



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes

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

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.
- DEFERRED TO AUGUST 3RD, 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 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

DEFERRED TO AUGUST 24TH, 2022.

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

DEFERRED TO AUGUST 3RD, 2022.

MINOR CASES

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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

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 AMENDED INFRASTRUCTURE LIST AND THE EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT.

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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

DEFERRED TO AUGUST 10TH, 2022.

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

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

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

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

THE SKETCH PLAN WAS REVIEWED AND COMMENTS PROVIDED.

Other Matters - None

Action Sheet Minutes were approved for July 20, 2022

DRB Member Signing Session for Approved Cases

ADJOURNED