



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

March 3, 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/92665487294>

Meeting ID: 926 6548 7294

By phone +1 312 626 6799 Find your local number: <https://cabq.zoom.us/j/92665487294>

MAJOR CASES

- 1. [**PR-2020-004457**](#)
- [**SD-2021-00025**](#) – PRELIMINARY PLAT
- [**VA-2021-00033**](#) – VARIANCE
- [**VA-2021-00034**](#) – TEMPORARY DEFERRAL OF SIDEWALK

RIO GRANDE ENGINEERING agent for **BARBARA MUELLER** request(s) the aforementioned action(s) for all or a portion of **TRACT 22 VOLCANO CLIFFS SUBD UNIT 6 LOT 22, VOLCANO CLIFFS UNIT 6** zoned RA-1 , located on **QUIVIRA DR between VISTA VIEJA AVE and RETABLO RD** containing approximately 6.0 acre(s). (D-9)

PROPERTY OWNERS: MUELLER BARBARA A

REQUEST: PRELIMINARY PLAT, VARIANCE, TEMP SIDEWALK DEFERRAL

2. [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*]

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.

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

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

SCOTT ANDERSON agent(s) for **MICHAEL DRESKIN** request(s) 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*]

PROPERTY OWNERS: MICHAEL DRESKIN

REQUEST: SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS

MINOR CASES

4. [PR-2020-004276](#)
SD-2021-00033 - FINAL PLAT
(Phase 2A)

BOHANNAN HUSTON agent(s) for **PULTE GROUP** request(s) the aforementioned action(s) for all or a portion of: **TRACT B1 INSPIRATION SUBDIVISION PHASE 2A**, zoned PC, located on **ARROYO VISTA between 118th and HIGH MESA**, containing approximately 13.24 acre(s). (H-07, J-08 & J-07)

PROPERTY OWNERS: PULTE GROUP

REQUEST: FINAL PLAT APPROVAL

5. [PR-2020-004276](#)
[SD-2021-00034](#) - FINAL PLAT
(Phase 2C)
- BOHANNAN HUSTON** agent(s) for **PULTE GROUP** request(s) the aforementioned action(s) for all or a portion of: **TRACT A1 INSPIRATION SUBDIVISION & TRACT B4 INSPIRATION SUBDIVISION PHASE 1A, INSPIRATION SUBDIVISION PHASE 2C** zoned PC, located on **ARROYO VISTA** between **118th** and **HIGH MESA**, containing approximately 19.07 acre(s). (H-07, J-08 & J-07)
- PROPERTY OWNERS:** PULTE GROUP
REQUEST: FINAL PLAT APPROVAL
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6. [PR-2020-004276](#)
[SD-2021-00031](#) - FINAL PLAT
(Phase 2B)
- BOHANNAN HUSTON** agent(s) for **PULTE GROUP** request(s) the aforementioned action(s) for all or a portion of: **TRACT A INSPIRATION SUBDIVISION & TRACT B3 INSPIRATION SUBDIVISION PHASE 1A, INSPIRATION SUBDIVISION PHASE 2B** zoned PC, located on **ARROYO VISTA** between **118th** and **HIGH MESA**, containing approximately 8.82 acre(s). (H-07, J-08 & J-07)
- PROPERTY OWNERS:** PULTE GROUP
REQUEST: FINAL PLAT APPROVAL
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7. [PR-2020-004692](#)
[VA-2021-00045](#) – SIDEWALK WAIVER
- CSI – CARTESIAN SURVEYS INC.** agent(s) for **CARL ULIBARRI** request(s) the aforementioned action(s) for all or a portion of: **LOTS 13 – 18 BLOCK 7, ORIGINAL TOWNSITE OF WESTLAND**, zoned MX-M, located on **CENTRAL AVE NW** between **VOLCANO RD NW** and **BRIDGE BLVD SW**, containing approximately 0.9336 acre(s). (K-9)
- PROPERTY OWNERS:** CARL ULIBARRI
REQUEST: SIDEWALK WAIVER REQUEST FOR SIDEWALK CONSTRUCTION ALONG FRONTAGE OF PROPOSED SUBDIVIDED PROPERTY
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8. [PR-2020-004692](#)
[SD-2021-00036](#) – PRELIMINARY/FINAL PLAT
(Sketch Plat: 11/18/20)
- CSI – CARTESIAN SURVEY'S INC.** agent(s) for **CARL & JULIA ULIBARRI** request(s) the aforementioned action(s) for all or a portion of: **LOTS 13 – 18 BLOCK 7, ORIGINAL TOWNSITE OF WESTLAND**, zoned MX-M, located at **8719 CENTRAL AVE NW** between **VOLCANO RD NW** and **90TH ST NW**, containing approximately 1.3796 acre(s). (K-9)
- PROPERTY OWNERS:** CARL & JULIA ULIBARRI
REQUEST: CREATE TWO NEW LOTS FROM SIX EXISTING LOTS BY INTERIOR LOT LINE ELIMINATION, GRANT EASEMENTS
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9. [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*]

