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: DEFFERRAL 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/u/aeFEamKT6h
1. **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.

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, 9/16/20, 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
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

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

CSI – CARTESIAN SURVEYS, INC. agent(s) for BEELING ARMiJO requests the aforementioned action(s) for all or a portion of: LOT 9, EASTERY 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). (K-23) [Deferred from 12/9/2, 1/13/21, 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 31st, 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 31st, 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 31st, 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
10. **PR-2018-001402**  
(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 SUZANNE 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 7TH, 2021.**

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 18TH, 2021.**

**SKETCH PLAT**
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

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

14. **Other Matters:**

15. **ACTION SHEET MINUTES:** March 10, 2021.

   ADJOURN