



DEVELOPMENT REVIEW BOARD

Action Sheet Minutes

ONLINE ZOOM MEETING

April 21, 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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MAJOR CASES AND ASSOCIATED MINORS

- 1. 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, 4/14/21]

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.

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE WAIVER AND THE AMENDED SITE PLAN WITH FINAL SIGN OFF DELEGATED TO THE WATER AUTHORITY FOR A VACATION OF PUBLIC WATERLINE EASEMENT, UPDATED/AMENDED PLAT FOR SD-2021-00073, A PAPER EASEMENT COVERING THE VACATED AREA, AND THE RECORDED PLAT FOR SD-2021-00035, AND TO PLANNING FOR THE PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE AMENDED SITE PLAN, SOLID WASTE SIGNATURE AND FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT.

2. [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, 4/14/21*]

**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

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO THE WATER AUTHORITY FOR A CORRECTED EASEMENT CALL OUT ON SHEET 14, THE ADDITION OF A DIMENSION FOR A GRANTED WATER AUTHORITY EASEMENT WITHIN TRACT “J” AND A PAPER EASEMENT FOR WATER AND SEWER LOCATED NORTH OF TRACT “J”, AND TO PLANNING FOR UTILITY COMPANIES SIGNATURES, AMAFCA SIGNATURE, AGIS DXF FILE AND THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT.**

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3. [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)[*Deferred from 4/14/21*]

**PROPERTY OWNERS:** LEGACY DEVELOPMENT & MANAGEMENT, LLC

**REQUEST:** MAJOR AMENDMENT TO REMOVE LOT 8-A FROM PRIOR SITE PLAN APPROVAL

**DEFERRED TO MAY 5<sup>TH</sup>, 2021.**

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4. [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) *{Deferred from 4/14/21}*

**PROPERTY OWNERS:** LEGACY DEVELOPMENT & MANAGEMENT, LLC  
**REQUEST:** SITE PLAN FOR 120-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

DEFERRED TO MAY 5<sup>TH</sup>, 2021.

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5. [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, 4/14/21]*

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

DEFERRED TO MAY 5<sup>TH</sup>, 2021.

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**MAJOR CASES**

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6. [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, 3/31/21]*

**PROPERTY OWNERS:** AMERSTONE INVESTMENTS LLC  
**REQUEST:** SITE PLAN FOR CONVERSION OF HOTEL TO MULTI-FAMILY RESIDENTIAL USE

DEFERRED TO MAY 5<sup>TH</sup>, 2021.

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7. [PR-2020-004447](#)  
SD-2021-00062 – VACATION OF RIGHT-OF-WAY  
SD-2021-00063 – VACATION OF PUBLIC EASEMENT-7' utility  
SD-2021-00064 – VACATION OF PUBLIC EASEMENT-10' utility  
SD-2021-00065 – VACATION OF PUBLIC EASEMENT- access  
SD-2021-00066 – VACATION OF PUBLIC EASEMENT-10' utility  
SD-2021-00067 – VACATION OF PUBLIC EASEMENT-10' PNM/MST&TC west  
SD-2021-00068 – VACATION OF PUBLIC EASEMENT-10' PNM/MST&TC east  
SD-2021-00069 – VACATION OF PUBLIC EASEMENT-20' utility
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BOHANNAN HUSTON INC. agent for CITY OF ALBUQUERQUE AVIATION DEPARTMENT requests the aforementioned action(s) for all or a portion of **TRACT A-1 SUNPORT MUNICIPAL ADDITION AND AIRPORT PARK** zoned **NR-SU**, located at **2700 GIRARD BLVD SE between GIBSON BLVD and SUPORT BLVD** containing approximately **116 acre(s)**. (M-16)

**PROPERTY OWNERS:** CITY OF ALBUQUERQUE  
**REQUEST:** VACATION OF RIGHT-OF-WAY & VACATION OF EASEMENTS

DEFERRED TO APRIL 28<sup>TH</sup>, 2021.

8. [Project #PR-2019-002277](#)  
(1002962)  
[SI-2019-00246](#) – SITE PLAN

RESPEC agent(s) for RAINBOW PASEO, LLC request(s) the aforementioned action(s) for all or a portion of **TRACT A PLAT OF TRACTS A, B AND C CANTATA AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACT OS-4 THE TRAILS UNIT 2 & TRACT A TAOS AT THE TRAILS UNIT 2)**, zoned **R-ML**, located on **OAKRIDGE ST NW between OAKRIDGE ST NW and TREE LINE AVE NW**, containing approximately **3.26 acre(s)**. (C-9) [Deferred from 8/15/19, 10/9/19, 12/4/19, 2/5/20, 3/4/20, 4/15/20, 6/3/20, 8/5/20], 9/30/20, 10/14/20, 12/16/20, 2/24/21]

**PROPERTY OWNERS:** RV LOOP LLC  
**REQUEST:** 52 UNIT TOWNHOME DEVELOPMENT

DEFERRED TO JUNE 23<sup>RD</sup>, 2021.

