



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

August 10, 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

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]

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

DEFERRED TO AUGUST 17TH, 2022.

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)

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

DEFERRED TO AUGUST 17TH, 2022.

MAJOR CASES

3. [PR-2022-006630](#)
[SD-2022-00024](#) – VACATION OF PUBLIC EASEMENT
[SD-2022-00025](#) – PRELIMINARY/FINAL PLAT
[VA-2022-00065](#) – SIDEWALK WAIVER
IDO - 2020
- ALDRICH LAND SURVEYING** agent for **CARMEN SANDOVAL** requests the aforementioned action(s) for all or a portion of: **LOT 17, OXBOW VILLAGE** zoned **R-1D**, located at **3809 OXBOW VILLAGE LN NW** containing approximately **0.2240** acre(s). **(G-11)** [*Deferred from 3/2/22, 3/16/22, 3/30/22, 4/13/22, 4/27/2, 6/8/22, 7/13/22*]
- PROPERTY OWNERS:** SANDOVAL CARMEN
REQUEST: VACATE PORTION OF REMAINING ABCWUA PUBLIC SANITARY SEWER AND WATERLINE EASEMENT
- DEFERRED TO OCTOBER 12TH, 2022.**
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4. [PR-2021-005597](#)
[SD-2022-00026](#) – PRELIMINARY PLAT
IDO - 2020
- MODULUS ARCHITECTS** agent for **RED SHAMROCK 12 LLC** requests the aforementioned action(s) for all or a portion of: **LOT X2A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER** zoned **NR-C**, located at **3901 COORS BLVD NW** between **COORS BLVD** and **ST. JOSEPHS** containing approximately **26.5** acre(s). **(G-11)** [*Deferred from 3/16/22, 4/27/22, 5/11/22, 5/18/22, 6/8/22, 6/15/22, 6/22/22, 7/27/22, 8/3/22*]
- PROPERTY OWNERS:** RED SHAMROCK 12 LLC
REQUEST: SUBDIVIDE 1 EXISTING LOT INTO 10 SMALLER LOTS, DEDICATE RIGHT OF WAY, GRANT EASEMENTS
- DEFERRED TO AUGUST 24TH, 2022.**
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MINOR CASES

5. [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)**
- PROPERTY OWNERS:** FERNANDEZ GERARDO & MAYA SIMONA
REQUEST: REPLAT 2 LOTS INTO 1 LOT
- DEFERRED TO AUGUST 17TH, 2022.**
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6. [PR-2021-005009](#)
[SD-2021-00091](#) – PRELIMINARY/
FINAL PLAT
IDO - 2019

WAYJOHN SURVEYING INC. agent(s) for BLAKES LOTA BURGER LLC request(s) the aforementioned action(s) for all or a portion of **PARCELS 6 THRU 10, ATRISCO BUSINESS PARK** zoned **MX-M**, located at **NE CORNER of COORS BLVD and FORTUNA RD**, containing approximately **1.3523** acre(s).
(J-10) [Deferred from 5/19/21, 7/14/21, 8/4/21, 8/18/21, 10/20/21, 12/1/21, 1/5/22, 2/2/22, 2/16/22, 3/2/22, 3/16/22, 3/30/22, 4/13/22, 5/11/22, 6/8/22/ 6/22/22, 7/27/22]

PROPERTY OWNERS: BLAKE'S LOTABURGER
REQUEST: COMBINE 5 LOTS INTO ONE LOT

DEFERRED TO SEPTEMBER 14TH, 2022.

SKETCH PLATS

7. [PR-2022-007151](#)
[PS-2022-00150](#) – SKETCH PLAT
IDO - 2021

TIERRA WEST, LLC agent for BRANDENREED PROPERTIES LLC requests the aforementioned action(s) for all or a portion of: **TRACT 4 PLAT OF TRACTS 1 THRU 4, PARADISE PLAZA** zoned **MX-L**, located on **UNSER BLVD** near **MCMAHON BLVD NW** containing approximately **1.82** acre(s). **(A-11)**

PROPERTY OWNERS: BRANDENREED PROPERTIES LLC ATTN: DANNY BRANDENBURG
REQUEST: SKETCH PLAT REVIEW AND COMMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