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 10TH, 2021.**

10. [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*]

PROPERTY OWNERS: RED SHAMROCK

REQUEST: SUBDIVIDE 2 EXISTING LOTS INTO 5 LOTS

**** AGENT REQUESTS DEFERRAL TO MARCH 10TH, 2021.**

11. [PR-2018-001402](#)
(1001047)
[SI-2020-01164](#) – EPC FINAL SITE PLAN
SIGN-OFF

CONSENSUS PLANNING, INC. agent(s) for GAMMA DEVELOPMENT, LLC request(s) 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*]

PROPERTY OWNERS: DANIELS FAMILY PROPERTIES LLC

REQUEST: EPC SITE PLAN SIGN-OFF

SKETCH PLAT

12. [PR-2020-004447](#)
[PS-2021-00032](#) – SKETCH PLAT
- BOHANNAN HUSTON INC.** agent(s) for **GROUP ORION, LLC** request(s) the aforementioned action(s) for all or a portion of **TRACT A-1 AND TRACT A-1-B, SUNPORT MUNICIPAL ADDITION AND AIRPORT PARK** zoned NR-SU, located at **2700 GIRARD BLVD SE between GIBSON BLVD and SUNPORT BLVD**, containing approximately +116 acre(s). (M-16)
- PROPERTY OWNERS:** GROUP ORION, LLC
REQUEST: SKETCH PLAT REVIEW
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13. [PR-2021-005122](#)
[PS-2021-00033](#) – SKETCH PLAT
- CSI – CARTESIAN SURVEYS, INC.** agent(s) for **DAVID J. KLEINFELD** request(s) the aforementioned action(s) for all or a portion of: **LOTS 29 & 30 AND 72 FT OF LOTS 31 THRU 34, HUNING PLACE ADDITION** zoned R-ML, located at **223 14TH ST SW**, containing approximately 0.1617 acre(s). (K-13)
- PROPERTY OWNERS:** ABEYTA BEN D & JO ANN
REQUEST: ELIMINATE INTERIOR LOT LINE BETWEEN TWO EXISTING LOTS CREATING ONE NEW LOT
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14. [PR-2021-005102](#)
[PS-2021-00030](#) – SKETCH PLAT
- MICHAEL & TIFFANY MOJARRO** request the aforementioned action(s) for all or a portion of **LOT 15 BLOCK 8, ZUNI ADDITION** zoned R-1, located on **SKY COURT CIRCLE NE between ARVADA AVE NE and PENNSYLVANIA ST NE**, containing approximately 0.18 acre(s). (H-19)
- PROPERTY OWNERS:** MICHAEL & TIFFANY MOJARRO
REQUEST: VACATION OF PART OF AN EASEMENT TO BUILD A NEW RETAINING WALL ON PROPERTY, WHICH IS LOCATED WITHIN THE EASEMENT
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15. [PR-2020-004452](#)
[PS-2021-00034](#) – SKETCH PLAT
- ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **BRUCE CHARLES/GOTTSCHALK RVT** request(s) the aforementioned action(s) for all or a portion of: **LOTS 22 & 23 BLOCK 2, CASA GRANDE ESTATES**, zoned R-1C, located at **3100 & 3036 PALO ALTO NE between CASA BONITA DR and CANDELARIA RD**, containing approximately 0.556 acre(s). (G-23)
- PROPERTY OWNERS:** BRUCE CHARLES/GOTTSCHALK RVT
REQUEST: LOT LINE ADJUSTMENT
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16. [PR-2020-004645](#)
PS-2021-00035 – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **GOODMAN LAWRENCE RVT** request(s) the aforementioned action(s) for all or a portion of: **TRACT A, SNOW VISTA INVESTORS**, zoned NR-C, located at **1125 SNOW VISTA BLVD SW**, containing approximately 10.7788 acre(s). (M-9)

PROPERTY OWNERS: GOODMAN LAWRENCE RVT

REQUEST: SUBDIVIDE 1 LOT INTO 5 LOTS, GRANT EASEMENTS

17. [PR-2021-005139](#)
PS-2021-00036 – SKETCH PLAT

JMP WORKS LLC request(s) the aforementioned action(s) for all or a portion of: **LOTS 9 & 10 & MRGCD PARCELS** zoned R-1A, located at **1516 SUMMER AVE between 15TH and OLD TOWN RD**, containing approximately 0.258 acre(s). (J-13)

PROPERTY OWNERS: ROSALIE MONTOYA

REQUEST: KREPLAT 2 LOTS AND 2 MRGCD PARCELS INTO 2 LARGER LOTS

18. Other Matters:

19. ACTION SHEET MINUTES: February 24, 2021

ADJOURN