DEVELOPMENT REVIEW BOARD
Agenda
ONLINE ZOOM MEETING

July 13, 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

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MAJOR CASES & ASSOCIATED MINORS

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1. **PR-2018-001405**  
   SD-2022-01115 – AMENDMENT TO SITE PLAN  
   VA-2022-00165 – SIDEWALK WAIVER  
   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, 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.

2. **PR-2018-001405**  
   SD-2022-00100 – PRELIMINARY/FINAL PLAT  
   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]  
   **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-2022-006497**  
   SI-2022-00124 – SITE PLAN  
   CONSENSUS PLANNING INC. agent for FAIZEL KASSAM requests the aforementioned action(s) for all or a portion of LOT 2 BLOCK 4B, SUNPORT PARK SUBDIVISION, zoned NR-BP, located on 1500 SUNPORT PL NE containing approximately 1.2115 acre(s). (M-15) [Deferred from 2/9/22, 3/9/22, 5/11/22, 6/8/22]  
   **PROPERTY OWNERS** AIRPORT HOSPITALITY LLC C/O LEGACY HOSPITALITY LLC  
   **REQUEST:** SITE PLAN for HOTEL DEVELOPMENT  
   **** AGENT REQUESTS DEFERRAL TO AUGUST 17TH, 2022.
4. **PR-2022-006497**  
SD-2022-00022 – VACATION OF RIGHT-OF-WAY  
CONSENSUS PLANNING INC./JACQUELINE FISHMAN agent for LEGACY DEVELOPMENT & MANAGEMENT LLC requests the aforementioned action(s) for all or a portion of: LOT 2 BLOCK 4B, SUNPORT PARK zoned NR-BP, located on 1500 SUNPORT PL SE between SUNPORT PLACE and SUNPORT BLVD containing approximately 0.3598 acre(s). (M-15) [Deferred from 3/9/22, 5/11/22, 6/8/22]  
**PROPERTY OWNERS:** AIRPORT HOSPITALITY LLC C/O LEGACY HOSPITALITY LLC  
**REQUEST:** VACATION OF 15,672 PORTION OF SUNPORT BLVD RIGHT OF WAY  

**AGENT REQUESTS DEFERRAL TO AUGUST 17TH, 2022.**

5. **PR-2020-003847**  
SD-2022-00088 – PRELIMINARY PLAT  
ISAACSON & ARFMAN, INC | FRED ARFMAN agent for YES HOUSING, INC. | THADDEUS LUCERO requests the aforementioned action(s) for all or a portion of: TRACT B, CALLE CUARTA zoned MX-M, located at 3510 7th ST NW between FITZGERALD RD NW and FAIRFIELDS PL NW containing approximately 2.5306 acre(s). (G-14) [Deferred from 6/29/22]  
**PROPERTY OWNERS:** CITY OF ALBUQUERQUE  
**REQUEST:** PRELIMINARY PLAT FOR 21 SINGLE-FAMILY LOTS

6. **PR-2020-003688**  
SD-2021-00196 – PRELIMINARY PLAT  
ISAACSON & ARFMAN INC. – FRED ARFMAN/IAN ANDERSON agent for GREATER ALBUQUERQUE HABITAT FOR HUMANITY – DOUG CHAMPLIN/BILL REILLY requests the aforementioned action(s) for all or a portion of: LOTS 42 THRU 55, DAVID-PEREA-COURSON SUBDIVISION zoned R-1B, located at 62nd ST NW between CLOUDCROFT RD NW and COORS BLVD NW containing approximately 2.13 acre(s). (J-11) [Deferred from 11/3/21, 11/17/21, 12/1/21, 12/15/21, 1/12/22, 2/2/22, 3/2/22, 4/6/22, 4/20/22, 5/18/22, 6/22/22, 6/29/22]  
**PROPERTY OWNERS:** GREATER ALBUQUERQUE HABITAT FOR HUMANITY, LONNIE YANES  
**REQUEST:** NEW SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. PLAT WILL REVISE CURRENT LOT LINES, DEDICATE NEW PUBLIC RIGHT OF WAY AND NEW EASEMENTS ASSOCIATED WITH THE DEVELOPMENT.
7. **PR-2022-006630**
   SD-2022-00024 – VACATION OF PUBLIC EASEMENT
   SD-2022-00025 – PRELIMINARY/FINAL PLAT
   VA-2022-00065 – SIDEWALK WAIVER

   **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, 4/27/22, 6/8/22]*

   **PROPERTY OWNERS:** SANDOVAL CARMEN

   **REQUEST:** VACATE PORTION OF REMAINING ABCWUA PUBLIC SANITARY SEWER AND WATERLINE EASEMENT

   **** AGENT REQUESTS DEFERRAL TO AUGUST 10TH, 2022.

8. **PR-2022-006547**
   SI-2022-00216 – SITE PLAN

   **ROSE MIRANDA** requests the aforementioned action(s) for all or a portion of: LOT 2A1, NORTHEAST PORTION OF BLACK RANCH zoned MX-L, located at 10126 COORS BLVD NW containing approximately 1.247 acre(s). *(B-14) [Deferred from 3/2/22, 4/6/22, 5/4/22, 6/15/22]*

