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

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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: DEFFERRAL 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

DRB 2022
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 LLP, 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]

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.
### 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

### 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

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Other Matters:

Action Sheet Minutes – July 27, 2022

DRB Member Signing Session for Approved Cases

ADJOURN