



**DEVELOPMENT REVIEW BOARD**

**Agenda**

**ONLINE ZOOM MEETING**

**March 17, 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/95099571353>

Meeting ID: 950 9957 1353

By phone +1 312 626 6799 or Find your local number: <https://cabq.zoom.us/j/95099571353>

## MAJOR CASES

1. [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)[*Deferred from 1/13/21, 2/10/21, 3/3/21*]

**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.

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2. [Project # PR-2020-003887](#)  
**(1010532)**  
[SI-2020-00367](#) – SITE PLAN

**SCOTT ANDERSON** agent(s) for **MICHAEL DRESKIN** requests 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, 1/13/21, 1/27/21, 2/10/21, 3/3/21*]

**PROPERTY OWNERS:** MICHAEL DRESKIN  
**REQUEST:** SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS

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3. [PR-2020-004748](#)  
SD-2021-00028 - VACATION OF PUBLIC  
RIGHT OF WAY

TIM SOLINSKI requests 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) [Deferred from 3/10/21]**

**PROPERTY OWNERS:** BERNALILLO COUNTY  
**REQUEST:** DEDICATE ADDITIONAL RIGHT OF WAY

4. [PR-2020-004761](#)  
SD-2021-00032 – PRELIMINARY PLAT

CSI – **CARTESIAN SURVEYS INC.** agent for **LAURA WILLIAMS/HORIZON AUTO GLASS** requests the aforementioned action(s) for all or a portion of **LOT 1, BLOCK 33, NORTH ALBUQUERQUE ACRES TRACT A UNIT B,** zoned NR-BP, located at **8310 SAN PEDRO DR NE between ANAHEIM AVE NE and CARMEL AVE NE** containing approximately 0.9977 acre(s). (C-18)

**PROPERTY OWNERS:** LEAR PROPERTIES LLC  
**REQUEST:** PRELIMINARY PLAT TO DEDICATE RIGHT OF WAY TO THE CITY OF ALBUQUERQUE ALONG SAN PEDRO DR NE AND ANAHEIM AVE NE CREATING ONE NEW LOT FROM ONE EXISTING LOT

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### MINOR CASES

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5. [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** requests 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 12/9/2, 1/13/210, 1/27/21, 2/3/21, 2/24/21]

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

**\*\*AGENT REQUESTS DEFERRAL TO MARCH 31<sup>st</sup>, 2021.**

6. [PR-2019-002765](#)  
[VA-2021-00010](#) – SIDEWALK WAIVER
- CSI – CARTESIAN SURVEY’S INC. agent(s) for RED SHAMROCK 4, LLC requests 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, 3/10/21*]
- 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 31<sup>st</sup>, 2021.**
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7. [PR-2019-002765](#)  
[SD-2020-00218](#) – PRELIMINARY/FINAL PLAT
- RED SHAMROCK requests 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, 3/10/21*]
- PROPERTY OWNERS:** RED SHAMROCK  
**REQUEST:** SUBDIVIDE 2 EXISTING LOTS INTO 5 LOTS
- \*\*AGENT REQUESTS DEFERRAL TO MARCH 31<sup>st</sup>, 2021.**
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8. [PR-2021-004941](#)  
[SD-2021-00044](#) –PRELIMINARY/FINAL PLAT  
*(Sketch plat 1/20/21)*
- CSI – CARTESIAN SURVEY’S INC. agent(s) for **ARTHUR SALAS** requests the aforementioned action(s) for all or a portion of **LOTS 16-P1 and 17-P1, BLOCK 1, LAS MARCADAS SUBDIVISION** zoned R-ML, located at **9223 JILL PATRICIA NW between MARNA LYNN AVE and YVONNE MARIE DR.** containing approximately 0.2918 acre(s). (C-12)
- PROPERTY OWNERS:** LINDA A & ARTHUR SALAS  
**REQUEST:** LOT LINE ADJUSTMENT FOR TWO EXISTING LOTS INTO TWO NEW LOTS
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9. [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 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, 2/24/21*]
- PROPERTY OWNERS:** MCDONALDS REAL ESTATE COMPANY  
**REQUEST:** LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT
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10. [PR-2018-001402](#)  
(1001047)  
[SI-2020-01164](#) – EPC FINAL SITE PLAN  
SIGN-OFF

