



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

April 14, 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

MAJOR CASES AND ASSOCIATED MINORS

1. [PR-2019-002761](#)
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

DEFERRED TO APRIL 21ST, 2021.

2. [PR-2019-002761](#)
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, 11 & 12, 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

DEFERRED TO APRIL 21ST, 2021.

3. [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 **8-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 4.7885 acre(s). (C-18)[*Deferred from 3/31/21*]
- PROPERTY OWNERS: FAIZEL KASSEM C/O KASSAM LAND ACQUISITION 9 LLC
REQUEST: SUBDIVIDE EXISTING 3 LOTS INTO 1 INDIVIDUAL LOT, VACATE EASEMENTS, GRANT EASEMENTS, DEDICATE RIGHT-OF-WAY
- DEFERRED TO APRIL 21ST, 2021.
-
4. [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, 3/31/21*]
- PROPERTY OWNERS: SUN CAPITAL HOTELS. OWNERS; WINROCK PARTNERS
REQUEST: PRELIMINARY PLAT FOR WINROCK TOWN CENTER FOR A NEW HOTEL – APPROX. 149 ROOMS ENCOMPASSING +/- 80,000 SQ FT
- DEFERRED TO APRIL 21ST, 2021.
-
5. [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, 3/17/21, 3/31/21*]
- 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.
- DEFERRED TO APRIL 21ST, 2021.

6. [PR-2018-001579](#)
[SD-2021-00073](#) – PRELIMINARY/FINAL
PLAT

HUITT-ZOLLARS INC./SCOTT EDDINGS agent(s) for GOODMAN REALTY request(s) the aforementioned action(s) for all or a portion of: **PARCEL E-1-A, WINROCK CENTER ADDITION** zoned MX-M, located on **INDIAN SCHOOL RD between WINROCK LOOP and PENNSYLVANIA AVE**, containing approximately 3.38 acre(s). (J-19)

PROPERTY OWNERS: GOODMAN REALTY

REQUEST: REPLAT OF PARCEL E-1-A FOR THE APPROVED VACATION OF PUBLIC ACCESS EASEMENT AND GRANTING PUBLIC SIDEWALK EASEMENT.

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO WATER AUTHORITY FOR ITEMS IN WATER AUTHORITY CASE COMMENTS, AND TO PLANNING FOR PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE PLAT, UTILITY COMPANIES SIGNATURES AND FOR THE AGIS DXF FILE.

MAJOR CASES

7. [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)[*Deferred from 3/31/21*]

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.

DEFERRED TO MAY 5TH, 2021.

8. [PR-2018-001198](#)
[SI-2021-00383](#) – SITE PLAN

CONSENSUS PLANNING agent for PV TRAILS ALBUQUERQUE, LLC (C/O PRICE LAND DEVELOPMENT GROUP) request(s) the aforementioned action(s) for all or a portion of **TRACT 11 (FORMERLY TRACT 1), CATALONIA (THE TRAILS)** zoned R-ML, located on **WOODMONT AVE NW between PASEO DEL NORTE and GIRONA AVE NW**, containing approximately 13.9 acre(s). (C-8)

PROPERTY OWNERS: PV TRAILS ALBUQUERQUE, LLC (C/O PRICE LAND DEVELOPMENT GROUP)

REQUEST: SITE PLAN APPROVAL FOR A 333-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

DEFERRED TO MAY 12TH, 2021.

9. [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, 3/31/21*]
- PROPERTY OWNERS:** HOLLY PARTNERS LLC
REQUEST: SUBDIVIDE EXISTING LOT INTO 9 NEW LOTS AND PROVIDE REQUIRED PUBLIC INFRASTRUCTURE
- DEFERRED TO APRIL 28, 2021.**
-

MINOR CASES

10. [PR-2018-001695](#)
SD-2021-00070 - PRELIMINARY/FINAL PLAT
- NOVUS PROPERTIES LLC, MICHAEL MONTOYA, TRULA HOWE** requests the aforementioned action(s) for all or a portion of **TRACT B, FOUNTAIN HILLS PLAZA SUBDIVISION**, zoned SU-1, located on **NUNZIO AVE NW between EAGLE RANCH RD NW between EAGLE RANCH RD NW and VISTA FUENTE RD NW**, containing approximately 3.8568 acre(s). (C-12)
- PROPERTY OWNERS:** NOVUS PROPERTIES LLC
REQUEST: FINAL PLAT TO SUBDIVIDE TRACT B INTO B1, B2, B3, B4
- DEFERRED TO MAY 26TH, 2021.**
-

11. [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 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, 1/13/210, 1/27/21, 2/3/21, 2/24/21, 3/17/21, 3/31/21*]
- PROPERTY OWNERS:** BEELING ARMIJO
REQUEST: SUBDIVIDE LOTS, ELIMINATE INTERIOR LOT LINES OF 3 EXISTING LOTS CREATING ONE NEW LOT, DEDICATE EASEMENTS
- DEFERRED TO APRIL 21ST, 2021.**
-

SKETCH PLAT

12. [PR-2021-004086](#)
[PS-2021-00048](#) -SKETCH PLAT

CONSENSUS PLANNING INC. agent(s) for **TITAN PROPERTY MANAGEMENT, LLC** request(s) the aforementioned action(s) for all or a portion of: **TRACTS 1 & 2, THE FOOTHILLS**, zoned R-MH & MX-L, located at **TENNYSON ST NE between ACADEMY RD NE and SAN ANTONIO DR NE**, containing approximately 24.2 acre(s). (E-22)

PROPERTY OWNERS: AMERICUS LLC
REQUEST: LOT LINE ADJUSTMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

13. [PR-2021-005316](#)
[PS-2021-00046](#) -SKETCH PLAT

TIERRA WEST, LLC agent(s) for **MELLOY BROTHERS LTD CO** requests the aforementioned action(s) for all or a portion of: **LOTS 13-18 BLOCK 8 NORTH ALBUQ ACRES TR A UNIT B**, zoned NR-LM & NR-BP, located at **GLENDALE AVENUE AND SAN PEDRO DRIVE NE**, containing approximately 6.73 acre(s). (B-18)

PROPERTY OWNERS: MELLOY BROTHERS LTD CO
REQUEST: CONSOLIDATE SIX INTO ONE

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

14. [PR-2019-002309](#)
[PS-2021-00047](#) -SKETCH PLAT

TIERRA WEST, LLC agent(s) for **M & M CO** request(s) the aforementioned action(s) for all or a portion of: **LOT 1-A-1 PLAT FOR LOTS 1-A-1 AND 5-A-1, LA MIRADA SUBDIVISION** zoned MX-M, located at **4315 WYOMING BLVD NE between MONTGOMERY BLVD NE and LA MIRADA PL NE**, containing approximately 23.8 acre(s). (G-19)

PROPERTY OWNERS: M&M CO
REQUEST: SKETCH PLAT REVIEW AND COMMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

15. Other Matters: None.

16. ACTION SHEET MINUTES - Were approved for April 7, 2021

ADJOURNED