



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: 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

- 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/j/92615746961

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

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)

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

MINOR CASES

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

6. **PR-2019-002663**
(1009082)
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 HILDALE RD NE between HILDALE RD NE and CAMINO DE LA SIERRA NE**, containing approximately 0.5108 acre(s). (K-23) *{Deferred from 12/9/20}*

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). (J-10)*[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 **ARTESANOS CT** and **CAMPBELL RD**, containing approximately 0.8967 acre(s). (G-13) *[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 .4427acre(s). (B-20)

PROPERTY OWNERS: MASTER HOMECRAFTERS INC.
REQUEST: EXTENSION OF SUBDDIVISION 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**

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