



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

June 29, 2022

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

Angela Gomez ~ DRB Administrative Assistant

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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 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 13TH, 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)

**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 13<sup>TH</sup>, 2022.**

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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 7<sup>th</sup> 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

**DEFERRED TO JULY 13<sup>TH</sup>, 2022.**

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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 **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]

**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.

**DEFERRED TO JULY 13<sup>TH</sup>, 2022.**

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

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

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### **SKETCH PLATS AND PLANS**

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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

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

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

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

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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

SKETCH PLAT COMMENTS WERE PROVIDED TO THE APPLICANT.

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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

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

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

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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

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 THE WATER AUTHORITY FOR A NOTE AS FOLLOWS: “EXISTING PUBLIC WATER AND/OR SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.” PLANNING ALSO ACCEPTS DELEGATION FOR THE AGIS DXF FILE AND FOR THE APPLICATION NUMBER TO BE CORRECTED ON THE PLAT.

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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

**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 PARKS AND RECREATION TO DEPICT AN EASEMENT AT THE NORTHWEST CORNER OF PARCEL 2A1 TO ALLOW FOR A MULTI-PURPOSE TRAIL ALONG THE NORTHERN AND WESTERN PROPERTY LINES WITH A CURVE FOLLOWING THE EDGE OF THE PAVED SURFACE, AND TO PLANNING AS INDICATED BY TRANSPORTATION FOR THE REWORKING OF THE LANGUAGE FOR THE SHARED ACCESS AGREEMENT EASEMENT TO SHOW MAINTENANCE RESPONSIBILITIES, AND TO CHANGE THE LANGUAGE FROM "TO" TO "GRANTED TO" AS DISCUSSED.**

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**Other Matters: None**

**Action Sheet Minutes were approved for June 22, 2022**

**DRB Member Signing Session for Approved Cases**

**ADJOURNED**