DEVELOPMENT REVIEW BOARD  
Agenda  
ONLINE ZOOM MEETING  

March 31, 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 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/98649033800  
Meeting ID: 986 4903 3800  
By phone +1 312 626 6799 or Find your local number: https://cabq.zoom.us/u/aF6JAwfN9  

MAJOR CASES AND ASSOCIATED MINORS  

1. **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, 3/10/21]  

   **PROPERTY OWNERS:** MICHAEL DRESKIN  
   **REQUEST:** SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS
2. **PR-2020-003887**  
**SD-2021-00045 – AMENDMENT TO INFRASTRUCTURE LIST**  
SBS CONSTRUCTION AND ENGINEERING, LLC agent for MICHAEL DRESDKIN 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 NW between PHOENIX AV NE and LA POBLANA RD NW, containing approximately 1.2690 acre(s). (H-14)  

**PROPERTY OWNERS:** MICHAEL DRESDKIN  
**REQUEST:** TO AMEND TWO ITEMS ON THE INFRASTRUCTURE LIST BASED ON SITE PLAN CHANGES; 1) CHANGE SIDEWALK FROM 8 TO 6 FEET WIDE ON PHOENIX NW 2) CHANGE DRIVE WAY FROM 26 FEET TO 13 FEET ON LA POBLANA RD NW

3. **PR-2020-003887**  
**VA-2021-00077 – SIDEWALK WAIVER**  
SCOTT ANDERSON agent for MICHAEL DRESDKIN request(s) the aforementioned action(s) for all or a portion of Lot 1-A, BLOCK 2, CITY REALTY CO.’S ADDITION NO. 1 zoned zoned MX-M, located at 2818 4TH ST NW between PHOENIX AV NE and LA POBLANA RD NW, containing approximately 1.2690 acre(s). (H-14)  

**PROPERTY OWNERS:** MICHAEL DRESDKIN  
**REQUEST:** TO WAIVE 8 FT SIDEWALK WIDTH TO ALLOW 6 FT SIDEWALK ON PHOENIX AVE NW

4. **PR-2018-001579**  
**SI-2021-00304 – SITE PLAN**  
**SI-2021-00305 – SITE PLAN AMENDMENT**  
**PS-2021-00040 – SKETCH PLAT**  
MODULUS ARCHITECTS INC. C/O ANGELA WILLIAMSON agent for WINROCK PARTNERS LLC requests the aforementioned action(s) for all or a portion of PARCEL Z FINAL PLAT PARCEL Z AND TRACTS A, D, E, F-1, G & H, zoned MX-H, located at 2100 LOUISIANA BLVD NW between INDIAN SCHOOL and I-40 containing approximately 28.8654 acre(s). (J-19)  

**PROPERTY OWNERS:** WINROCK PARTNERS LLC  
**REQUEST:** SITE PLAN FOR NEW PARK CONCEPT TO INCLUDE WATERFEATURES, 2 INTERAL PAD SITES FOR FUTURE USERS, 2 BUILDINGS ALONG DILLARDS. PARK INCLUDES KIDS PLAYING AREA, PATHS AND BRIDGES
5. **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) [Deferred from 3/10/21]

**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

---

6. **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.

---

7. **PR-2020-004757**  
**SI-2021-00307 – SITE PLAN**  
*sketch plat 12-9-20*

Kimley-Horn agent for Macritchie requests the aforementioned action(s) for all or a portion of Tract C48 and C49, Town of Atrisco Grant, zoned NR-BP, located on Volcano Rd between Central Ave and Bristol St containing approximately 9.59 acre(s). (K-9)

