DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

July 20, 2022

Jolene Wolfley.................................................. DRB Chair
Ernest Armijo.................................. Transportation
Blaine Carter........................................... Water Authority
Shahab Biazar........................................... Hydrology
Angelo Metzgar........................................ 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 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-2021-005272
   SI-2022-01239 – SITE PLAN

   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)

   PROPERTY OWNERS: GTA SAN PEDRO LLC
   REQUEST: 218 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH SIX 4-STORY BUILDINGS PLUS A CLUBHOUSE.
2. **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)

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

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**MINOR CASES**

3. **PR-2022-007322**  
SD-2022-00105 – EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT  

BRET AND DEBRA TABOR requests the aforementioned action(s) for all or a portion of: LOT 1-B-1, BLOCK 1, CHANSLOR’S REPLAT OF GALLAGHER ADDITION zoned MX-H, located at 12201 CENTRAL AVE NE between JUAN TABO BLVD and BURMA DR NE containing approximately 0.86 acre(s). (L-22)

**PROPERTY OWNERS:** TABOR BRET & DEBRA A  
**REQUEST:** EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT

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4. **PR-2021-006297**  
(AKA: PR-2021-006287)  
SD-2022-00039 – PRELIMINARY/FINAL PLAT  

COMMUNITY SCIENCES CORPORATION agent for RACHEL MATTHEW DEVELOPMENT CORPORATION & THE SANTA BARBARA HOMEOWNERS ASSOCIATION/ELISA CARDENAS requests the aforementioned action(s) for all or a portion of: LOT 2 BLOCK 16, SANTA BARBARA SUBDIVISION zoned R-T, located at 7300 SANTA BARBARA RD near RANCHO DE PALOMAS RD NE containing approximately 0.4784 acre(s). (D-16) [Deferred from 3/9/22, 4/6/22, 4/20/22, 4/27/22, 5/4/22, 5/11/22, 5/18/22, 6/8/22, 6/22/22]

**PROPERTY OWNERS:** SANTA BARBARA HOMEOWNERS ASSOCIATION  
**REQUEST:** SUBDIVIDE ONE LOT INTO FOUR LOTS

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**SKETCH PLATS**
5. **PR-2022-007324**  
**PS-2022-00140 – SKETCH PLAT**  
ARCH + PLAN LAND USE CONSULTANTS LLC agent for VIA REAL ESTATE LLC requests the aforementioned action(s) for all or a portion of: BLOCK 4, TRACTION PARK & CITY ELECTRIC zoned MX-M, located at 2100 & 2124 CENTRAL SW between RIO GRANDE BLVD and CLATON ST containing approximately 1.0664 acre(s). (J-13)

**PROPERTY OWNERS:** VIA REAL ESTATE LLC  
**REQUEST:** CREATE 2 LOTS FROM 2 EXISTING UNPLATTED TRACTS

6. **PR-2022-007327**  
**PS-2022-00141 – SKETCH PLAT**  
CSI – CARTESIAN SURVEYS, INC. for CONSENSUS PLANNING, INC. requests the aforementioned action(s) for all or a portion of: TRACTS A-1-A, A-1-B-2, & A-1-B-3-A, ACME ACRES zoned MX-H, NR-C, located at 4100 CUTLER AVE NE between CARLISLE BLVD NE and MONRNINGSIDE DR NE containing approximately 6.4764 acre(s). (H-16, & H-17)

**PROPERTY OWNERS:** REULE LLC  
**REQUEST:** RIGHT OF WAY DEDICATION FOR FOUR EXISTING PARCELS

### OTHER MATTERS

7. **PR-2020-004757**  
**SI-2021-00307 – SITE PLAN**  
(K-9)

**PROPERTY OWNERS:** KIMLEY-HORN agent for MACRITCHIE requests the aforementioned action(s) for all or a portion of TRACT C48 AND C49, TOWN OF ATRISCO GRANT, zoned NR-BP, located on VOLCANO RD between CENTRAL AVE and BRISTOL ST containing approximately 9.59 acre(s). (K-9)

**PROPERTY OWNERS:** JUANITA GARCIA GONZALEZ  
**REQUEST:** REVIEW OF PROPOSED RV STORAGE FACILITY ON 9.59 ACRE SITE LOCATED AT THE NORTHWEST CORNER OF CENTRAL AVE AND VOLCANO RD

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**Action Sheet Minutes – July 13, 2022**

**DRB Member Signing Session for Approved Cases**

**ADJOURN**