



**DEVELOPMENT REVIEW BOARD**

**Agenda**

**ONLINE ZOOM MEETING**

**February 24, 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/98268903572> (Place mouse over hyperlink, right-click, choose "open hyperlink")

Meeting ID: 982 6890 3572

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

**MAJOR CASES**

**1. [Project #PR-2019-002277](#)**

**(1002962)**

**SI-2019-00246 – SITE PLAN**

**\*\*AGENT REQUESTS DEFERRAL TO APRIL 21ST, 2021.**

**RESPEC agent(s) for RAINBOW PASEO, LLC request(s) the aforementioned action(s) for all or a portion of TRACT A PLAT OF TRACTS A, B AND C CANTATA AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACT OS-4 THE TRAILS UNIT 2 & TRACT A TAOS AT THE TRAILS UNIT 2), zoned R-ML, located on OAKRIDGE ST NW between OAKRIDGE ST NW and TREE LINE AVE NW, containing approximately 3.26 acre(s). (C-9) [Deferred from 8/15/19, 10/9/19, 12/4/19, 2/5/20, 3/4/20, 4/15/20, 6/3/20, 8/5/20], 9/30/20, 10/14/20, 12/16/20]**

**PROPERTY OWNERS:** RV LOOP LLC

**REQUEST:** 52 UNIT TOWNHOME DEVELOPMENT

2. [Project #1011598](#)  
**18DRB-70137 - VACATION OF PUBLIC RIGHT-OF-WAY**  
**18DRB-70138 - SIDEWALK VARIANCE**  
**18DRB-70139 - SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS**  
**18DRB-70140 - PRELIMINARY/FINAL PLAT**
- BOB KEERAN**, request(s) the aforementioned action(s) for all or a portion of: **Lot(s) 17 & 18, Block(s) 4, Tract(s) 3, NORTH ALBQ ACRES Unit 3**, zoned PD (RD/5DUA), located on **VENTURA ST NE** between **SIGNAL AVE NE** and **ALAMEDA BLVD NE**, containing approximately 2 acre(s). (C-20) [*Deferred from 5/16/18, 6/13/18, 7/18/18/, 8/8/18, 9/12/18, 10/24/18, 12/5/18, 12/19/18, 1/9/19, 1/23/19, 2/13/19, 2/27/19, 3/20/19, 4/17/19, 4/24/19, 6/5/19, 7/10/19, 8/7/19, 9/18/19, 10/30/19, 12/11/19, 1/29/20, 4/22/20, 6/24/20, 8/26/20, 10/28/20, 12/16/20*].
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3. [PR-2020-004030](#)  
**(1002566, 1004501, 1004503)**
- SI-2020-00540 - SITE PLAN**
- TIERRA WEST, LLC** agent(s) for **CALABACILLAS GROUP C/O DONALD HARVILLE** request(s) the aforementioned action(s) for all or a portion of: **TRACT E-1 PLAT OF TRACTS D-1, E-1 AMAFCA BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS UNIT 1** zoned MX-M, located at **GOLF COURSE RD NW** between **GOLF COURSE RD NW, BLACK ARROYO** and **WESTSIDE BLVD** containing approximately 8.77 acre(s). (A-12,13) [*Deferred from 1/27/21*]  
**\*\*AGENT REQUESTS DEFERRAL TO MARCH 10<sup>TH</sup>, 2021.**
- PROPERTY OWNERS:** CALABACILLAS GROUP C/O DONALD HARVILLE  
**REQUEST:** SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS
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4. [PR-2020-004820](#)  
**(1003119)**
- SI-2020-001468 – SITE PLAN**
- CONSENSUS PLANNING INC.** agent(s) for **MOUNTAIN CLASSIC REAL ESTATE** request(s) the aforementioned action(s) for all or a portion of: **TRACT 4-B1, HOME DEVELOPMENT ADDITION** zoned MX-M located at **25 HOTEL CIRCLE NE** between **LOMAS BLVD** and **INTERSTATE 40**, containing approximately 5.043 acre(s). (K-21)[*Deferred from 1/13/21, 2/3/21*]
- PROPERTY OWNERS:** AMERSTONE INVESTMENTS LLC  
**REQUEST:** SITE PLAN FOR CONVERSION OF HOTEL TO MULTI-FAMILY RESIDENTIAL USE
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5. [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)[*Deferred from 2/10/21*]
- 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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**MINOR CASES**

