DEVELOPMENT REVIEW BOARD
Agenda
ONLINE ZOOM MEETING

January 13, 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: DEFFERRAL OF CASES WILL BE ANNOUCED 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
   1. Motion to amend the rules to allow a virtual meeting because of the public health emergency.
   2. Remote Meeting Information:
      https://cabq.zoom.us/j/92615746961 (Place mouse over hyperlink, right-click, choose “open hyperlink”)
      Meeting ID: 926 1574 6961
      By phone +1 312 626 6799 or Find your local number: https://cabq.zoom.us/u/ad0gSQL1An

MAJOR CASES

1. PR-2020-004604  SI-2020-01467 – SITE PLAN
   CONSENSUS PLANNING INC. agent(s) for TITAN DEVELOPMENT request(s) the aforementioned action(s) for all or a portion of: LOTS 17, 18, 19, AND 20 BLK 9, NORTH ALBUQUERQUE ACRES TRACT 3, UNIT 3, and PARCEL 4 of DESERT RIDGE PLACE UNIT 1, zoned MX-L located on HOLLY AVE NE between VENTURA ST NE and DESERT SHADOW WAY, containing approximately 3.5 acre(s). (C-20)
   PROPERTY OWNERS: FRANK A & CATHERINE F ROWE TRUSTEES ROWE,RVT
   REQUEST: SITE PLAN FOR A NEW 111 DWELLING UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT
2. **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)
   **PROPERTY OWNERS:** AMERSTONE INVESTMENTS LLC
   **REQUEST:** SITE PLAN FOR CONVERSION OF HOTEL TO MULTI-FAMILY RESIDENTIAL USE

3. **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.

4. **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]
   **PROPERTY OWNERS:** MICHAEL DRESKIN
   **REQUEST:** SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS
5. **PR-2020-003887**  
SD-2021-00008 – PRELIMINARY/FINAL PLAT  
SBS CONSTRUCTION AND ENGINEERING, LLC  
agent(s) for MICHAEL DRESKIN request(s) the aforementioned action(s) for all or a portion of:  
LOT 1-A, 6, 7, 8, 9 & 10, BLOCK 2, CITY REALTY CO.’S ADDITION NO. 1, zoned MX-M, located at 2818 4th ST between PHOENIX AVE and 4th ST, containing approximately 1.269 acre(s). (H-14)  

PROPERTY OWNERS: MICHAEL DRESKIN  
REQUEST: CONSOLIDATE LOTS, INCLUDE VACATED EASEMENT AND DEDICATE RIGHT OF WAY

SD-2020-00193 – PRELIMINARY/FINAL PLAT  
VA-2020-00377 - WAIVER TO IDO (Sketch Plat 8/12/20)  
CONSENSUS PLANNING INC. agent(s) for GROUP II U26 VC, LLC requests the aforementioned action(s) for all or a portion of:  
TRACT 1 BLOCK 2 UNIT 26, VOLCANO CLIFFS SUBDIVISION, zoned MX-L located on KIMMICK DR NW between PASEO DEL NORTE and ROSA PARKS RD NW, containing approximately 15.7217 acre(s). (C-11)  
[Deferred from 12/2/20]  

PROPERTY OWNERS: GROUP II U26 VC, LLC  
REQUEST: MINOR SUBDIVISION PLAT TO SPLIT LOT TO MATCH EPC APPROVED ZONE BOUNDARY. BULK LAND WAIVER TO DEFER INFRASTRUCTURE TO FUTURE PLATTING/SITE PLAN ACTIONS.

7. **PR-2020-004537**  
SD-2021-00009 – PRELIMINARY/FINAL PLAT  
CSI – CARTESIAN SURVEYS, INC. agent(s) for McMULLEN & COMPANY REAL ESTATE request(s) the aforementioned action(s) for all or a portion of:  
TRACTS B-1-A-3, & B-1-A-4, CLIFFORD INDUSTRIAL PARK, zoned NR-LM, located at 8721 WASHINGTON ST between ALAMEDA BLVD NE and WASHINGTON PL NE, containing approximately 3.0121 acre(s). (C-17)  

PROPERTY OWNERS: FAIR PLAZA ASSOCIATES  
REQUEST: ADJUST THE INTERIOR LOT LINE BETWEEN TWO LOTS, DEDICATE ADDITIONAL RIGHT OF WAY AND EASEMENTS
8. **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). *(Deferred from 12/9/20)*

