DEVELOPMENT REVIEW BOARD
Agenda
ONLINE ZOOM MEETING

February 10, 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 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/98269796721 (Place mouse over hyperlink, right-click, choose “open hyperlink”)
   Meeting ID: 982 6979 6721
   By Phone +1 312 626 6799 Find your local number: https://cabq.zoom.us/u/ayUYL9PAm

MAJOR CASES AND ASSOCIATED MINORS
1. **PR-2020-004683**
   **SI-2021-00029** – SITE PLAN

   **CONSENSUS PLANNING** agent(s) for **REMBE COURTYARDS LLC** request(s) the aforementioned action(s) for all or a portion of: **NORTH 5 FEET LOT 18, LOTS 19-21 & 22-A-1, BLOCK 24, UNIVERSITY HEIGHTS ADDITION** zoned MX-M located at **2720 CENTRAL/109 VASSAR** between **PRINCETON DR/CENTRAL AVE and VASSAR DR/SILVER AVE**, containing approximately 1.01 acre(s). **(K-16)**

   **PROPERTY OWNERS**: **REMBE COURTYARDS LLC**
   **REQUEST**: 6 STORY MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONTAINING 108 DWELLING UNITS. EXISTING COMMERCIAL BUILDING FRONTING CENTRAL AVE TO REMAIN.

2. **PR-2020-004683**
   **SD-2021-00023** – PRELIMINARY/FINAL PLAT

   **CSI – CARTESIAN SURVEYS, INC.** agent(s) for **REMBE COURTYARDS LLC** request(s) the aforementioned action(s) for all or a portion of: **NORTH 5 FEET LOT 18, LOTS 19-21 & 22-A-1, BLOCK 24, UNIVERSITY HEIGHTS ADDITION** zoned MX-M located at **2720 CENTRAL/109 VASSAR** between **PRINCETON DR/CENTRAL AVE and VASSAR DR/SILVER AVE**, containing approximately 1.01 acre(s). **(K-16)**

   **PROPERTY OWNERS**: **PARKLAND HILLS INCANELLA CO**
   **REQUEST**: COMBINE 4 EXITING LOTS INTO ONE NEW LOT, GRANT EASEMENTS

3. **PR-2020-004771**
   **SD-2020-00211** – VACATION OF PUBLIC RIGHT-OF-WAY

   **CSI – CARTESIAN SURVEYS INC.** agent(s) for **HOMEWISE** request(s) the aforementioned action(s) for all or a portion of: **LOT 1 BLOCK 1, GUTIERREZ ADDITION** zoned MX-L located at **1407 4th ST SW** between **BELL AVE SW and BARELAS RD SW**, containing approximately 0.0068 acre(s). **(L-14)** [Deferred from 1/6/21, 2/3/21]

   **PROPERTY OWNERS**: **HOPE GLORIA CULLEY**
   **REQUEST**: VACATE PORTION OF BELL AVE TO THE NE CORNER OF LOT 1 BLOCK 1, GUTIERREZ AVE
4. **PR-2020-004771**  
**VA-2021-00017 – WAIVER TO IDO**  
CSI – CARTESIAN SURVEY’S INC. agent(s) for HOMEWISE, INC. request(s) the aforementioned action(s) for all or a portion of: **LOT 1 BLOCK 1, GUTIERREZ ADDITION**, zoned MX-L, located at **1407 4TH ST SW between BELL AVE SW and BARELAS RD SW**, containing approximately 0.0068 acre(s).  
(L-14)(Deferred from 2/3/21)  
**PROPERTY OWNERS:** HOMEWISE INC  
**REQUEST:** SIDEWALK WAIVER (PLACEMENT ALONG BELL AVE AND WIDTH REQUIREMENTS ALONG BARELAS)

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**MAJOR CASES**

5. **PR-2020-004138**  
**SD-2020-00225 – PRELIMINARY PLAT**  
HUITT-ZOLLARS, INC. agent(s) for MDS INVESTORS LLC request(s) the aforementioned action(s) for all or a portion of: **TRACT A-1-A-5, TRACT A-4, TRACT A-1-A-4 & TRACT A-1-A-3, MESA DEL SOL INNOVATION PARK**, zoned PC, located on **BOBBY FOSTER**, containing approximately 55 acre(s). (R-15 & R-16)(Deferred from 1/20/21, 1/27/21, 2/3/21)  
**PROPERTY OWNERS:** MDS INVESTORS LLC  
**REQUEST:** PRELIMINARY PLAT

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6. **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.
7. **Project # PR-2020-003887**  
(1010532)  
**SI-2020-00367 – SITE PLAN**  
SCOTT ANDERSON agent(s) for MICHAEL DRESKIN  
request(s) the aforementioned action(s) for all or a portion of: LOT 5, BLOCK 23, BROAD ACRES ADDN, zoned MX-M, located at 2818 4TH ST NW, containing approximately 1.27 acre(s). (H-14) [Deferred from 7/8/20, 7/22/20, 7/29/20, 8/19/20, 9/2/20, 9/16/20, 10/28/20]  
**PROPERTY OWNERS:** MICHAEL DRESKIN  
**REQUEST:** SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS

8. **PR-2020-004717**  
**SD-2020-00226 – VACATION OF PUBLIC RIGHT OF WAY**  
TIM BORROR agent(s) for TRB HOLDINGS LLC  
request(s) the aforementioned action(s) for all or a portion of: PARCELS B-1, B-2, & B-3, zoned MX-M, located at 12701, 12712, & 12714 SAN JACINTO AVE NE ON COPPER between TRAMWAY and CHELWOOD, containing approximately 0.29 acre(s). (K-22) [Deferred from 1/27/21]  
**PROPERTY OWNERS:** TIM BORROR TRB HOLDINGS  
**REQUEST:** VACATION OF PUBLIC RIGHT OF WAY TO THE NORTH OF THREE LOTS, WHICH ARE CURRENTLY NOT IN USE

9. **PR-2020-004812**  
**SD-2020-00220 – VACATION OF RIGHT-OF-WAY**  
TIM NISLY  
request(s) the aforementioned action(s) for all or a portion of: ALLEY ADJACENT TO LOT 12, BLOCK 6 BELMONT PLACE LOT 12 & LOT 13 & 14 zoned R-1B, located SOUTH OF FREEMAN between 5TH ST and 6TH ST, containing approximately .03 acre(s). (G-14) [Deferred from 2/3/21]  
**PROPERTY OWNERS:** TIM NISLY  
**REQUEST:** VACATE UNUSED ACCESS EASEMENT

10. **PR-2020-004708**  
**SI-2020-001411 – SITE PLAN**  
JESSICA LAWLIS, DEKKER/PERICH/SABATINI agent(s) for JUSTIN BAIARDO, EXECUTIVE DIRECTOR EXPLOR ACADEMY  
request(s) the aforementioned action(s) for all or a portion of: 3-C REPLAT LOT 3 INTERSTATE INDUSTRIAL TRACT UNIT II zoned NR-BP located at 6600 GULTON CT NE, containing approximately 10.0 acre(s). (E-17) [Deferred from 1/6/21, 1/27/21, 2/3/21]  
**PROPERTY OWNERS:** ARTEZ 6600 GULTON LLC  
**REQUEST:** THE PHASED RENOVATION OF THE EXISTING FACILITY TO ACCOMMODATE A SCHOOL, INCLUDING THE CONSTRUCTION OF A NEW GYM TOTALING APPROX 17,000 SQ FT.
11. **PR-2019-002479**  
**SD-2020-00196** – VACATION OF RIGHT-OF-WAY  
**SD-2020-00195** - PRELIMINARY/FINAL PLAT  
ARCH + PLAN LAND USE CONSULTANTS agent(s) for SMI ASSETS LLC request(s) the aforementioned action(s) for all or a portion of: TR B PLAT, TR C PLAT, AND TR D PLAT OF TRACTS B, C AND D FAIRVIEW PARK CEMETERY (BEING A REPLAT OF FAIRVIEW PARK CEMETERY) AND THE REMAINING NE'LY PORT OF TR IN THE NW 1/4, NW ¼ SEC 27T10N R3E, zoned NR-SU located at 700 YALE BLVD SE & 621 COLUMBIA DR SE, containing approximately 25.56 acre(s). (L-15 & L-16) [Deferred from 12/2/20, 12/16/20, 1/6/21, 1/27/21]  
PROPERTY OWNERS: SMI ASSETS LLC  
REQUEST: LOT CONSOLIDATION