**PROPERTY OWNERS:** Juanita Garcia Gonzalez

**REQUEST:** Review of proposed RV storage facility on 9.59 acre site located at the northwest corner of Central Ave and Volcano Rd
8. **PR-2020-003658**  
**SD-2021-00040 – VACATION OF RIGHT-OF-WAY**  
**SD-2021-00043 – VACATION OF PUBLIC EASEMENT**  
ISAACSON & ARFMAN, INC. agent for CRP-GREP OVERTURE ANDALUCIA OWNER, LLC requests the aforementioned action(s) for all or a portion of TRACT 4, NORTH ANDALUCIA AT LA LUZ, zoned PD, located on TRACT 4 between ANTEQUERA RD NW and MIRANDELA ST NW containing approximately 7.7007 acre(s). (E-12)  
**PROPERTY OWNERS:** SILVER LEAF VENTURES LLC  
**REQUEST:** VACATION OF PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT TO MATCH REVISED PROPERTY LINE OF TRACT 4 PER SKETCH PLAT PS-2021-00028, CORRECTING DISCREPANCY BETWEEN PLATTED LIMITS OF PUBLIC RIGHT-OF-WAY AND THE CONSTRUCTED PUBLIC ROADWAY.

9. **PR-2020-002761**  
**SI-2021-00255 – SITE PLAN AMENDMENT**  
CONSENSUS PLANNING INC. agent for LEGACY DEVELOPMENT & MANAGEMENT, LLC request(s) the aforementioned action(s) for all or a portion of LOTS 8-A & 23-A BLOCK 26 TRACT A UNIT B, NORTH ALBUQUERQUE ACRES zoned NR-BP and MX-L, located at 6501 EAGLE ROCK AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE, containing approximately 5.6759 acre(s). (C-18)  
**PROPERTY OWNERS:** LEGACY DEVELOPMENT & MANAGEMENT, LLC  
**REQUEST:** MAJOR AMENDMENT TO REMOVE LOT 8-A FROM PRIOR SITE PLAN APPROVAL  
**TO BE DEFERRED TO APRIL 14TH, 2021.**

10. **PR-2020-002761**  
**SI-2021-00256 – SITE PLAN**  
CONSENSUS PLANNING INC. agent for LEGACY DEVELOPMENT & MANAGEMENT, LLC request(s) the aforementioned action(s) for all or a portion of LOTS 8-A & 23-A BLOCK 26 TRACT A UNIT B, NORTH ALBUQUERQUE ACRES zoned MX-L, located at 6700 & 6716 MODESTO AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE, containing approximately 4.7885 acre(s). (C-18)  
**PROPERTY OWNERS:** LEGACY DEVELOPMENT & MANAGEMENT, LLC  
**REQUEST:** SITE PLAN FOR 120-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
**TO BE DEFERRED TO APRIL 14TH, 2021.**
11. **PR-2021-005210**  
**SI-2021-00303** – SITE PLAN  
(1010536)  
CONSENSUS PLANNING INC. / CHRIS GREEN, PLA, ASLA agent for ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT / PATRICK MONTOYA, DIRECTOR requests the aforementioned action(s) for all or a portion of C3A, WESTLAND NORTH, zoned PC, located at 1801 ARROYO VISTA BLVD NW between 118T ST and 1801 ARROYO VISTA BLVD NW containing approximately 81.2 acre(s). (J-7 & 8)  
**PROPERTY OWNERS:** CITY OF ALBUQUERQUE  
**REQUEST:** ADDITION OF A SIXTH ATHLETIC FIELD AS PART OF PHASE 2 OF THE ALBUQUERQUE REGIONAL SPORTS COMPLEX

12. **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) [Deferred from 3/10/21]  
**PROPERTY OWNERS:** HOLLY PARTNERS LLC  
**REQUEST:** SUBDIVIDE EXISTING LOT INTO 9 NEW LOTS AND PROVIDE REQUIRED PUBLIC INFRASTRUCTURE  
** **AGENT REQUESTS DEFERRAL TO APRIL 14TH, 2021.

13. **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, 3/10/21]  
**PROPERTY OWNERS:** AMERSTONE INVESTMENTS LLC  
**REQUEST:** SITE PLAN FOR CONVERSION OF HOTEL TO MULTI-FAMILY RESIDENTIAL USE
14. **PR-2020-004475**
   SI-2021-00254 – SITE PLAN

   JOE SLAGLE, ARCHITECT agent for CURTIS PINO request(s) the aforementioned action(s) for all or a portion of LOT 21, TRACT 2 BLOCK 9 UNIT 3, NORTH ALBUQUERQUE ACRES zoned MX-L, located at 7413 HOLLY AVE NE between LOUISIANA and WYOMING, containing approximately 1.0031 acre(s). (C-19)

   **PROPERTY OWNERS:** CURTIS AND REBECCA PINO
   **REQUEST:** 4,800 SQ FT DENTAL OFFICE AT GROUND LEVEL WITH 1000 SQ FT MEETING ROOM AT UPPER FLOOR. 3800 SQ FT OF LEASE SPACE ALSO INCLUDED.

