



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

July 13, 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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MAJOR CASES & ASSOCIATED MINORS

- 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.

DEFERRED TO JULY 27TH, 2022.

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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) *[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.

**DEFERRED TO JULY 27<sup>TH</sup>, 2022.**

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### **MAJOR CASES**

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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

**DEFERRED TO AUGUST 24<sup>TH</sup>, 2022.**

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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

**DEFERRED TO AUGUST 24<sup>TH</sup>, 2022.**

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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 7<sup>th</sup> 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

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST ON JULY 13, 2022, THE DRB HAS APPROVED THE PRELIMINARY PLAT WITH THE CONDITION THAT THE REFERENCE TO SINGLE FAMILY HOMES IS REMOVED FROM THE JUSTIFICATION LETTER.**

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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 **62<sup>nd</sup> 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.

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST ON JULY 13, 2022, THE DRB HAS APPROVED THE PRELIMINARY PLAT.**

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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, 4/27/2, 6/8/222*]

**PROPERTY OWNERS:** SANDOVAL CARMEN

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

**DEFERRED TO AUGUST 10<sup>TH</sup>, 2022.**

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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

**DEFERRED TO SEPTEMBER 21<sup>ST</sup>, 2022.**

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### **SKETCH PLATS**

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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

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.**

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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 98<sup>TH</sup> ST NW and 94<sup>TH</sup> ST SW** containing approximately **1.3774** acre(s). (K-09)

**PROPERTY OWNERS:** 98<sup>TH</sup> AND CENTRAL PARTNERS LLC  
**REQUEST:** COMBINE 6 LOTS INTO 3 LOTS, GRANT EASEMENT

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.**

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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 5<sup>TH</sup> ST NW, between 5<sup>TH</sup> ST and BELLROSE** containing approximately **0.16** acre(s). (G-14)

**PROPERTY OWNERS:** EDUARDO LOPEZ  
**REQUEST:** COMBINE 3 LOTS INTO 1 LOT

**SKETCH PLAT COMMENTS WERE PROVIDED TO THE APPLICANT.**

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

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12. [PR-2019-002663](#)  
[\(1009082\)](#)  
[SD-2020-00193](#) – PRELIMINARY/FINAL  
PLAT  
[VA-2020-00377](#) - WAIVER TO IDO  
*(Sketch Plat 8/12/20)*

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.

**WITHDRAWN BY THE APPLICANT.**

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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 EEXISTING LOT INTO TWO NEW LOTS, GRANT CROSS-LOT DRAINAGE EASEMENT

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE PRELIMINARY/ FINAL PLAT.**

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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

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED A TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT.**

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Other Matters - None

Action Sheet Minutes were approved for June 29, 2022

DRB Member Signing Session for Approved Cases

ADJOURNED