8. [PR-2022-006657](#)
[PS-2022-00152](#) – SKETCH PLAT
IDO - 2021

CSI – CARTESIAN SURVEYS, INC. agent for B3 DEVELOPMENT LLC requests the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 9 AND VACATED RIGHT-OF-WAY/SAN MATEO, BLOCK 4, ESPERANZA ADDITION** zoned **MX-L**, located at **1000 SAN MATEO BLVD SE** between **SOUTHERN AVE SE** and **KATHRYN AVE SE** containing approximately **1.1931** acre(s). **(L-17)**

PROPERTY OWNERS: GALANTER ABE & SALLY
REQUEST: LOT LINE ELIMINATION, VACATE PORTION OF RIGHT OF WAY CREATING ONE NEW LOT. FUTURE DEVELOPMENT: MIXED USE FAMILY HOUSING AND COMMERCIAL SPACE

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

9. [PR-2022-007442](#)
[PS-2022-00153](#) – SKETCH PLAT
IDO - 2021

JEREMY ALFORD, RA | MOLZEN CORBIN agent for **WILLIE WEST | ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY (AMAFCA)** requests the aforementioned action(s) for all or a portion of: **LOT B, SANDIA FOUNDATION - AMAFCA** zoned **NR-C**, located at **2600 PROSPECT NE between VASSAR NE and AMAFCA DIVERSION CHANNEL** containing approximately **1.7107** acre(s). **(H-16)**

PROPERTY OWNERS: AMAFCA

REQUEST: SKETCH PLAT TO DETERMINE IF EXISTING CONDITIONS MAY REMAIN, OR IF SITE MODIFICATIONS ARE REQUIRED FOR EXISTING OFFICE BUILDING

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

10. [PR-2020-004448](#)
[PS-2022-00155](#) – SKETCH PLAT
IDO - 2021

DEREK METSON agent for **KAIROS POWER** requests the aforementioned action(s) for all or a portion of: **TRACT D1 & D3 PLATS, MESA DEL SOL INNOVATION PARK II** zoned **PC**, located at **5201 HAWKING DR SE near END OF CRICK AVE SE** containing approximately **32.2** acre(s). **(Q-16)**

PROPERTY OWNERS: CITY OF ALBUQUERQUE, CHAVEZ STEVE & GUZMAN RUDY & DASKALOS PETE & SOULA

REQUEST: CONSTRUCTION OF TWO PROPOSED TENSILE MEMBRANE BUILDING STRUCTURES (30,000 SF and 21,900 SF) TO THE WEST OF THE KAIROS POWER CAMPUS. PROPOSED USES ARE INDUSTRIAL MANUFACTURING IN SUPPORT OF THE EXISTING USE

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

11. [PR-2020-004645](#)
[PS-2022-00156](#) – SKETCH PLAT
IDO - 2021

OLSSON – COLE SCHUSTER requests the aforementioned action(s) for all or a portion of: **LOT 1A1 & A2, SNOW VISTA INVESTORS** zoned **MX-L**, located at **1125 SNOW VISTA BLVD SW between SNOW VISTA BLVD SW and DE VARGAS RD SW** containing approximately **1.094 & 0.738** acre(s). **(M-09)**

PROPERTY OWNERS: GOODMAN LAWRENCE RVT

REQUEST: RE-DIVIDED LOTS TO INCREASE THE AREA OF LOT 1A1

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

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12. [PR-2022-007416](#)
[PS-2022-00151](#) – SKETCH PLAT
IDO - 2021

OLSSON – COLE SCHUSTER requests the aforementioned action(s) for all or a portion of: **LOT 1A1 & A2, SNOW VISTA INVESTORS** zoned MX-H, located at **113 EUBANK BLVD NE between EUBANK BLVD SW and GLORIETA ST NE** containing approximately 1.0618 & 0.5159 acre(s). (K-20)

PROPERTY OWNERS: POLLMAN DEAN TRUSTEE POLLMAN FAMILY
RVT

REQUEST: RE-DIVIDED LOTS TO INCREASE THE AREA OF LOT H

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

OTHER MATTERS

13. [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

DEFERRED TO AUGUST 17TH, 2022.

Action Sheet Minutes were approved for August 3, 2022

DRB Member Signing Session for Approved Cases

ADJOURNED