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6. [\*\*PR-2018-001579\*\*](#)  
**SD-2021-00168** – VACATION OF PUBLIC EASEMENT
- WILL GLEASON, DEKKER/PERICH/SABATINI** agent(s) for **DARIN SAND, WINROCK PARTNERS LLC** request(s) the aforementioned action(s) for all or a portion of: **PARCEL E-1-A REPLAT OF PARCEL A-1-A-1-A & PARCEL E-1-A, WINROCK CENTER ADDITION** zoned MX-M, located at **7500 INDIAN SCHOOL RD between PENNSYLVANIA ST and INDIAN SCHOOL RD**, containing approximately 3.88 acre(s). (J-19)
- PROPERTY OWNERS:** DARIN SAND, WINROCK PARTNERS LLC  
**REQUEST:** VACATION OF PUBLIC EASEMENT TO FACILITATE THE DEVELOPMENT OF A NEW 199-UNIT MULTI-FAMILY DEVELOPMENT ON A VACANT LOT LOCATED WITHIN THE WINROCK TOWN CENTER AT 7500 INDIAN SCHOOL RD
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7. [\*\*PR-2019-002765\*\*](#)  
**VA-2021-00010** – SIDEWALK WAIVER
- CSI – CARTESIAN SURVEY’S INC.** agent(s) for **RED SHAMROCK 4, LLC** request(s) the aforementioned action(s) for all or a portion of: **LOT 9, COORS PAVILION**, zoned NR-C, located at **5801 ST JOSEPHS DR NW**, containing approximately 14.1982 acre(s). (G-11)*[Deferred from 2/3/21]*  
**\*\*AGENT REQUESTS DEFERRAL TO MARCH 3<sup>RD</sup>, 2021.**
- PROPERTY OWNERS:** RED SHAMROCK 4, LLC  
**REQUEST:** WAIVER FROM SIDEWALK REQUIREMENTS UNTIL DEVELOPMENT OF SUBDIVIDED LOTS 8 & 9 OF COORS PAVILION, LOT BY LOT
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8. [\*\*PR-2019-002765\*\*](#)  
**SD-2020-00218** – PRELIMINARY/FINAL PLAT
- RED SHAMROCK** request(s) the aforementioned action(s) for all or a portion of: **LOTS 8A, 8B, 9A, 9B, 9C**, zoned NR-C, located on **ST. JOSEPHS DR NW between ATRISCO DR NW and COORS BLVD NW**, containing approximately 14.5 acre(s). (G-11)*[Deferred from 12/16/20, 1/6/21, 1/27/21, 2/3/21]*  
**\*\*AGENT REQUESTS DEFERRAL TO MARCH 3<sup>RD</sup>, 2021.**
- PROPERTY OWNERS:** RED SHAMROCK  
**REQUEST:** SUBDIVIDE 2 EXISTING LOTS INTO 5 LOTS
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9. [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 request(s) 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}*  
**\*\*AGENT REQUESTS DEFERRAL TO MARCH 17<sup>th</sup>, 2021.**
- PROPERTY OWNERS:** BEELING ARMIJO  
**REQUEST:** SUBDIVIDE LOTS, ELIMINATE INTERIOR LOT LINES OF 3 EXISTING LOTS CREATING ONE NEW LOT, DEDICATE EASEMENTS
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10. [PR-2019-002609](#)  
**SD-2020-00217** – PRELIMINARY/FINAL PLAT
- ARCH + PLAN LAND USE CONSULTANTS agent(s) for JAB RE INVESTMENTS LLC request(s) the aforementioned action(s) for all or a portion of: **LOT 14, FLORAL GARDENS**, zoned R-1, located at **2454 ROSE NW between FLORAL RD and SARITA AVE**, containing approximately 0.4117 acre(s). (H-13)*[Deferred from 12/16/20, 1/27/21]*