**PROPERTY OWNERS:** BEELING ARMIJO

**REQUEST:** SUBDIVIDE LOTS, ELIMINATE INTERIOR LOT LINES OF 3 EXISTING LOTS CREATING ONE NEW LOT, DEDICATE EASEMENTS

9. **PR-2020-004538**
SD-2020-00219 – PRELIMINARY/FINAL PLAT *(Sketch Plat 10/14/20)*
SD-2020-00224 – VACATION OF PUBLIC EASEMENT

CSI – CARTESIAN SURVEY’S INC. agent for YANKEE FANS LLC request(s) the aforementioned action(s) for all or a portion of: TRACT 1A and TRACT D, ATRISCO BUSINESS PARK UNIT II AND MERIDIAN BUSINESS PARK II zoned NR-BP, located at 7301 LOS VOLCANES RD NW between GALLATIN PL NW and COORS BLVD NW, containing approximately 26.21 acre(s). *(Deferred from 12/16/20, 1/6/21)*

**PROPERTY OWNERS:** YANKEE FANS LLC

**REQUEST:** TO SUBDIVIDE THE EXISTING PARCEL OF LAND INTO THREE TRACTS

10. **Project # PR-2019-002607**
SD-2020-00026 - PRELIMINARY/FINAL PLAT
SD-2020-00107 – VACATION OF PRIVATE EASEMENT *(Sketch Plat 7/17/19)*

ARCH+ PLAN LAND USE CONSULTANTS agent(s) for JOHN O. PEARSON request(s) the aforementioned action(s) for all or a portion of: LOT 8-B PLAT OF LOTS 8-A & 8-B UNIT 1 ALVARADO GARDENS CONT 0.8967 AC, zoned R-A, located on RIO GRANDE BLVD between ARTEZANOS CT and CAMPBELL RD, containing approximately 0.8967 acre(s). *(Deferred from 1/29/20, 2/26/20, 4/8/20, 5/20/20, 7/8/20, 7/29/20, 8/26/20, 9/16/20, 9/30/20, 10/14/20, 11/18/20, 12/9/20, 12/16/20)*

**PROPERTY OWNERS:** JOHN D PEARSON

**REQUEST:** CREATE 2 LOTS FROM 1 EXISTING LOT
11. **PR-2020-003657**
   (1008554)
   **SD-2020-00222 – PRELIMINARY/FINAL PLAT**

   ARCH + PLAN LAND USE CONSULTANTS agent(s) for ANGELINA LUCERO request(s) the aforementioned action(s) for all or a portion of: A-1 & A-2, LANDS OF MELAQUIADES CHAVEZ, zoned R-1C, located on LAURA CT between CENTRAL AVE and CHURCHILL RD, containing approximately 0.969 acre(s). (K-11)[Deferred from 1/6/21]

   **PROPERTY OWNERS:** ANGELINA LUCERO
   **REQUEST:** LOT CONSOLIDATION – 2 LOTS INTO 1 LOT

12. **PR-2021-004901**
   **SD-2021-00002 – EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (ESIA)**

   MASTER HOMECRAFTERS INC. request(s) the aforementioned action(s) for all or a portion of: LOT 30 TRACT 1 BLOCK 16 UNIT 3, NORTH ALBUQUERQUE ACRES, zoned R-1D, located at 8401 GLENDALE between BARSTOW and VENTURA, containing approximately .4427 acre(s). (B-20)

   **PROPERTY OWNERS:** MASTER HOMECRAFTERS INC.
   **REQUEST:** EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

13. **Reconsideration of PR-2020-004794 to extend Sidewalk Deferral**

   **PR-2020-004794**
   **VA-2020-00457 – EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT(SIDEWALK DEFERRAL)**

   SILVER OAK DEVELOPERS request(s) the aforementioned action(s) for all or a portion of: LOTS 1-20 BLOCK 28 UNIT B, zoned MX-L, located on SILVER OAK ESTATES between ALAMEDA and OAKLAND containing approximately 3.5 acre(s). (C-18)

   **PROPERTY OWNERS:** SILVER OAK DEVELOPERS
   **REQUEST:** EXTENSION OF SIDEWALK DEFERRAL

14. **ACTION SHEET MINUTES:** January 6, 2021

   ADJOURN