



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

August 3, 2022

Jolene Wolfley..... DRB Chair
Ernest Armijo..... Transportation
Blaine Carter..... Water Authority
Shahab Biazar. ....Hydrology
Concetta Trujillo.....Code Enforcement
Cheryl Somerfeldt.....Parks and Rec

Angela Gomez ~ DRB Administrative Assistant

MAJOR CASES & ASSOCIATED MINORS

- 1. PR-2018-001405
SI-2022-01115 – AMENDMENT TO SITE PLAN
VA-2022-00165 – SIDEWALK WAIVER
IDO - 2020

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 from 7/27/22]

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, AND WITH THE SIGNING OF THE INFRASTRUCTURE LIST ON AUGUST 3, 2022, THE DRB HAS APPROVED THE SIDEWALK WAIVER AND THE AMENDED SITE PLAN WITH FINAL SIGN OFF DELEGATED TO PARKS AND RECREATION FOR AN UPDATED LANDSCAPING PLAN TO INCLUDE ADDITIONAL SHRUBS AS DISCUSSED, AND TO PLANNING FOR THE INFRASTRUCTURE IMPROVEMENTS AGREEMENT.

2. [PR-2018-001405](#)  
[SD-2022-00100](#) – PRELIMINARY/FINAL  
PLAT  
IDO - 2020

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, 7/27/22]

**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.

**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. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

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## **MAJOR CASES**

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3. [PR-2021-005272](#)  
[SI-2022-01239](#) – SITE PLAN  
IDO - 2020

CONSENSUS PLANNING, INC. agent for GTA SAN PEDRO, LLC requests the aforementioned action(s) for all or a portion of: **LOTS 1-4 AND 29-32, BLOCK 27, TRACT A UNIT B, NORTH ALBUQUERQUE ACRES** zoned **R-MH**, located on **9320 SAN PEDRO DR NE between OAKLAND AVE NE and EAGLE ROCK AVE NE** containing approximately 6.77 acre(s). (C-18) [Deferred from 7/20/22]

**PROPERTY OWNERS:** GTA SAN PEDRO LLC  
**REQUEST:** 218 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH SIX 4-STORY BUILDINGS PLUS A CLUBHOUSE.

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

4. [PR-2021-005597](#)  
[SD-2022-00026](#) – PRELIMINARY PLAT  
IDO - 2020

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, 7/27/22]

**PROPERTY OWNERS:** RED SHAMROCK 12 LLC  
**REQUEST:** SUBDIVIDE 1 EXISTING LOT INTO 10 SMALLER LOTS, DEDICATE RIGHT OF WAY, GRANT EASEMENTS

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

## SKETCH PLATS

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5. [PR-2022-006673](#)  
[PS-2022-00149](#) – SKETCH PLAT  
*IDO - 2021*
- OLSSON – TAYLOR ELLIS** requests the aforementioned action(s) for all or a portion of: **TRACT 1-A, BLOCK 101, BRENTWOOD HILLS** zoned **MX-M**, located at **2600 JUAN TABO BLVD NE between JUAN TABO BLVD NE and LEXINGTON AVE NE** containing approximately **1.8021** acre(s). (**H-21, H-22**)
- PROPERTY OWNERS:** GBN HOLDINGS LLC, TRINITY GROUP LLC  
**REQUEST:** SUBDIVIDE ONE LOT INTO TWO NEW LOTS
- THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.**
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6. [PR-2022-007397](#)  
[PS-2022-00148](#) – SKETCH PLAT  
*IDO - 2021*
- JEEBS & ZUZU, LLC** requests the aforementioned action(s) for all or a portion of: **LOT 8-A, MCDONALD ACRES SUBDIVISION** zoned **R-1D**, located at **3017 11<sup>TH</sup> ST NW south of PHOENIX AVE NW** containing approximately **0.574** acre(s). (**H-14**)
- PROPERTY OWNERS:** LISA MARIE JEFFERY  
**REQUEST:** SUBDIVIDE ONE LOT INTO TWO NEW LOTS
- THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.**
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7. [PR-2022-007396](#)  
[PS-2022-00146](#) – SKETCH PLAT  
*IDO - 2021*
- THOMAS B. ELDER** requests the aforementioned action(s) for all or a portion of: **TRACT B PLAT OF TRACTS A & B, LANDS OF HOLLINGSWORTH** zoned **R-A**, located at **1604 ARCADIAN TR. NW between CANDELARIA and GRIEGOS** containing approximately **1.0642** acre(s). (**G-13**)
- PROPERTY OWNERS:** ANGELO & SANDRA DAVIS  
**REQUEST:** TRACT CONSOLIDATION
- THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.**
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8. [PR-2022-006968](#)  
[PS-2022-00145](#) – SKETCH PLAT  
*IDO - 2021*
- LISA GRAVELLE | KEITH GRIEGO** request the aforementioned action(s) for all or a portion of: **TR 492 (EXCL N'LY PORT OUT TO R/W) UNIT 7 ATRISCO GRANT,** zoned **MX-L**, located on **SAGE between UNSER and 86<sup>TH</sup> ST** containing approximately **4.89** acre(s). (**M-9**)
- PROPERTY OWNERS:** SHAIKH MOHAMMED & RIZWANA QURAIHI  
**REQUEST:** SITE PLAN FOR 50,000 SQ FT SPORTS COMPLEX OFFERING GYMNASTICS, VOLLEYBALL AND BASKETBALL
- THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.**
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**Other Matters - None**

**Action Sheet Minutes were approved for July 27, 2022**

**DRB Member Signing Session for Approved Cases**

**ADJOURNED**