJOURN