



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

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 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.

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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

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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 CONER 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
- 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*]
- 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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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, 9/16/2, 10/28/20], 11/4/20, 11/18/20, 12/9/20, 1/13/21, 1/27/21]
- PROPERTY OWNERS:** MICHAEL DRESKIN
REQUEST: SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS
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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 0.29acre(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
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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
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10. [PR-2020-004708](#)
[SI-2020-001411](#) – SITE PLAN
- JESSICA LAWLIS, DEKKER/PERICH/SABATINI agent(s) for JUSTIN BAIARDO, EXECUTIVE DIRECTOR EXPLORE 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.
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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
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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
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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
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14. [PR-2019-002604](#)
[SD-2021-00022](#) – PRELIMINARY/FINAL
PLAT (sketch plat 7-9-20)

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

15. [PR-2018-001402](#)
(1001047)
[SI-2020-01164](#) – EPC FINAL SITE PLAN
SIGN-OFF

CONSENSUS 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 SUZANE 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

SKETCH PLAT

16. [PR-2018-001842](#)
[PS-2021-00021](#) -SKETCH PLAT

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 CONSULSTANTS** 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, OXBOW BLUFF** zoned R-1D, located at **4110 WATERWILLOW 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
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18. [PR-2020-004595](#)
[PS-2021-00019](#) -SKETCH PLAT
(sketch plat 10-28-20)
- 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 NEW between SPAIN RD NE and ACADEMY RD NE**, containing approximately 4.650 acre(s). (E-22)
- PROPERTY OWNERS:** 505 SOLUTIONS, LLC
REQUEST: REPLAT 6 EXISTING LOTS INTO 11 LOTS, CREATE 2 TRACTS, GRANT EASEMENTS, VACATE PRIVATE ACCESS EASMENTS
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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
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20. [PR-2021-005009](#)
[PS-2021-00017](#) - SKETCH PLAT
- WAYJOHN SURVEYING INC** agent(s) for **BLAKES 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
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21. Other Matters:

22. **ACTION SHEET MINUTES: February 3, 2021**

ADJOURN