



**DEVELOPMENT REVIEW BOARD**

**Agenda**

**ONLINE ZOOM MEETING**

**April 14, 2021**

- Jolene Wolfley..... DRB Chair**
- Jeanne Wolfenbarger ..... Transportation**
- Kris Cadena ..... Water Authority**
- Ernest Armijo. ....Hydrology**
- Carl Garcia.....Code Enforcement**
- Cheryl Somerfeldt.....Parks and Rec**

*Angela Gomez ~ DRB Hearing Monitor*

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**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**

**Motion to amend the rules to allow a virtual meeting because of the public health emergency.**

**Remote Meeting Information:**

<https://cabq.zoom.us/j/99821393949> (Place mouse over hyperlink, right-click, choose "open hyperlink")

Meeting ID: 998 2139 3949

By Phone +1 312 626 6799 or Find your local number: <https://cabq.zoom.us/u/avHhkvOlz>

**MAJOR CASES AND ASSOCIATED MINORS**

**1. [PR-2019-002761](#)**

**SI-2021-00255 – SITE PLAN AMENDMENT**

**CONSENSUS PLANNING INC.** agent for **LEGACY DEVELOPMENT & MANAGEMENT, LLC** request(s) the aforementioned action(s) for all or a portion of **LOTS 8-A & 23-A BLOCK 26 TRACT A UNIT B, NORTH ALBUQUERQUE ACRES** zoned NR-BP and MX-L, located at **6501 EAGLE ROCK AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE**, containing approximately 5.6759 acre(s). (C-18)

**PROPERTY OWNERS:** LEGACY DEVELOPMENT & MANAGEMENT, LLC  
**REQUEST:** MAJOR AMENDMENT TO REMOVE LOT 8-A FROM PRIOR SITE PLAN APPROVAL

2. [PR-2019-002761](#)  
SI-2021-00256 – SITE PLAN

**CONSENSUS PLANNING INC.** agent for **LEGACY DEVELOPMENT & MANAGEMENT, LLC** request(s) the aforementioned action(s) for all or a portion of **LOTS 8-A, 11 & 12, 26 TRACT A UNIT B, NORTH ALBUQUERQUE ACRES** zoned MX-L, located at **6700 & 6716 MODESTO AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE**, containing approximately 4.7885 acre(s). (C-18)

**PROPERTY OWNERS:** LEGACY DEVELOPMENT & MANAGEMENT, LLC  
**REQUEST:** SITE PLAN FOR 120-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

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3. [PR-2019-002761](#)  
SD-2021-00053 – PRELIMINARY/FINAL PLAT  
SD-2019-00056-VACATION OF PUBLIC EASEMENT  
SD-2019-00055 - VACATION OF PUBLIC EASEMENT  
SD-2021-00054 – VACATION OF PUBLIC EASEMENT

**CSI - CARTESIAN SURVEY'S INC.** agent for **FAIZEL KASSEM C/O KASSAM LAND ACQUISITION 9 LLC** request(s) the aforementioned action(s) for all or a portion of **8-A, 11 & 12 BLOCK 26 NAA, TR. A, UNIT B** zoned NR-BP, located on **MODESTO AVE between OBSIDIAN ST NE and SAN PEDRO DR NE**, containing approximately 4.7885 acre(s). (C-18)[*Deferred from 3/31/21*]

**PROPERTY OWNERS:** FAIZEL KASSEM C/O KASSAM LAND ACQUISITION 9 LLC  
**REQUEST:** SUBDIVIDE EXISTING 3 LOTS INTO 1 INDIVIDUAL LOT, VACATE EASEMENTS, GRANT EASEMENTS AND DEDICATE RIGHT-OF-WAY

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4. [PR-2018-001579](#)  
SD-2021-00035 – PRELIMINARY/FINAL PLAT

**MODULUS ARCHITECTS, INC C/O ANGELA WILLIAMSON, CEO** agent for **WINROCK PARTNERS** request(s) the aforementioned action(s) for all or a portion of: **PARCEL Z FINAL PLAT PARCEL Z AND TRACTS A, D, E, F, F-1, G & H, WINROCK CENTER ADDITION** zoned MX-H, located at **2100 LOUISIANA BLVD NE between INDIAN SCHOOL and I-40** containing approximately 28.86 acre(s). (J-19)[*Deferred from 3/10/21, 3/31/21*]

**PROPERTY OWNERS:** SUN CAPITAL HOTELS. OWNERS; WINROCK PARTNERS  
**REQUEST:** PRELIMINARY PLAT FOR WINROCK TOWN CENTER FOR A NEW HOTEL – APPROXIMATELY 149 ROOMS ENCOMPASSING +/- 80,000 SQ FT