   **** TO BE DEFERRED TO APRIL 14TH, 2021.**

---

15. **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, LOTS 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 ARMUJO BROS ADDN LOTS 62, 63 & 64 & LOTS 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, 3/17/21]

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

---

16. **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) [Deferred from 3/10/21]

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

---

**MINOR CASES**
17. **PR-2021-004964**  
SD-2021-00048 - PRELIMINARY/FINAL PLAT  
SD-2021-00049 – VACATION OF PUBLIC EASEMENT  
(Sketch plat 1/27/21)  

**CSI – CARTESIAN SURVEY’S INC.** agent for **WESTWAY HOMES** request(s) the aforementioned action(s) for all or a portion of **LOTS 1 & 2 BLOCK 12 UNIT 3B, MESA DEL SOL MONTAGE** zoned **PC**, located on **O’KEEFE AVE between WITKIN ST SE and STRYKER RD SE**, containing approximately 0.2231 acre(s). (S-16)  

**PROPERTY OWNERS:** **CORAZON DEL MESA 3B LLC and MARIA M GREGORY**  
**REQUEST:** LOT LINE ADJUSTMENT CREATING TWO LOTS FROM TWO EXISTING LOTS

18. **PR-2020-004941**  
SD-2021-00051 – VACATION OF PRIVATE EASEMENT  

**CSI - CARTESIAN SURVEY’S INC.** agent for **ARTHUR SALAS/CITY OF ALBUQUERQUE** request(s) 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 on **JILL PATRICIA AVE NW between MARNALYNN AVE NW and YVONNE MARIE DR NW**, containing approximately 0.3402 acre(s). (C-12)  

**PROPERTY OWNERS:** **ARTHUR SALAS/CITY OF ALBUQUERQUE**  
**REQUEST:** VACATION OF PRIVATE TEMPORARY BLANKET DRAINAGE EASEMENT FOR LOT 17-P1 OF LAS MARCADAS AS PART OF A FINAL PLAT SUBMISSION TO CREATE 1 NEW LOT AND DEDICATE ADDITIONAL DRAINAGE RIGHT-OF-WAY FROM 3 EXISTING LOTS

19. **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 MARNALYNN AVE and YVONNE MARIE DR.** containing approximately 0.2918 acre(s). (C-12)  

[Deferred from 3/17/21]  

**PROPERTY OWNERS:** **LINDA A & ARTHUR SALAS**  
**REQUEST:** LOT LINE ADJUSTMENT FOR TWO EXISTING LOTS INTO TWO NEW LOTS
20. **PR-2019-002761**  
SD-2021-00053 – PRELIMINARY/FINAL PLAT  
SD-2019-00056 - VACATION OF PUBLIC EASEMENT  
SD-2019-00055 - VACATION OF PUBLIC EASEMENT  
SD-2021-00054 – VACATION OF PUBLIC EASEMENT  

CSI - CARTESIAN SURVEY'S INC. agent for FAIZEL KASSEM C/O KASSAM LAND ACQUISITION 9 LLC request(s) the aforementioned action(s) for all or a portion of B-A, 11 & 12 BLOCK 26 NAA, TR. A, UNIT B zoned NR-BP, located on MODESTO AVE between OBSIDIAN ST NE and SAN PEDRO DR NE, containing approximately 13.5 acre(s). (C-18)

**PROPERTY OWNERS:** FAIZEL KASSEM C/O KASSAM LAND ACQUISITION 9 LLC  
**REQUEST:** SUBDIVIDE EXISTING 3 LOTS INTO 1 INDIVIDUAL LOT, VACATE EASEMENTS, GRANT EASEMENTS AND DEDICATE RIGHT-OF-WAY

