



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: 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/97127886627>

Meeting ID: 971 2788 6627

+1 312 626 6799 US or find your local number: <https://cabq.zoom.us/j/97127886627>

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 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, 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.**

8. [PR-2018-001579](#)
[SD-2021-00035](#) – PRELIMINARY/FINAL
PLAT
- MODULUS ARCHITECTS, INC C/O ANGELA WILLIAMSON, CEO** agent for **WINROCK PARTNERS** 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 & 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)
- PROPERTY OWNERS:** SUN CAPITAL HOTELS. OWNERS; WINROCK PARTNERS
REQUEST: PRELIMINARY PLAT FOR WINROCK TOWN CENTER FOR A NEW HOTEL – APPROXIMATELY 149 ROOMS ENCOMPASSING +/- 80,000 SQ FT
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9. [PR-2020-003887](#)
[SD-2021-00039](#) – 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 & 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)
- PROPERTY OWNERS:** MICHAEL DRESKIN
REQUEST: AMEND PRELIMINARY/FINAL PLAT TO REVISE DEDICATION OF RIGHT OF WAY TO SIDEWALK EASEMENT
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10. [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)[*Deferred from 2/24/21*]
- PROPERTY OWNERS:** 4SP HOTELS LLC
REQUEST: WAIVER OF 1 FOOT TO THE REQUIRED 5 FOOT MINIMUM SIDEWALK WIDTH
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11. [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, 2/24/21*]
- PROPERTY OWNERS:** 4SP HOTELS LLC
REQUEST: CREATE 2 LOTS FROM 1 EXISTING LOT
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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