   **PROPERTY OWNERS:** SMITH DANIEL F & MELBA C TRUSTEES SMITH TRUST & MARTHA MALASCHOCK ETAL

   **REQUEST:** SITE PLAN REVIEW OF A PROPOSED 2,540 SQ. FT PANDA EXPRESS RESTAURANT WITH DRIVE THRU

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**SKETCH PLATS**

9. **PR-2022-006935**
   PS-2022-00137 – SKETCH PLAT

   **DAN KRUPIAK** agent for **FAIRWAYS VENTURES LLC** requests the aforementioned action(s) for all or a portion of: LOTS 4 THRU 6, TARA SUBDIVISION zoned MX-T, located at 10900, 10901 and 10915 JUAN TABO between MONTGOMERY and COMMANCHE containing approximately 2.1 acre(s). *(G-21)*

   **PROPERTY OWNERS:** 4001 JUAN TABO LLC

   **REQUEST:** LOT SUBDIVISION FOR 15-16 SINGLE FAMILY LOTS WITH SET-BACKS

10. **PR-2022-007271**
    PS-2022-00138 – SKETCH PLAT

    **JAG PLANNING & ZONING** agent for **98 AND CENTRAL PARTNERS, LLC** requests the aforementioned action(s) for all or a portion of: LOTS 6 THRU 11, BLOCK 9, ORIGINAL TOWNSITE OF WESTLAND zoned NR-BP, located on CENTRAL between 98TH ST NW and 94TH ST SW containing approximately 1.3774 acre(s). *(K-09)*

    **PROPERTY OWNERS:** 98TH AND CENTRAL PARTNERS LLC

    **REQUEST:** COMBINE 6 LOTS INTO 3 LOTS, GRANT EASEMENT
11. **PR-2022-007223**  
   **PS-2022-00135 – SKETCH PLAT**  
   **EDUARDO LOPEZ** requests the aforementioned action(s) for all or a portion of: **LOTS 3 & 4, BLOCK 5, BELMONT PLACE ADDITION** zoned R-1B, located at 4517 5TH ST NW, between 5TH ST and BELLROSE containing approximately 0.16 acre(s). (G-14)  
   **PROPERTY OWNERS:** EDUARDO LOPEZ  
   **REQUEST:** COMBINE 3 LOTS INTO 1 LOT

**MINOR CASES – TO BE HEARD BEGINNING AT 1:30 pm**

12. **PR-2019-002663**  
   (1009082)  
   **SD-2020-00193 – PRELIMINARY/FINAL PLAT**  
   **VA-2020-00377 - WAIVER TO IDO**  
   **CONSENSUS PLANNING INC.** agent(s) for **GROUP II U26 VC, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT 1 BLOCK 2 UNIT 26, VOLCANO CLIFFS SUBDIVISION**, zoned MX-L located on KIMMICK DR NW between PASEO DEL NORTE and ROSA PARKS RD NW, containing approximately 15.7217 acre(s). (C-11) [Deferred from 12/2/20, 1/13/21, 6/9/21, 12/8/21, 3/9/22]  
   **PROPERTY OWNERS:** GROUP II U26 VC, LLC  
   **REQUEST:** MINOR SUBDIVISION PLAT TO SPLIT LOT TO MATCH EPC APPROVED ZONE BOUNDARY. BULK LAND WAIVER TO DEFER INFRASTRUCTURE TO FUTURE PLATTING/SITE PLAN ACTIONS.

13. **PR-2022-007000**  
   **SD-2022-00102 – PRELIMINARY/FINAL PLAT**  
   **(sketch plat 5/18/22)**  
   **CSI – CARTESIAN SURVEYS, INC.** agent for **JULIO CARLOS AGUIRRE CARABAJAL** requests the aforementioned action(s) for all or a portion of: **LOT 9-A BLOCK 10, LOWER BROADWAY ADDITION** zoned R-1B, located at 312 ALAMO AVE SE between HINKLE ST SE and MECHEM ST SE containing approximately 0.3239 acre(s). (M-14)  
   **PROPERTY OWNERS:** VIZCAINO JESUS M & MARIA D  
   **REQUEST:** SUBDIVIDE ON EXISTING LOT INTO TWO NEW LOTS, GRANT CROSS-LOT DRAINAGE EASEMENT

14. **PR-2022-007298**  
   **SD-2022-00104 – EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT**  
   **JOSEPH CRUZ** agent for **SCOTT BARLOW** requests the aforementioned action(s) for all or a portion of: **LOT 31 BLOCK 30, NORTH ALBUQUERQUE ACRES TRACT A UNIT B** zoned NR-BP, located at 6205 WILSHIRE AVE NE containing approximately 0.8864 acre(s). (M-14)  
   **PROPERTY OWNERS:** SCOTT BARLOW  
   **REQUEST:** EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT

Other Matters
Action Sheet Minutes – June 29, 2022

DRB Member Signing Session for Approved Cases

ADJOURN