DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

August 3, 2022

Jolene Wolfley.......................................................... DRB Chair
Ernest Armijo............................................................ Transportation
Blaine Carter............................................................. 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-2018-001405**
   **SI-2022-01115** – AMENDMENT TO SITE PLAN
   **VA-2022-00165** – SIDEWALK WAIVER
   **IDO - 2020**

   DEKKER/PERICH/SABATINI | JESSICA LAWLESS agent for
   NUEVO ATRISCO, LLC | RON LINDSEY, DEVELOPMENT
   MANAGER MAESTAS DEVELOPMENT GROUP requests the
   aforementioned action(s) for all or a portion of: TRACT A-2
   PLAT FOR TRACTS A-1 & A-2, NUEVO ATRISCO zoned MX-
   M, located at 201 UNSER BLVD NW between CENTRAL AVE
   NW and SARRACINO PL NW containing approximately
   6.2231 acre(s). *(K-10)* [Deferred from 6/29/22]

   PROPERTY OWNERS: NUEVO ATRISCO APARTMENTS LIMITED
   PARTNERSHIP LLLP, CITY OF ALBUQUERQUE
   REQUEST: NORTHERN PARCEL TO INCLUDE MULTI-PURPOSE
   STRUCTURE, MOBILE FOOD VENDOR COURT WITH AMENITIES,
   CHILDREN’S ACTIVITY AREA, WATER FEATURE, PERIODIC FARMERS
   MARKET, SOUTHERN PARCEL TO CONTAIN 5,000 SQ FT RETAIL/
   RESTAURANT WITH POSSIBLE PICK UP WINDOW AND PARKING LOT,
   AND AN ADDITIONAL 6,000 SQ FT RETAIL/RESTAURANT. *(Deferred from
   7/27/22)*

   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 3, 2022, THE DRB HAS
   APPROVED THE SIDEWALK WAIVER AND THE AMENDED SITE
   PLAN WITH FINAL SIGN OFF DELEGATED TO PARKS AND
   RECREATION FOR AN UPDATED LANDSCAPING PLAN TO
   INCLUDE ADDITIONAL SHRUBS AS DISCUSSED, AND TO
   PLANNING FOR THE INFRASTRUCTURE IMPROVEMENTS
   AGREEMENT.
2. **PR-2018-001405**  
SD-2022-00100 – PRELIMINARY/FINAL PLAT  
IDO - 2020

CSI – CARTESIAN SURVEYS, INC. agent for NUEVO ATRISCO, LLC requests the aforementioned action(s) for all or a portion of: TRACT B, NUEVO ATRISCO zoned MX-M, located at CENTRAL AVE NW between UNSER BLVD NW and VOLCANO RD NW containing approximately 3.1362 acre(s). (K-10) [Deferred from 6/29/22, 7/27/22]

PROPERTY OWNERS: NUEVO ATRISCO APARTMENTS LIMITED
REQUEST: CREATE 3 NEW TRACTS FROM 1 EXISTING TRACT, GRANT CROSS LOT DRAINAGE EASEMENTS, CROSS LOT ACCESS AND SIDEWALK, DEFINE LOCATIONS FOR FORMERLY “FLOATING” EASEMENT FOR STORM DRAIN LINES.

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. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR THE AGIS DXF FILE.

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3. **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]

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

DEFERRED TO AUGUST 10TH, 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]

PROPERTY OWNERS: RED SHAMROCK 12 LLC
REQUEST: SUBDIVIDE 1 EXISTING LOT INTO 10 SMALLER LOTS, DEDICATE RIGHT OF WAY, GRANT EASEMENTS

DEFERRED TO AUGUST 10TH, 2022.
5. **PR-2022-006673**  
**PS-2022-00149 – SKETCH PLAT**  
**IDO - 2021**

**OLSSON – TAYLOR ELLIS** requests the aforementioned action(s) for all or a portion of: **TRACT 1-A, BLOCK 101, BRENTWOOD HILLS** zoned **MX-M**, located at **2600 JUAN TABO BLVD NE** between **JUAN TABO BLVD NE** and **LEXINGTON AVE NE** containing approximately **1.8021 acre(s)**.  

**PROPERTY OWNERS:** GBN HOLDINGS LLC, TRINITY GROUP LLC  
**REQUEST:** SUBDIVIDE ONE LOT INTO TWO NEW LOTS  

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.**

6. **PR-2022-007397**  
**PS-2022-00148 – SKETCH PLAT**  
**IDO - 2021**

**JEEBS & ZUZU, LLC** requests the aforementioned action(s) for all or a portion of: **LOT 8-A, MCDONALD ACRES SUBDIVISION** zoned **R-1D**, located at **3017 11TH ST NW** south of **PHOENIX AVE NW** containing approximately **0.574 acre(s)**.  

**PROPERTY OWNERS:** LISA MARIE JEFFERY  
**REQUEST:** SUBDIVIDE ONE LOT INTO TWO NEW LOTS  

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.**

7. **PR-2022-007396**  
**PS-2022-00146 – SKETCH PLAT**  
**IDO - 2021**

**THOMAS B. ELDER** requests the aforementioned action(s) for all or a portion of: **TRACT B PLAT OF TRACTS A & B, LANDS OF HOLLINGSWORTH** zoned **R-A**, located at **1604 ARCADIAN TR. NW** between **CANDELARIA and GRIEGOS** containing approximately **1.0642 acre(s)**.  

**PROPERTY OWNERS:** ANGELO & SANDRA DAVIS  
**REQUEST:** TRACT CONSOLIDATION  

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.**

8. **PR-2022-006968**  
**PS-2022-00145 – SKETCH PLAT**  
**IDO - 2021**

**LISA GRAVELLE | KEITH GRIEGO** request the aforementioned action(s) for all or a portion of: **TR 492 (EXCL N’LY PORT OUT TO R/W) UNIT 7 ATRISCO GRANT**, zoned **MX-L**, located on **SAGE between UNSER and 86TH ST** containing approximately **4.89 acre(s)**.  

**PROPERTY OWNERS:** SHAIKH MOHAMMED & RIZWANA QURAISHI  
**REQUEST:** SITE PLAN FOR 50,000 SQ FT SPORTS COMPLEX OFFERING GYMNASTICS, VOLLEYBALL AND BASKETBALL  

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.**
Other Matters - None

Action Sheet Minutes were approved for July 27, 2022

DRB Member Signing Session for Approved Cases

ADJOURNED