



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

July 27, 2022

Jolene Wolfley..... DRB Chair
Ernest Armijo..... Transportation
Blaine Carter..... Water Authority
Shahab Biazar.....Hydrology
Angelo Metzgar.....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: DEFFERRAL OF CASES WILL BE ANNOUCED 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

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1. [PR-2018-001405](#)
[SI-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 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.

**** AGENT REQUESTS DEFERRAL TO AUGUST 3RD, 2022.**

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.

**** AGENT REQUESTS DEFERRAL TO AUGUST 3RD, 2022.**

MAJOR CASES

3. [PR-2021-005195](#)
[SI-2021-01747](#) – SITE PLAN

DEKKER/PERICH/SABATINI – WILL GLEASON agent for JC SIX LLC requests the aforementioned action(s) for all or a portion of: **TRACT 6A-1, UNIT 1, JOURNAL CENTER PHASE 2** zoned **MX-H**, located on **7501 JEFFERSON ST NE between JEFFERSON ST and MASTHEAD ST NE** containing approximately **5.1536** acre(s). **(D-17)** [Deferred from 11/10/21, 12/1/21, 12/15/21, 1/5/22, 1/19/22, 2/2/22, 2/16/22, 3/30/22, 4/13/22, 5/18/22, 6/22/22]

PROPERTY OWNERS: JC SIX LLC

REQUEST: SITE PLAN APPROVAL REQUEST FOR MULTI-FAMILY APARTMENT HOME COMMUNITY

4. [PR-2021-005597](#)
SD-2022-00026 – PRELIMINARY PLAT

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]

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

MINOR CASES

5. [PR-2022-007322](#)
SD-2022-00105 – EXTENSION OF
INFRASTRUCURE IMPROVEMENTS
AGREEMENT
SD-2022-00107 – AMENDED
INFRASTRUTURE LIST

BRET AND DEBRA TABOR requests the aforementioned action(s) for all or a portion of: **LOT 1-B-1, BLOCK 1, CHANSLOR'S REPLAT OF GALLAGHER ADDITION** zoned **MX-H**, located at **12201 CENTRAL AVE NE between JUAN TABO BLVD and BURMA DR NE** containing approximately **0.86** acre(s). **(L-22)** [Deferred from 7/20/22]

PROPERTY OWNERS: TABOR BRET & DEBRA A
REQUEST: EXTENSION OF INFRASTRUCURE IMPROVEMENTS AGREEMENT, AMENDED INFRASTRUCTURE LIST

6. [PR-2021-005009](#) IDO 2019
SD-2021-00091 – PRELIMINARY/
FINAL PLAT

WAYJOHN SURVEYING INC. agent(s) for **BLAKES LOTA BURGER LLC** request(s) the aforementioned action(s) for all or a portion of **PARCELS 6 THRU 10, ATRISCO BUSINESS PARK** zoned **MX-M**, located at **NE CORNER of COORS BLVD and FORTUNA RD**, containing approximately **1.3523** acre(s). **(J-10)** [Deferred from 5/19/21, 7/14/21, 8/4/21, 8/18/21, 10/20/21, 12/1/21, 1/5/22, 2/2/22, 2/16/22, 3/2/22, 3/16/22, 3/30/22, 4/13/22, 5/11/22, 6/8/22/ 6/22/22]

PROPERTY OWNERS: BLAKE'S LOTABURGER
REQUEST: COMBINE 5 LOTS INTO ONE LOT

SKETCH PLATS

7. [PR-2022-007348](#)
[PS-2022-00143](#) – SKETCH PLAT

CSI – CARTESIAN SURVEYS INC. agent for **ARMANDO RODRIGUEZ GALINDO AND CECILIA CELIS RODRIGUEZ** requests the aforementioned action(s) for all or a portion of: **LOT 1 THRU 3, BLOCK 3, APACHE TRAIL** zoned **R-1A**, located at **2401 6TH ST NW between PROSPECT AVE NW and TOWNER AVE NW** containing approximately **0.1658** acre(s). **(H-14)**

PROPERTY OWNERS: GALINDO ARMANDO RODRIGUEZ & CECILIA CELIS
REQUEST: VACATE PORTION OF RIGH-OF-WAY ALONG 6TH STREET NW AND CREATE BY LOT LINE ELIMINATION, 1 NEW LOT FROM 3 EXISTING LOTS AND THE VACATED PORTION OF 6TH STREET NW

8. [PR-2022-006555](#)
[PS-2022-00142](#) – SKETCH PLAT

LAND DEVELOPMENT CONSULTANTS agent for **CIRCLE K STORES INC.** requests the aforementioned action(s) for all or a portion of: **LOT A-1, ADOBE WELLS** zoned **MX-M**, located at **9610 EAGLE RANCH RD NW between EASTERN CORNER OF EAGLE RANCH RD and IRVING BLVD** containing approximately **1.57** acre(s). **(C-13)**

PROPERTY OWNERS: CKD INVESTMENTS LLC
REQUEST: PROPOSING 3,700 SF CONVENIENCE STORE WITH SINGLE STACK FUEL CANOPY DISPENSER WITH 7 DISPENSERS AND 14 FUELING POSITIONS

Other Matters

Action Sheet Minutes – July 20, 2022

DRB Member Signing Session for Approved Cases

ADJOURN