



**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:** 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/j/81711919604>

**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.

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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 98<sup>th</sup> 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**

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3. [PR-2022-007322](#)  
[SD-2022-00105](#) – EXTENSION OF  
INFRASTRUCURE 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 INFRASTRUCURE 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**

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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

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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 MONRINGSIDE 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

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## **OTHER MATTERS**

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7. [PR-2020-004757](#)  
[SI-2021-00307](#) – SITE PLAN  
(sketch plat 12-9-20)

**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