DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

June 29, 2022

Jolene Wolfley..................................................... DRB Chair
Matt Grush....................................................... Transportation
Blaine Carter....................................................... Water Authority
Ernest Armijo. .....................................................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
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)

**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)

**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.

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**MAJOR CASES**

3. **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)

**PROPERTY OWNERS:** CITY OF ALBUQUERQUE  
**REQUEST:** PRELIMINARY PLAT FOR 21 SINGLE-FAMILY LOTS
4. **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: LOT 42 THRU 55, DAVID-PEREA-COURSON SUBDIVISION zoned R-1B, located at 62^rd^ ST NW between CLOUDCROFT RD NW and COORS BLVD NW containing approximately 2.13 acre(s).  
**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**  
**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.

5. **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).  
**Deferred from 3/16/22, 4/27/22, 5/11/22, 5/18/22, 6/8/22, 6/15/22**  
**PROPERTY OWNERS:** RED SHAMROCK 12 LLC  
**REQUEST:** SUBDIVIDE 1 EXISTING LOT INTO 10 SMALLER LOTS, DEDICATE RIGHT OF WAY, GRANT EASEMENTS

**SKETCH PLATS AND PLANS**

6. **PR-2022-007219**  
**PS-2022-00128 – SKETCH PLAN**  
TIERRA WEST, LLC agent for MAUNEY INVESTMENTS, LLC requests the aforementioned action(s) for all or a portion of: TRACT A-1-E-1/TRACT A-1-A, LOS PASTORES SHOPPING CENTER zoned MX-M, located at 4615 WYOMING BLVD NE BETWEEN and MONTGOMERY BLVD NE containing approximately 2.1979 acre(s).  
**PROPERTY OWNERS:** MAUNEY INVESTMENTS LLC  
**REQUEST:** SKETCH PLAN REVIEW AND COMMENT
<table>
<thead>
<tr>
<th>Case Number</th>
<th>Description</th>
<th>Requestor</th>
<th>Details</th>
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<tbody>
<tr>
<td>7. PR-2022-006555</td>
<td>SKETCH PLAN</td>
<td>LAND DEVELOPMENT CONSULTANTS agent for CIRCLE K STORES INC.</td>
<td>requests the aforementioned action(s) for all or a portion of: <strong>LOT A2, ADOBE WELLS</strong> zoned MX-M, located at 9610 EAGLE RANCH RD NW between EASTERN CORNER OF EAGLE RANCH RD &amp; IRVING BLVD containing approximately 1.57 acre(s). (C-13)</td>
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<td>PROPERTY OWNERS: CKD INVESTMENTS LLC</td>
<td>REQUEST: CONVENIENCE STORE AND FUEL CANOPY WITH 6 DOUBLE STACKED FUEL DISPENSERS</td>
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<td>8. PR-2022-007221</td>
<td>SKETCH PLAT</td>
<td>TRAMWAY PROPERTIES, LLC</td>
<td>requests the aforementioned action(s) for all or a portion of: <strong>LOT 15 BLOCK 4, MELENDES SUBDIVISION</strong> zoned R-MH, located at 1026 PALOMAS DR SE between KATHRYN and ANDERSON containing approximately 0.186 acre(s). (L-18)</td>
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<td>PROPERTY OWNERS: TRAMWAY PROPERTIES LLC</td>
<td>REQUEST: SUBDIVIDE LOT INTO TWO SEPARATE PARCELS</td>
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<td>9. PR-2021-005225</td>
<td>SKETCH PLAT</td>
<td>SCATTERFARM, LLC</td>
<td>requests the aforementioned action(s) for all or a portion of: <strong>LOT 1 BLOCK 18, HUNING’S HIGHLAND</strong> zoned R-1A, located at 401 WALTER ST SE between LEAD and COAL containing approximately 0.81 acre(s). (K-14)</td>
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<td>PROPERTY OWNERS: SCATTERFARM LLC</td>
<td>REQUEST: SKETCH PLAT REVIEW AND COMMENT</td>
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<td><strong>MINOR CASES – TO BE HEARD BEGINNING AT 1:30 pm</strong></td>
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<td>10. PR-2022-006846</td>
<td>PRELIMINARY/FINAL PLAT</td>
<td>NOVUS PROPERTIES LLC</td>
<td>MICHAEL MONTOYA, TRULA HOWE</td>
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11. **PR-2019-002651**  
SD-2022-00094 – PRELIMINARY/FINAL PLAT

ARCH + PLAN LAND USE CONSULTANTS LLC agent for R & B LLC requests the aforementioned action(s) for all or a portion of: PARCEL 2A, SUNPORT PARK zoned NR-BP, located at 1501 AIRCRAFT SE between I-25 and UNIVERSITY BLVD containing approximately 48.6595 acre(s). (M-15) [Deferred from 6/15/22]

**PROPERTY OWNERS:** R&B LLC  
**REQUEST:** CREATE 2 LOTS FROM ONE EXISTING LOT

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**Other Matters**

Action Sheet Minutes – June 22, 2022

DRB Member Signing Session for Approved Cases

ADJOURN