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5. [PR-2018-001579](#)  
[SI-2020-01477](#) – SITE PLAN AMENDMENT  
[VA-2020-00469](#) – WAIVER TO IDO

DEKKER/PERICH/SABATINI request(s) the aforementioned action(s) for all or a portion of: **PARCEL A-1-A-1-B SUBD PLAT TRS A-1-A-1-A & A-1-A-1-B WINROCK CENTER ADDN, PARCEL A-2 AND A-3 PLAT OF PARCELS A-1 THRU A-3 & PARCEL C-2A WINROCK CENTER ADDN + PARCEL C-2A1 SUBD PLAT PARCEL C-2A1 & C-2A2 WINROCK CENTER ADDN, PARCEL E1A WINROCK CENTER ADDITION, PARCEL D1A WINROCK CENTER ADDN REPLAT OF PARCEL D1 WINROCK CENTER ADDN AND PARCEL A-1-A-1-A-1-A WINROCK CENTER ADDITION**, zoned MX-H, zoned MX-M located at **7500 INDIAN SCHOOL RD**, containing approximately 83 acre(s). (J-19)[*Deferred from 1/13/21, 2/10/21, 3/3/21, 3/17/21, 3/31/21*]

**PROPERTY OWNERS:** DARIN SAND, WINROCK PARTNERS LLC

**REQUEST:** A MAJOR AMENDMENT TO THE APPROVED SITE DEVELOPMENT PLAN FOR WINROCK TOWN CENTER TO FACILITATE THE DEVELOPMENT OF A NEW 199 UNIT MULTI-FAMILY DEVELOPMENT FOR A VACANT LOT AT 7500 INDIAN SCHOOL.

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6. [PR-2018-001579](#)  
[SD-2021-00073](#) – PRELIMINARY/FINAL  
PLAT

HUITT-ZOLLARS INC./SCOTT EDDINGS agent(s) for GOODMAN REALTY request(s) the aforementioned action(s) for all or a portion of: **PARCEL E-1-A, WINROCK CENTER ADDITION** zoned MX-M, located on **INDIAN SCHOOL RD between WINROCK LOOP and PENNSYLVANIA AVE**, containing approximately 3.38 acre(s). (J-19)

**PROPERTY OWNERS:** GOODMAN REALTY

**REQUEST:** REPLAT OF PARCEL E-1-A FOR THE APPROVED VACATION OF PUBLIC ACCESS EASEMENT AND GRANTING PUBLIC SIDEWALK EASEMENT.

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## **MAJOR CASES**

7. [PR-2020-004475](#)  
[SI-2021-00254](#) – SITE PLAN

JOE SLAGLE, ARCHITECT agent for CURTIS PINO request(s) the aforementioned action(s) for all or a portion of **LOT 21, TRACT 2 BLOCK 9 UNIT 3, NORTH ALBUQUERQUE ACRES** zoned MX-L, located at **7413 HOLLY AVE NE between LOUISIANA and WYOMING**, containing approximately 1.0031 acre(s). (C-19)[*Deferred from 3/31/21*]

**PROPERTY OWNERS:** CURTIS AND REBECCA PINO

**REQUEST:** 4,800 SQ FT DENTAL OFFICE AT GROUND LEVEL WITH 1000 SQ FT MEETING ROOM AT UPPER FLOOR. 3800 SQ FT OF LEASE SPACE ALSO INCLUDED.

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8. [PR-2018-001198](#)  
SI-2021-00383- SITE PLAN

**CONSENSUS PLANNING** agent for **PV TRAILS ALBUQUERQUE, LLC (C/O PRICE LAND DEVELOPMENT GROUP)** request(s) the aforementioned action(s) for all or a portion of **TRACT 11 (FORMERLY TRACT 1), CATALONIA (THE TRAILS)** zoned R-ML, located on **WOODMONT AVE NW between PASEO DEL NORTE and GIRONA AVE NW**, containing approximately 13.9 acre(s). (C-8)

**PROPERTY OWNERS:** PV TRAILS ALBUQUERQUE, LLC (C/O PRICE LAND DEVELOPMENT GROUP)

**REQUEST:** SITE PLAN APPROVAL FOR A 333-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

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9. [PR-2020-003443](#)  
SD-2021-00027- PRELIMINARY PLAT  
(sketch plat 3-4-20)

**CONSENSUS PLANNING INC.** agent for **HOLLY PARTNERS LLC** request(s) the aforementioned action(s) for all or a portion of: **20A-1, PARADISE NORTH** zoned MX-L, located on **UNSER BLVD NW between BANDELIER DR NW and McMAHON BLVD NW** containing approximately 19.01 acre(s). (A-11)[*Deferred from 3/10/21, 3/31/21*]

