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

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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

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DRB 2022
**MAJOR CASES**

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 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.

**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.**

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

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### MINOR CASES

5. **PR-2022-007322**  
**SD-2022-00105** – EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT  
**SD-2022-00107** – AMENDED INFRASTRUCTURE 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 INFRASTRUCTURE IMPROVEMENTS AGREEMENT, AMENDED INFRASTRUCTURE LIST

6. **PR-2021-005009**  
**IDO 2019**  
**SD-2021-00091** – PRELIMINARY/FINAL PLAT

WAYJOHN SURVEYING INC. agent(s) for BLAKES LOTABURGER 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

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**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 RIGHT-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**