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

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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.
NOTES: 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/92665487294
   Meeting ID: 926 6548 7294
   By phone +1 312 626 6799 Find your local number: https://cabq.zoom.us/u/ab992Nkx7N

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

DRB 2021
2. **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.  

** 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

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**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

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

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

8. **PR-2020-004692**  
**SD-2021-00036 – PRELIMINARY/FINAL PLAT**  
(Sketch Plat: 11/18/20)  

CSI – CARTESIAN SURVEYS 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
<table>
<thead>
<tr>
<th>Case Number</th>
<th>Case Type</th>
<th>Description</th>
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<tbody>
<tr>
<td>9. PR-2019-002765 VA-2021-00010</td>
<td>SIDEWALK WAIVER</td>
<td>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). <strong>AGENT REQUESTS DEFERRAL TO MARCH 10TH, 2021.</strong></td>
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<td>10. PR-2019-002765 SD-2020-00218</td>
<td>PRELIMINARY/FINAL PLAT</td>
<td>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). <strong>AGENT REQUESTS DEFERRAL TO MARCH 10TH, 2021.</strong></td>
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<tr>
<td>11. PR-2018-001402 (1001047) SI-2020-01164</td>
<td>EPC FINAL SITE PLAN SIGN-OFF</td>
<td>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 &amp; 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 OXBO Open Space, containing approximately 22.75 acre(s). <strong>AGENT REQUESTS DEFERRAL TO MARCH 10TH, 2021.</strong></td>
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**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

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

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

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
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