**PROPERTY OWNERS:** HOLLY PARTNERS LLC

**REQUEST:** SUBDIVIDE EXISTING LOT INTO 9 NEW LOTS AND PROVIDE REQUIRED PUBLIC INFRASTRUCTURE

**\*\* APPLICANT REQUESTS DEFERRAL TO APRIL 28, 2021**

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**MINOR CASES**

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10. [PR-2018-001695](#)  
SD-2021-00070 - PRELIMINARY/FINAL PLAT

**NOVUS PROPERTIES LLC, MICHAEL MONTOYA, TRULA HOWE** requests the aforementioned action(s) for all or a portion of **TRACT B, FOUNTAIN HILLS PLAZA SUBDIVISION**, zoned SU-1, located on **NUNZIO AVE NW between EAGLE RANCH RD NW between EAGLE RANCH RD NW and VISTA FUENTE RD NW**, containing approximately 3.8568 acre(s). (C-12)

**PROPERTY OWNERS:** NOVUS PROPERTIES LLC

**REQUEST:** FINAL PLAT TO SUBDIVIDE TRACT B INTO B1, B2, B3, B4

11. [PR-2019-002976](#)  
SD-2020-00210 – PRELIMINARY/FINAL PLAT  
VA-2020-00447 – SIDEWALK WAIVER  
(Sketch plat 10/23/19)
- CSI – CARTESIAN SURVEYS, INC.** agent(s) for **BEELING ARMIJO** requests the aforementioned action(s) for all or a portion of: **LOT 9, EASTERLY PORTION OF 20 FT LOT 8 AND PORTION OF LOT 10, BLOCK 2, SANDIA MANOR** zoned R-1D, located at **17400 HILLDALE RD NE between HILDALE RD NE and CAMINO DE LA SIERRA NE**, containing approximately 0.5108 acre(s). (K-23) {*Deferred from 12/9/2, 1/13/210, 1/27/21, 2/3/21, 2/24/21, 3/17/21, 3/31/21*}
- PROPERTY OWNERS:** BEELING ARMIJO  
**REQUEST:** SUBDIVIDE LOTS, ELIMINATE INTERIOR LOT LINES OF 3 EXISTING LOTS CREATING ONE NEW LOT, DEDICATE EASEMENTS
- \*\* AGENT REQUESTS DEFERRAL TO APRIL 21, 2021**
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**SKETCH PLAT**

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12. [PR-2021-004086](#)  
PS-2021-00048 -SKETCH PLAT
- CONSENSUS PLANNING INC.** agent(s) for **TITAN PROPERTY MANAGEMENT, LLC** request(s) the aforementioned action(s) for all or a portion of: **TRACTS 1 & 2, THE FOOTHILLS**, zoned R-MH & MX-L, located at **TENNYSON ST NE between ACADEMY RD NE and SAN ANTONIO DR NE**, containing approximately 24.2 acre(s). (E-22)
- PROPERTY OWNERS:** AMERICUS LLC  
**REQUEST:** LOT LINE ADJUSTMENT
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13. [PR-2021-005316](#)  
PS-2021-00046 -SKETCH PLAT
- TIERRA WEST, LLC** agent(s) for **MELLOY BROTHERS LTD CO** requests the aforementioned action(s) for all or a portion of: **LOTS 13-18 BLOCK 8 NORTH ALBUQ ACRES TR A UNIT B**, zoned NR-LM & NR-BP, located at **GLENDALE AVENUE AND SAN PEDRO DRIVE NE**, containing approximately 6.73 acre(s). (B-18)
- PROPERTY OWNERS:** MELLOY BROTHERS LTD CO  
**REQUEST:** CONSOLIDATE SIX INTO ONE
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14. [PR-2019-002309](#)  
PS-2021-00047 -SKETCH PLAT
- TIERRA WEST, LLC** agent(s) for **M & M CO** request(s) the aforementioned action(s) for all or a portion of: **LOT 1-A-1 PLAT FOR LOTS 1-A-1 AND 5-A-1, LA MIRADA SUBDIVISION** zoned MX-M, located at **4315 WYOMING BLVD NE between MONTGOMERY BLVD NE and LA MIRADA PL NE**, containing approximately 23.8 acre(s). (G-19)
- PROPERTY OWNERS:** M&M CO  
**REQUEST:** SKETCH PLAT REVIEW AND COMMENT
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15. Other Matters:

**16. ACTION SHEET MINUTES: April 7, 2021**

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