9. [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) [Deferred from 3/31/21]

**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

DEFERRED TO MAY 5<sup>TH</sup>, 2021.

10. [PR-2020-004761](#)  
[SD-2021-00032](#) – PRELIMINARY PLAT

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) [Deferred from 3/17/21]

**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

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE PRELIMINARY PLAT.**

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**MINOR CASES**

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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 HILLDALE 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, 4/14/21}

**PROPERTY OWNERS:** BEELING ARMIJO

**REQUEST:** SUBDIVIDE LOTS, ELIMINATE INTERIOR LOT LINES OF 3 EXISTING LOTS CREATING ONE NEW LOT, DEDICATE EASEMENTS

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE SIDEWALK WAIVER AND THE PRELIMINARY/ FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO TRANSPORTATION FOR CONFIRMATION OF THE UNUSED PORTION OF DRIVE-PAD AND FOR REPLACEMENT OF FIRM SURFACE FOR THE ACCESS WAY AND TO PLANNING FOR THE INFRASTRUCTURE IMPROVEMENTS AGREEMENT AND THE AGIS DXF FILE.**

12. [PR-2020-004138](#)  
SD-2021-00076 – PRELIINARY/FINAL  
PLAT

HUITT-ZOLLARS, INC. SCOTT EDDINGS agent(s) for MDS DEVELOPMENT, LLC request(s) the aforementioned action(s) for all or a portion of: **TRACT A-1-A-5 & TRACT A-4, MESA DEL SOL INNOVATION PARK** zoned PC, located on **BOBBY FOSTER**, containing approximately 33.3 acre(s). (R-15)

PROPERTY OWNERS: MDS INVESTMENTS  
REQUEST: FINAL PLAT CTREATING FOUR LOTS FROM TWO

DEFERRED TO MAY 5<sup>TH</sup>, 2021.

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13. [PR-2021-005296](#)  
SD-2021-00058 - PRELIMINARY/FINAL  
PLAT

ISAACSON & ARFMAN, INC. agent(s) for STORAGE ENTERPRISES request(s) the aforementioned action(s) for all or a portion of: **TRACT 1-A1, MUELLER INDUSTRIAL, TRACT C4, LANDS OF MENAUL SCHOOL, INC.**, zoned NR-GM, located at **720 CANDELARIA RD NE between CANDELARIA RD NE and MENAUL BLVD NE**, containing approximately 7.8883 acre(s). (H-15) *(Deferred from 4/7/21)*

PROPERTY OWNERS: STORAGE ENTERPRISES LLC & RJ ENTERPRISEINVESTMENTS LLC  
REQUEST: SUBDIVISION OF LAND

DEFERRED TO MAY 5<sup>TH</sup>, 2021.

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### SKETCH PLAT

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14. [PR-2020-004215](#)  
PS-2021-00049 -SKETCH PLAT

JM CIVIL ENGINEERING agent(s) for KYLE FLAMING request(s) the aforementioned action(s) for all or a portion of: **LOT C BLOCK 7, BOYD'S ADDITION**, zoned MX-L, located at **6201 MONTGOMERY BLVD NE between SAN PEDRO**, and **LOUISIANA** containing approximately .3 acre(s). (F-18)

PROPERTY OWNERS: ETHRIDGE PROPERTIES LLC  
REQUEST: REVIEW FOR ACCESS AND INFRASTRUCTURE

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

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15. [PR-2021-005356](#)  
PS-2121-00051 -SKETCH PLAT

**JAG PLANNING & ZONING/ANDREW GARCIA** agent(s) for **TRUMBELL DEVELOPMENT, LLC/JOHN STROUD** request(s) the aforementioned action(s) for all or a portion of: **LOTS 6-19, BLOCK 46 and LOTS 9 and 10, BLOCK 47, SKYLINE HEIGHTS ADDN** zoned NR-LM, located at **10200 BELL AVE SE between CONCHAS ST SE and EUBANK SE**, containing approximately 1.2385 acre(s). (L-20)

**PROPERTY OWNERS:** TRUMBELL DEVELOPMENT, LLC/JOHN STROUD  
**REQUEST:** COMBINE SEVEN LOTS INTO ONE LOT AND GRANT EASEMENTS

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

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16. Other Matters: None

17. ACTION SHEET MINUTES were  
Approved for April 14, 2021

18. DRB Member Signing Session for  
Approved Cases was completed

ADJOURNED.