**MINOR CASES**

12. **PR-2019-003030**  
**SD-2020-00213** – PRELIMINARY/FINAL PLAT  
SUPREME INVESTMENTS, LLC request(s) the aforementioned action(s) for all or a portion of: TRACT B1, LAND OF MEL SANCHEZ & LATH & PLASTER SUPPLY zoned NR-LM, located at 5300 2ND ST between MONTANO and GRIEGOS, containing approximately 5.45 acre(s). (F-15) [Deferred from 12/16/20, 1/6/21, 1/20/21]  
PROPERTY OWNERS: CITY CHURCH OF ALBUQUERQUE INC  
REQUEST: TO SUBDIVIDE THE EXISTING PARCEL OF LAND INTO THREE TRACTS

13. **PR-2020-004765**  
**SD-2021-00024** – PRELIMINARY/FINAL PLAT (sketch plat 12-9-20)  
ARCH + PLAN LAND USE CONSULTANTS agent(s) for S & S DEVELOPMENT LLC request(s) the aforementioned action(s) for all or a portion of: LOTS 20 THRU 27, BLOCK 8 CARTERS SUBDIVISION, zoned MX-L, located at 3511 GIBSON BLVD SE between AMHERST DR and CARLISLE BLVD, containing approximately 0.5475 acre(s). (L-16)  
PROPERTY OWNERS: S & S DEVELOPMENT LLC  
REQUEST: LOT CONSOLIDATION FOR 8 LOTS INTO 1 LOT
ARCH + PLAN LAND USE CONSULTANTS agent(s) for 4SP HOTELS LLC request(s) the aforementioned action(s) for all or a portion of: 261-A, TOWN OF ATRISCO GRANT, zoned NR-C, located at 6030 ILIFF RD NW between COORS BLVD and ESTANCIA DR, containing approximately 4.4844 acre(s). (H-11)

PROPERTY OWNERS: 4SP HOTELS LLC
REQUEST: CREATE 2 LOTS FROM 1 EXISTING LOT

CONSSENSUS PLANNING, INC. agent(s) for GAMMA DEVELOPMENT, LLC request(s) the aforementioned action(s) for all or a portion of: LOTS 1 THROUGH 3 BLOCK 1 PLAT OF WEST BANK ESTATES WITH TRACT A-11 LANDS OF SUZANNE H POOLE, TRACT C-1 PLAT OF TRACTS C-1, C-2 AND LOT 4-A LANDS OF SUZANNE H POOLE BEING A REPLAT OF TRACT C LANDS OF SUZANNE H POOLE TRACT C ANNEXATION PLAT LAND, AND LOT 4-A PLAT OF TRACTS C-1, C-2 & LOT 4-A LANDS OF SUZANNE H POOLE BEING A REPLAT OF TRACT C LANDS OF SUZANNE H POOLE TRACT C ANNEXATION PLAT LAND, zoned R-A, located at 5001 NAMASTE RD NW between LA BIENVENIDA PL and OXBOW OPEN SPACE, containing approximately 22.75 acre(s). (F-11 & F-12)[Deferred from 10/28/20, 11/18/20, 12/16/20]

