



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

August 3, 2022

Jolene Wolfley..... DRB Chair
Ernest Armijo..... Transportation
Blaine Carter..... Water Authority
Shahab Biazar.Hydrology
Jeff Palmer.....Code Enforcement
Cheryl Somerfeldt.....Parks and Rec

Angela Gomez ~ DRB Administrative Assistant

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/u/kegTsk3nfp>

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, CHILDRENS 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]*

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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.

MAJOR CASES

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.

**** AGENT REQUESTS DEFERRAL 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

SKETCH PLATS

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). **(H-21, H-22)**

PROPERTY OWNERS: GBN HOLDINGS LLC, TRINITY GROUP LLC

REQUEST: SUBDIVIDE ONE LOT INTO TWO NEW LOTS

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). **(H-14)**

PROPERTY OWNERS: LISA MARIE JEFFERY

REQUEST: SUBDIVIDE ONE LOT INTO TWO NEW LOTS

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). **(G-13)**

PROPERTY OWNERS: ANGELO & SANDRA DAVIS

REQUEST: TRACT CONSOLIDATION

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 98TH ST**
containing approximately **4.89** acre(s). **(M-9)**

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

Other Matters:

Action Sheet Minutes – July 27, 2022

DRB Member Signing Session for Approved Cases

ADJOURN