---

21. **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, EASTERN 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, 1/13/21, 2/21, 3/10/21, 3/17/21]

**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 APRIL 14TH, 2021.**

---

22. **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, 3/17/21]

**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 APRIL 7TH, 2021.**
23. **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, 3/17/21]

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

   ****AGENT REQUESTS DEFERRAL TO APRIL 7TH, 2021.

24. **PR-2020-004548**
   **SD-2021-00052 – PRELIMINARY/FINAL PLAT**
   **VA-2021-00071 – SIDEWALK WAIVER**

   ANN CADIER KIM & PATRICK J. MAGEE request the aforementioned action(s) for all or a portion of LOT 27 & LOT 28, VOLCANO CLIFFS SUBDIVISION zoned R-1D, located at 6201 & 6205 PAPAGAYO NW between ALDARETE and PETROGLYPHS/NATIONAL MONUMENT, containing approximately 0.5493 acre(s). (D-10)

   **PROPERTY OWNERS:** ANN CADIER KIM & PATRICK J. MAGEE
   **REQUEST:** PRELIMINARY/FINAL PLAT, SIDEWALK WAIVER

25. **PR-2019-002609**
   **SD-2020-00217 – PRELIMINARY/FINAL PLAT**

   ARCH + PLAN LAND USE CONSULTANTS agent(s) for JAB RE INVESTMENTS LLC request(s) the aforementioned action(s) for all or a portion of: LOT 14, FLORAL GARDENS, zoned R-1, located at 2454 ROSE NW between FLORAL RD and SARITA AVE, containing approximately 0.4117 acre(s). (H-13) [Deferred from 12/16/20, 1/27/21, 2/24/21]

   **PROPERTY OWNERS:** JABRE INVESTMENTS LLC
   **REQUEST:** CREATE 2 LOTS FROM 1 EXITING LOT

26. **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, 3/10/21]

   **PROPERTY OWNERS:** 4SP HOTELS LLC
   **REQUEST:** WAIVER OF 1 FOOT TO THE REQUIRED 5 FOOT MINIMUM SIDEWALK WIDTH
27. **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, 3/10/21]

   **PROPERTY OWNERS:** 4SP HOTELS LLC  
   **REQUEST:** CREATE 2 LOTS FROM 1 EXISTING LOT

---

**SKETCH PLAT**

28. **PR-2021-005238**
   PS-2021-00041 – SKETCH PLAT

   **JUSTIN DeDERA** request(s) the aforementioned action(s) for all or a portion of **LOT 9 BLOCK 48, KNOLLS OF PARADISE**, zoned R-1B, located at **4632 CACTUS AVE NW**, containing approximately **0.34 acre(s)**.  
   (B-12)

   **PROPERTY OWNERS:** JUSTIN DeDERA  
   **REQUEST:** COMBINE LOTS 4628 CACTUS AVE NW (EXISTING HOUSE LOT 8) WITH 4632 CACTUS AVE NW (VACATE LOT 9), AND BUILD OVER EXISTING PROPERTY LINE

---

29. **PR-2019-002296**
   PS-2021-00042 – SKETCH PLAT

   **CARTESIAN SURVEY’S INC.** agent for **WILLOW WOOD HOME OWNERS ASSOCIATION** request(s) the aforementioned action(s) for all or a portion of **6.708 SQUARE FEET of ROW of TONY SANCHEZ DR**, zoned **UNZONED ROW**, located on **TONY SANCHEZ DR SE between JEWEL CAVE RD and GIBSON AVE SE**, containing approximately **0.1540 acre(s)**.  
   (M-21)

   **PROPERTY OWNERS:** CITY OF ALBUQUERQUE  
   **REQUEST:** CREATE ONE LOT FROM VACATED PORTION OF TONY SANCHEZ DR SE RIGHT-OF-WAY BETWEEN JEWEL CAVE RD SE AND GIBSON AVE SE

---

30. Other Matters:

31. **ACTION SHEET MINUTES:** March 17, 2021

   ADJOURN