PROPERTY OWNERS: DANIELS FAMILY PROPERTIES LLC
REQUEST: EPC SITE PLAN SIGN-OFF

ARCH + PLAN LAND USE CONSULTANTS agent(s) for CLEARBROOK INVESTMENTS LLC request(s) the aforementioned action(s) for all or a portion of: 4-A, HORIZON VILLAGE, zoned NR-LM, located on HORIZON BLVD NE between ALAMEDA BLVD and BALLOON MUSEUM DR, containing approximately 2.9201 acre(s). (C-17)

PROPERTY OWNERS: CLEARBROOK INVESTMENTS LLC
REQUEST: CREATE 30 LOTS FROM 1 EXISTING TRACT, GRANT PUBLIC & PRIVATE EASEMENTS
17. **PR-2021-005017**  
**PS-2021-00018 - SKETCH PLAT**  
ARCH + PLAN LAND USE CONSULTANTS agent(s) for FRANCES McCARTY/McCARTY RVT request(s) the aforementioned action(s) for all or a portion of: **LOT 27P-1, 28P-1 & 29P-1, OXBO Williams PL NW between SILVERY MINNOW PL and GREY HAWK**, containing approximately 1.9940 acre(s). (F-11)  
**PROPERTY OWNERS:** FRANCES McCARTY/McCARTY RVT  
**REQUEST:** CONSOLIDATE 3 LOTS INTO 2 LOTS AND VACATION AND DEDICATION OF BUILDING ENVELOPES

18. **PR-2020-004595**  
**PS-2021-00019 - SKETCH PLAT**  
JAG PLANNING & ZONING/ JUANITA GARCIA agent(s) for 505 SOLUTIONS LLC request(s) the aforementioned action(s) for all or a portion of **PARCELS A & B AND PARCELS 1 & 3, LANDS OF ALBUQUERQUE RANCH ESTATES AND LANDS OF ALBUQUERQUE ACADEMY,** zoned PD, located **WEST OF TRAMWAY BLVD NW between SPAIN RD NE and ACADEMY RD NE,** containing approximately 4.650 acre(s). (E-22)  
**PROPERTY OWNERS:** 505 SOLUTIONS, LLC  
**REQUEST:** REPLAT 6 EXITING LOTS INTO 11 LOTS, CREATE 2 TRACTS, GRANT EASEMENTS, VACATE PRIVATE ACCESS EASEMENTS

19. **PR-2021-005019**  
**PS-2021-005019 - SKETCH PLAT**  
CSI – CARTESIAN SURVEYS INC. agent(s) for PAY OR SAVE INC. request(s) the aforementioned action(s) for all or a portion of: **TRACT A-2; TRACTS A; LOTS 1-5 AND 11-17, LANDS OF M.S.T. & T; FURR’S PROPERTIES INC; RIVERA PLACE** zoned MX-M, located at **4701 4TH ST NW between GRIEGOS RD NW and PALO DURO AVE NW,** containing approximately 3.3677 acre(s). (F-14)  
**PROPERTY OWNERS:** PAY OR SAVE  
**REQUEST:** SKETCH REVIEW FOR SUBDIVISION OF 14 EXISTING PARCELS INTO 2 PROPOSED TRACTS, AND VACATE ONE EXISTING EASEMENT

20. **PR-2021-005009**  
**PS-2021-00017 - SKETCH PLAT**  
WAYJOHN SURVEYING INC agent(s) for **BLAKE’S LOTABURGER LLC** request(s) the aforementioned action(s) for all or a portion of: **Q-Z PARCELS 6 THRU 10, ATRISCO BUSINESS PARK** zoned MX-M, located at **641 COORS NW between FORTUNA NW and LOS VOLCANES,** containing approximately 1.35 acre(s). (J-10)  
**PROPERTY OWNERS:** BLAKE’S LOTABURGER  
**REQUEST:** COMBINE 5 LOTS INTO 1 LOT
21. Other Matters:

22. ACTION SHEET MINUTES: February 3, 2021

ADJOURN