



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

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: DEFERRAL 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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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 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.

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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.

MAJOR CASES

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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: **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]*

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). **(G-11)** *[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). **(F-19)**

PROPERTY OWNERS: MAUNEY INVESTMENTS LLC

REQUEST: SKETCH PLAN REVIEW AND COMMENT

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7. [PR-2022-006555](#)
[PS-2022-00126](#) – SKETCH PLAN
- LAND DEVELOPMENT CONSULTANTS** agent for **CIRCLE K STORES INC.** requests the aforementioned action(s) for all or a portion of: **LOT A2, ADOBE WELLS** zoned **MX-M**, located at **9610 EAGLE RANCH RD NW between EASTERN CORNER OF EAGLE RANCH RD & IRVING BLVD** containing approximately 1.57 acre(s). (C-13)
- PROPERTY OWNERS:** CKD INVESTMENTS LLC
REQUEST: CONVENIENCE STORE AND FUEL CANOPY WITH 6 DOUBLE STACKED FUEL DISPENSERS
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8. [PR-2022-007221](#)
[PS-2022-00133](#) – SKETCH PLAT
- TRAMWAY PROPERTIES, LLC** requests the aforementioned action(s) for all or a portion of: **LOT 15 BLOCK 4, MELENDRES SUBDIVISION** zoned **R-MH**, located at **1026 PALOMAS DR SE between KATHRYN and ANDERSON** containing approximately 0.186 acre(s). (L-18)
- PROPERTY OWNERS:** TRAMWAY PROPERTIES LLC
REQUEST: SUBDIVIDE LOT INTO TWO SEPARATE PARCELS
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9. [PR-2021-005225](#)
[PS-2022-00134](#)– SKETCH PLAT
- SCATTERFARM, LLC** requests the aforementioned action(s) for all or a portion of: **LOT 1 BLOCK 18, HUNING’S HIGHLAND** zoned **R-1A**, located at **401 WALTER ST SE between LEAD and COAL** containing approximately 0.81 acre(s). (K-14)
- PROPERTY OWNERS:** SCATTERFARM LLC
REQUEST: SKETCH PLAT REVIEW AND COMMENT
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MINOR CASES – TO BE HEARD BEGINNING AT 1:30 pm

10. [PR-2022-006846](#)
[SD-2022-00101](#) – PRELIMINARY/FINAL PLAT
- NOVUS PROPERTIES LLC |MICHAEL MONTOYA, TRULA HOWE** requests the aforementioned action(s) for all or a portion of: **A2B1, FOUNTAIN HILLS PLAZA SUBDIVISION** zoned **SU-1**, located **between NUNZIO AVE NW and PARADISE BLVD NW** containing approximately 4.2586 acre(s). (C-12)
- PROPERTY OWNERS:** NOVUS PROPERTIES LLC
REQUEST: SUBDIVIDE LOT A2B1 INTO 2 LOTS, A2B1A & A2B1B
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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

Other Matters

Action Sheet Minutes – June 22, 2022

DRB Member Signing Session for Approved Cases

ADJOURN