



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
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

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.

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, AND WITH THE SIGNING OF THE INFRASTRUCTURE LIST ON AUGUST 17, 2022 THE DRB HAS APPROVED THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO THE WATER AUTHORITY FOR PAYMENT OF PRO-RATA, AND TO PLANNING FOR ENVIRONMENTAL HEALTH SIGNATURE, THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT, AND THE RECORDED FINAL PLAT.

-
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)** [Deferred from 8/10/22]

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

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE PRELIMINARY/ FINAL PLAT WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR RIGHT-OF-WAY DEDICATIONS ON EAGLE ROCK, OAKLAND AND SAN PEDRO, ALL BORDERING THE PROPERTY, AND TO PLANNING FOR FINAL SIGN-OFF.

MAJOR CASES

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). **(K-09)** [Deferred from 7/20/22]

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

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST ON AUGUST 17, 2022, THE DRB HAS APPROVED THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO THE WATER AUTHORITY FOR INFRASTRUCTURE LIST MODIFICATION INDICATING THAT TWO ABANDONED WATER SERVICES ARE REMOVED AND CAPPED AT THE MAIN AS DISCUSSED, AND FOR A RECORDED PAPER EASEMENT FOR THE FIRE HYDRANT, AND TO PLANNING FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT.

SKETCH PLATS – AM SESSION

-
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). (F-19)

PROPERTY OWNERS: MAUNEY INVESTMENTS LLC
REQUEST: SKETCH PLAT REVIEW AND COMMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

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 **MX-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 ALBUQUERQUEPR-
REQUEST: LOT LINE ELIMINATION FOR 5 LOTS TO TWO NEW LOTS, GRANT EASEMENTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

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

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

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

DEFERRED TO AUGUST 24TH, 2022

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

DEFERRED 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

DEFERRED TO OCTOBER 19TH, 2022.

SKETCH PLATS – PM SESSION

10. [PR-2022-007466](#)
[PS-2022-00160](#) – SKETCH PLAT
IDO - 2021

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

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

11. [PR-2022-006448](#)
[PS-2022-00162](#) – SKETCH PLAT
IDO - 2021

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

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

OTHER MATTERS

12. [PR-2021-006237](#)
[SI-2021-01915](#) – CORRECTION TO 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

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE CORRECTION OF THE AMENDED SITE PLAN WITH FINAL SIGN OFF DELEGATED TO CODE ENFORCEMENT FOR THE APPROVED PARKING AGREEMENT AND FOR RECORDED COMPANION DOCUMENTS AS DISCUSSED, AND TO PLANNING FOR FINAL SIGN-OFF.

Action Sheet Minutes were approved for August 10, 2022

DRB Member Signing Session for Approved Cases

ADJOURNED