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: DEFFERRAL 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
<table>
<thead>
<tr>
<th>#</th>
<th>Application ID</th>
<th>Description</th>
<th>Requestor</th>
<th>Request Details</th>
<th>Property Owners</th>
<th>Request Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.</td>
<td>PR-2019-002761</td>
<td>SI-2021-00256 – SITE PLAN</td>
<td>CONSENSUS PLANNING INC. agent for LEGACY DEVELOPMENT &amp; MANAGEMENT, LLC</td>
<td>request(s) the aforementioned action(s) for all or a portion of LOTS 8-A, 11 &amp; 12, 26 TRACT A UNIT B, NORTH ALBUQUERQUE ACRES zoned MX-L, located at 6700 &amp; 6716 MODESTO AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE, containing approximately 4.7885 acre(s). (C-18)</td>
<td>LEGACY DEVELOPMENT &amp; MANAGEMENT, LLC</td>
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<td>3.</td>
<td>PR-2019-002761</td>
<td>SD-2021-00053 – PRELIMINARY/FINAL PLAT</td>
<td>CSI - CARTESIAN SURVEY’S INC. agent for FAIZEL KASSEM C/O KASSAM LAND ACQUISITION 9 LLC</td>
<td>request(s) the aforementioned action(s) for all or a portion of 8-A, 11 &amp; 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]</td>
<td>FAIZEL KASSEM C/O KASSAM LAND ACQUISITION 9 LLC</td>
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<td>4.</td>
<td>PR-2018-001579</td>
<td>SD-2021-00035 – PRELIMINARY/FINAL PLAT</td>
<td>MODULUS ARCHITECTS, INC C/O ANGELA WILLIAMSON, CEO</td>
<td>agent for WINROCK PARTNERS</td>
<td>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 &amp; 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]</td>
<td>SUN CAPITAL HOTELS. OWNERS; WINROCK PARTNERS</td>
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5. **PR-2018-001579**  
**SI-2020-01477 – SITE PLAN AMENDMENT**  
**VA-2020-00469 – WAIVER TO IDO**  
**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.  

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.  

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). [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.
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 beetween 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**

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 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
CSI – CARTESIAN SURVEYS, INC. agent(s) for BEELING ARMUJO 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 HILDALE RD NE between HILDALE RD NE and CAMINO DE LA SIERRA NE, containing approximately 0.5108 acre(s).  (K-23) [Deferred from 12/9/21, 1/13/21, 1/27/21, 2/3/21, 2/24/21, 3/17/21, 3/31/21]

PROPERTY OWNERS: BEELING ARMUJO
REQUEST: SUBDIVIDE LOTS, ELIMINATE INTERIOR LOT LINES OF 3 EXISTING LOTS CREATING ONE NEW LOT, DEDICATE EASEMENTS

** AGENT REQUESTS DEFERRAL TO APRIL 21, 2021

11. **PR-2019-002976**
SD-2020-00210 – PRELIMINARY/FINAL PLAT
VA-2020-00447 – SIDEWALK WAIVER (Sketch plat 10/23/19)

12. **PR-2021-004086**
PS-2021-00048 – SKETCH PLAT

13. **PR-2021-005316**
PS-2021-00046 – SKETCH PLAT

PS-2021-00047 – SKETCH PLAT

15. Other Matters:
16. ACTION SHEET MINUTES: April 7, 2021

ADJOURN