DEVELOPMENT REVIEW BOARD
Agenda
ONLINE ZOOM MEETING

March 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: 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 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/97127886627
   Meeting ID: 971 2788 6627
   +1 312 626 6799 US  or find your local number: https://cabq.zoom.us/u/adsIsYHt3j

MAJOR CASES

1. PR-2020-003443
   SD-2021-00027—PRELIMINARY PLAT (sketch plat 3-4-20)
   CONSENSUS PLANNING INC. agent for HOLLY PARTNERS LLC  request(s) the aforementioned action(s) for all or a portion of: 20A-1, PARADISE NORTH zoned MX-L, located on UNSER BLVD NW between BANDELIER DR NW and McMAHON BLVD NW containing approximately 19.01 acre(s).  (A-11)

   PROPERTY OWNERS: HOLLY PARTNERS LLC
   REQUEST: SUBDIVIDE EXISTING LOT INTO 9 NEW LOTS AND PROVIDE REQUIRED PUBLIC INFRASTRUCTURE
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) [Deferred from 1/13/21, 2/3/21, 2/24/21]

**PROPERTY OWNERS:** AMERSTONE INVESTMENTS LLC  
**REQUEST:** SITE PLAN FOR CONVERSION OF HOTEL TO MULTI-FAMILY RESIDENTIAL USE

3. **PR-2020-004748**  
SD-2021-00028 – VACATION OF PUBLIC RIGHT OF WAY  

TIM SOLINSKI request(s) the aforementioned action(s) for all or a portion of BLK 1A GARCIA ESTATE & REMAINING PORTION SE CORNER, 58 4 ARMijo BROS ADDN LOTS 58 TO 61 & LOTS P & Q, LTS 7 THR 12 BLK C MANDELL BUSINESS ADDN EXC ELY PORT INCLUDED W/PAR ADJ CONT 0.1731 AC M/L OR 7,540 SQ FT M/L, *62 4 ARMijo BROS ADDN LTS 62, 63 & 64 & LTS R, S & T & ALLEY ADJ LT and LTS 1-5 ALL LT 6 EXC A SELY PORTION BLK C OF THE MANDELL BUSINESS AND RESIDENCE ADDN AND AN UNPLATTED STRIP OF LD W OF AND ADJ THERE TO CONT 0.4627 AC M/L OR 20,155 SQ FT M/L zoned MX-FB-UD, located at ONE CIVIC PLAZA/400 MARQUETTE between MARQUETTE and TIJERAS containing approximately 2.2273 acre(s). (J-14)

**PROPERTY OWNERS:** CITY OF ALBUQUERQUE & BERNALILLO COUNTY  
**REQUEST:** CONSOLIDATE 22 LOTS/TRACTS, DEDICATE ADDITIONAL RIGHT OF WAY, GRANT EASEMENTS

4. **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, 2/24/21]

**PROPERTY OWNERS:** CALABACILLAS GROUP C/O DONALD HARVILLE  
**REQUEST:** SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS
5. **PR-2020-004024**  
**SD-2021-00029** – **PRELIMINARY PLAT**  
(sketch plat 10-14-20)  

CSI – CARTESIAN SURVEYS INC. agent for DIAMOND TAIL REALTY, LLC request(s) the aforementioned action(s) for all or a portion of: TRACTS H-5, VENTURA RANCH zoned MX-M, located on UNIVERSE BLVD NW between PASEO DEL NORTE NW and PARADISE BLVD NW containing approximately 8.7797 acre(s). (B-10)

**PROPERTY OWNERS:** DIAMOND TAIL REALTY, LLC  
**REQUEST:** REPLAT 5 LOTS INTO 6

---

**MINOR CASES**

6. **PR-2019-002765**  
**VA-2021-00010** – **SIDEWALK WAIVER**

CSI – CARTESIAN SURVEYS 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, 2/24/21, 3/3/21]

**PROPERTY OWNERS:** RED SHAMROCK 4, LLC  
**REQUEST:** WAIVER FROM SIDEWALK REQUIREMENTS UNTIL DEVELOPMENT OF SUBDIVIDED LOTS 8 & 9 OF COORS PAVILION, LOT BY LOT