CONSENSUS PLANNING, INC. agent(s) for GAMMA DEVELOPMENT, LLC requests the aforementioned action(s) for all or a portion of: **LOTS 1 THROUGH 3 BLOCK 1 PLAT OF WEST BANK ESTATES WITH TRACT A-11 LANDS OF SUZANE H POOLE, TRACT C-1 PLAT OF TRACTS C-1, C-2 AND LOT 4-A LANDS OF SUZANNE H POOLE BEING A REPLAT OF TRACT C LANDS OF SUZANNE H POOLE TRACT C ANNEXATION PLAT LAND, AND LOT 4-A PLAT OF TRACTS C-1, C-2 & LOT 4-A LANDS OF SUZANNE H POOLE BEING A REPLAT OF TRACT C LANDS OF SUZANNE H POOLE TRACT C ANNEXATION PLAT LAND**, zoned R-A, located at **5001 NAMASTE RD NW between LA BIENVENIDA PL and OXBOW OPEN SPACE**, containing approximately 22.75 acre(s). (F-11 & F-12)[Deferred from 10/28/20, 11/18/20, 12/16/20, 2/10/21, 3/3/21]

**PROPERTY OWNERS:** DANIELS FAMILY PROPERTIES LLC  
**REQUEST:** EPC SITE PLAN SIGN-OFF

**\*\*AGENT REQUESTS DEFERRAL TO APRIL 7<sup>TH</sup>, 2021.**

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11. [Project # PR-2019-003084](#)  
SD-2020-00063 - PRELIMINARY/FINAL  
PLAT

PAULA DAL SANTO agent(s) for UNITED STATES POSTAL SERVICE requests the aforementioned action(s) for all or a portion of: **LOTS 17A, 18A, and 19A BLOCK 11, LOTS 16,17,9A and a PORTION OF LOT 8A in BLOCK 13 and TRACT F, TIMOTEO CHAVEZ ADDITION**, zoned MX-M & NR-C, located at **2505 GRACELAND DR between GRACELAND DR and MORNINGSIDE DR**, containing approximately 5.195 acre(s). (H-17)[Deferred from 3/11/20, 4/8/20, 5/6/20, 7/8/20, 9/16/20]

**PROPERTY OWNERS:** PAULA DAL SANTO, EDWARD ANLIAN and UNITED STATES POSTAL SERVICE  
**REQUEST:** LOT LINE ADJUSTMENT

**\*\*AGENT REQUESTS DEFERRAL TO AUGUST 18<sup>TH</sup>, 2021.**

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**SKETCH PLAT**

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12. [PR-2021-005222](#)  
PS-2021-00039 -SKETCH PLAT

TIERRA WEST, LLC agent(s) for WESTERN HILLS INVESTMENTS LLC requests the aforementioned action(s) for all or a portion of: **TRACT C-4-A or TRS C3A, C3B, C3, & C4, SEVEN BAR RANCH**, zoned NR-BP, located at **3615 HWY 528 between ALAMEDA BLVD NW and HWY 528**, containing approximately 1.99 acre(s). (A-14)

PROPERTY OWNERS: WESTERN HILLS INVESTMENTS LLC  
REQUEST: SKETCH PLAT REVIEW AND COMMENT

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13. [PR-2021-005185](#)  
PS-2021-00038 -SKETCH PLAT

WAYJOHN SURVEYING, INC. agent(s) for VICTOR APODACA requests the aforementioned action(s) for all or a portion of: **LOT 3-B-1, MRGCD**, zoned R-1A, located at **402 GOMEZ AVE NE between BROADWAY BLVD NE and EDITH BLVD NE**, containing approximately 0.8077 acre(s). (K-15)

PROPERTY OWNERS: VICTOR APODACA  
REQUEST: CREATE 6 LOTS FROM 1 EXISTING LOT

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14. Other Matters:

15. ACTION SHEET MINUTES: March 10, 2021.

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