- PROPERTY OWNERS:** JABRE INVESTMENTS LLC  
**REQUEST:** CREATE 2 LOTS FROM 1 EXITING LOT
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11. [PR-2019-002604](#)  
**VA-2021-00041** – SIDEWALK WIDTH WAIVER
- ARCH + PLAN LAND USE CONSULTANTS agent(s) for 4SP request(s) the aforementioned action(s) for all or a portion of: **261-A, TOWN OF ATRISCO**, zoned NR-C, located at **6030 ILIFF RD between COORS BLVD and ESTANCIA DR**, containing approximately 4-4844 acre(s). (H-11)
- PROPERTY OWNERS:** 4SP HOTELS LLC  
**REQUEST:** WAIVER OF 1 FOOT TO THE REQUIRED 5 FOOT MINUMUM SIDEWALK WIDTH
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12. [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) *[Deferred from 2/10/21]*
- PROPERTY OWNERS:** 4SP HOTELS LLC  
**REQUEST:** CREATE 2 LOTS FROM 1 EXISTING LOT
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13. [PR-2020-004765](#)  
VA-2021-00042 – SIDEWALK WIDTH  
WAIVER
- ARCH + PLAN LAND USE CONSULTANTS agent(s) for S & S DEVELOPMENT 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 BLVE**, containing approximately 0.5475 acre(s). (L-16)
- PROPERTY OWNERS:** S & S DEVELOPMENT  
**REQUEST:** WAIVER OF 1 FOOT TO REQUIRED MINIMUM 6 FOOT SIDEWALK WIDTH ON GIBSON BOULEVARD
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14. [PR-2020-004765](#)  
VA-2021-00040 – SIDEWALK WIDTH  
WAIVER
- ARCH + PLAN LAND USE CONSULTANTS agent(s) for S & S DEVELOPMENT request(s) the aforementioned action(s) for all or a portion of: **LOTS 20 THRU 27, CARTERS SUBDIVISION**, zoned MX-L, located at **3511 GIBSON BLVD**, containing approximately 0.5475 acre(s). (L-16)
- PROPERTY OWNERS:** S & S DEVELOPMENT  
**REQUEST:** WAIVER OF 1.25 FEET TO REQUIRED MINIMUM 5 FOOT SIDEWALK WIDTH ON AMHERST AVENUE
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15. [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)[*Deferred from 2/10/21*]
- PROPERTY OWNERS:** S & S DEVELOPMENT LLC  
**REQUEST:** LOT CONSOLIDATION FOR 8 LOTS INTO 1 LOT
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16. [PR-2019-002738](#)  
SD-2021-00018 - PRELIMINARY/FINAL PLAT  
(*Sketch Plat 10/14/20*)
- ARCH + PLAN LAND USE CONSULTANTS agent(s) for MCDONALD'S REAL ESTATE COMPANY request(s) the aforementioned action(s) for all or a portion of: **LOTS A & B BLOCK 101, BEL AIR SUBDIVISION**, zoned MX-M, located at **5900 MENAUL BLVD NE**, containing approximately 0.9457 acre(s). (H-18)[*Deferred from 2/3/21*]  
**\*\*AGENT REQUESTS DEFERRAL TO MARCH 17<sup>TH</sup>, 2021.**
- PROPERTY OWNERS:** MCDONALDS REAL ESTATE COMPANY  
**REQUEST:** LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT

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**SKETCH PLAT**

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17. [PR-2019-003051](#)  
[PS-2021-00023](#) – SKETCH PLAT

**ARCH + PLAN LAND USE CONSULTANTS** agent for **THURGOOD RVT** requests the aforementioned action(s) for all or a portion of: **LOTS 4 & 5, FREEMAN ADDITION**, zoned R-1C, located at **4635 & 4639 GRANDE NW between GRIEGOS RD and BELROSE AVE**, containing approximately 0.97 acre(s). (F-14)

**PROPERTY OWNERS:** THURGOOD RVT  
**REQUEST:** 2 LOTS INTO 4 LOTS

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18. [PR-2019-003030](#)  
[PS-2019-00024](#) - SKETCH PLAT

**ARCH + PLAN LAND USE CONSULTANTS** agent for **T GUADALUPE PLAZA NM LLC** requests the aforementioned action(s) for all or a portion of: **TRACT Y, GUADALUPE PLAZA**, zoned MX-M, located at **6211 4<sup>TH</sup> ST NW**, containing approximately 7.3453 acre(s). (E-14)

**PROPERTY OWNERS:** T GUADALUPE PLAZA NM LLC  
**REQUEST:** SUBDIVIDE 1 LOT INTO 4 LOTS, GRANT EASEMENTS, RIGHT OF WAY DEDICATION

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19. [PR-2021-005079](#)  
[PS-2021-00026](#) – SKETCH PLAT

**ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **REID FAMILY RVT** request(s) the aforementioned action(s) for all or a portion of: **LOTS 9 THRU 12, BLOCK 17, MONTEREY HILLS ADDITION**, zoned R-1D, located at **3335 HYDER SE between WELLESLEY DR and AMHERST DR**, containing approximately 0.9626 acre(s). (L-16)

**PROPERTY OWNERS:** REID FAMILY RVT  
**REQUEST:** LOT CONSOLIDATION FOR 4 LOTS INTO 1 LOT

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20. [PR-2019-002761](#)  
[PS-2021-00027](#) - SKETCH PLAT

**CSI - CARTESIAN SURVEYS INC.** agent(s) for **LEGACY HOSPITALITY INC.** request(s) the aforementioned action(s) for all or a portion of: **LOTS 8-A, 11 & 12, BLOCK 26, NORTH ALBUQUERQUE ACRES, TRACT A** zoned MX-L, located on **MODESTO AVE NE between EAGLE ROCK AVE NE and OBSIDIAN ST NE**, containing approximately 4.7940 acre(s). (B-18 & C-18)

**PROPERTY OWNERS:** LEGACY HOSPITALITY INC  
**REQUEST:** CREATE ONE LOT FROM 3 EXISTING LOTS, VACATE EASEMENTS, GRANT EASEMENTS

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21. [PR-2021-005076](#)  
PS-2021-00025 – SKETCH PLAT

**BOKAY CONSTRUCTION INC.** agent for **VUELO INC** requests the aforementioned action(s) for all or a portion of: **LOT 1-P1 THRU 26-P1 & TRACT A, SAGE RANCH SUBDIVISION**, zoned R-T, located on **SNOW VISTA between SAGE ROAD SW and 86<sup>TH</sup> ST SW**, containing approximately 3.77 acre(s). (M-9)

PROPERTY OWNERS: VUELO INC

REQUEST: 26 LOTS, 1 TRACT, PREVIOUS PRELIMINARY PLAT

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22. [PR-2020-0004086](#)  
PS-2021-00028 - SKETCH PLAT

**ISAACSON & ARFMAN** agent(s) for **CRP-GREP OVERTURE ANDALUCIA OWNER, LLC** request(s) the aforementioned action(s) for all or a portion of: **TRACT 4-A, NORTH ANDALUCIA AT LA LUZ**, zoned PD, located on **TRACT 4-A between ANTEQUERA RD NW and MIRANDELA ST NW**, containing approximately 7.7007 acre(s). (E-12)

PROPERTY OWNERS: GREYSTAR DEVELOPMENT GROUP LP

REQUEST: PLAT REVISION TO PUBLIC RIGHT OF WAY (DEDICATION AND VACATION) AND PUBLIC UTILITY EASEMENT EXCHANGE (DEDICATION AND VACATION) TO MATCH CONSTRUCTED CONDITION OF EXISTING ROADWAY AND PROPERTY ACROSS OF ANTEQUERA RD NW.

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23. [PR-2021-0005089](#)  
PS-2021-00029 - SKETCH PLAT

**SUPREME INVESTMENTS, LLC** request(s) the aforementioned action(s) for all or a portion of: **LOT 2, PLAT OF FAITH ADDITION**, zoned MX-T, located on **4700 EUBANK BLVD NW between OSUNA RD and LAGRIMA DE ORO RD**, containing approximately 2.3467 acre(s). (F-21)

PROPERTY OWNERS: LUCERO STEVE & HOPE

REQUEST: SUBDIVIDE EXISTING PARCEL OF LAND INTO TWO TRACTS

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24. Other Matters:

25. ACTION SHEET MINUTES: February 10, 2021

ADJOURN