**AGENT REQUESTS DEFERRAL TO MARCH 17TH, 2021.**

---

7. **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, 2/24/21, 3/3/21]

**PROPERTY OWNERS:** RED SHAMROCK  
**REQUEST:** SUBDIVIDE 2 EXISTING LOTS INTO 5 LOTS

**AGENT REQUESTS DEFERRAL TO MARCH 17TH, 2021.**
<table>
<thead>
<tr>
<th>Case Number</th>
<th>Status</th>
<th>Requestor</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>PR-2018-001579</td>
<td>PRELIMINARY/FINAL PLAT</td>
<td>MODULUS ARCHITECTS, INC C/O ANGELA WILLIAMSON, CEO agent for WINROCK PARTNERS</td>
<td>request(s) the aforementioned action(s) for all or a portion of: PARCEL Z FINAL PLAT PARCEL Z AND TRACTS A, D, E, F, F-1, G &amp; H, WINROCK CENTER ADDITION zoned MX-H, located at 2100 LOUISIANA BLVD NE between INDIAN SCHOOL and I-40 containing approximately 28.86 acre(s). (J-19)</td>
</tr>
<tr>
<td>PR-2020-003887</td>
<td>PRELIMINARY/FINAL PLAT</td>
<td>SBS CONSTRUCTION AND ENGINEERING, LLC agent(s) for MICHAEL DRESKIN</td>
<td>request(s) the aforementioned action(s) for all or a portion of LOT 1-A, 6, 7, 8, 9 &amp; 20, CITY REALTY CO.'S ADDITION NO. 1 zoned MX-M, located at 2818 4TH ST between PHOENIX AVE and 4TH ST, containing approximately 1.2690 acre(s). (H-14)</td>
</tr>
<tr>
<td>PR-2019-002604</td>
<td>SIDEWALK WIDTH WAIVER</td>
<td>ARCH + PLAN LAND USE CONSULTANTS agent(s) for 4SP</td>
<td>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)[Deferred from 2/24/21]</td>
</tr>
<tr>
<td>PR-2019-002604</td>
<td>PRELIMINARY/FINAL PLAT (sketch plat 7-9-20)</td>
<td>ARCH + PLAN LAND USE CONSULTANTS agent(s) for 4SP HOTELS LLC</td>
<td>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, 2/24/21]</td>
</tr>
</tbody>
</table>

**PROPERTY OWNERS:**
- SUN CAPITAL HOTELS. OWNERS; WINROCK PARTNERS
- MICHAEL DRESKIN
- 4SP HOTELS LLC

**REQUEST:**
- PRELIMINARY PLAT FOR WINROCK TOWN CENTER FOR A NEW HOTEL – APPROXIMATELY 149 ROOMS ENCOMPASSING +/- 80,000 SQ FT
- AMEND PRELIMINARY/FINAL PLAT TO REVISE DEDICATION OF RIGHT OF WAY TO SIDEWALK EASEMENT
- WAIVER OF 1 FOOT TO THE REQUIRED 5 FOOT MINIMUM SIDEWALK WIDTH
- CREATE 2 LOTS FROM 1 EXISTING LOT
12. **PR-2020-004138**  
**SD-2021-00037 – AMENDMENT TO 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 & A-4, MESA DEL SOL INNOVATION PARK zoned PC, located along BOBBY FOSTER, containing approximately 33.3 acre(s). (R-15)

**PROPERTY OWNERS:** MDS INVESTORS, LLC  
**REQUEST:** ADDING ADDITIONAL DRAINAGE INFRASTRUCTURE

---

**SKETCH PLAT**

13. **PR-2020-004138**  
**PS-2021-00037 - SKETCH 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-3, MESA DEL SOL INNOVATION PARK zoned PC, located on DIEKENBORN, containing approximately 16.3 acre(s). (R-15)

**PROPERTY OWNERS:** MDS INVESTORS, LLC  
**REQUEST:** 87 SINGLE FAMILY RESIDENCES

---

14. **Other Matters:**

15. **ACTION SHEET MINUTES:**  
March 3, 2021

**ADJOURN**