



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

March 17, 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

- 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]

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 MARCH 31ST, 2021.

2.

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, 9/16/2, 10/28/20], 11/4/20, 11/18/20, 12/9/20, 1/13/21, 1/27/21, 2/10/21, 3/3/21]

PROPERTY OWNERS: MICHAEL DRESKIN

REQUEST: SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS

DEFERRED TO MARCH 31ST, 2021.

3.

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, LTS 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 ARMIJO BROS ADDN LTS 62, 63 & 64 & LTS 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]

PROPERTY OWNERS: BERNALILLO COUNTY

REQUEST: DEDICATE ADDITIONAL RIGHT OF WAY

DEFERRED TO MARCH 31ST, 2021.

4.

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)

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

DEFERRED TO APRIL 21ST, 2021.

MINOR CASES

5. [**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}*
- PROPERTY OWNERS:** BEELING ARMIJO
REQUEST: SUBDIVIDE LOTS, ELIMINATE INTERIOR LOT LINES OF 3 EXISTING LOTS CREATING ONE NEW LOT, DEDICATE EASEMENTS
- DEFERRED TO MARCH 31st, 2021.**
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6. [**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]*
- PROPERTY OWNERS:** RED SHAMROCK 4, LLC
REQUEST: WAIVER FROM SIDEWALK REQUIREMENTS UNTIL DEVELOPMENT OF SUBDIVIDED LOTS 8 & 9 OF COORS PAVILION, LOT BY LOT
- DEFERRED TO MARCH 31st, 2021.**
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7. [**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)*
- PROPERTY OWNERS:** RED SHAMROCK
REQUEST: SUBDIVIDE 2 EXISTING LOTS INTO 5 LOTS
- DEFERRED TO MARCH 31st, 2021.**
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8. [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 MARNA LYNN AVE and YVONNE MARIE DR.** containing approximately 0.2918 acre(s). (C-12)

PROPERTY OWNERS: LINDA A & ARTHUR SALAS

REQUEST: LOT LINE ADJUSTMENT FOR TWO EXISTING LOTS INTO TWO NEW LOTS

DEFERRED TO MARCH 31ST, 2021.

9. [PR-2019-002738](#)
[SD-2021-00018](#) - PRELIMINARY/FINAL PLAT
(Sketch Plat 10/14/20)

ARCH + PLAN LAND USE CONSULTANTS agent(s) for McDONALD'S REAL ESTATE COMPANY request the aforementioned action(s) for all or a portion of: **LOTS A & B BLOCK 101, BEL AIR SUBDIVISION**, zoned MX-M, located at **5900 MENAUL BLVD NE**, containing approximately 0.9457 acre(s). (H-18)[Deferred from 2/3/21, 2/24/21]

PROPERTY OWNERS: MCDONALDS REAL ESTATE COMPANY

REQUEST: LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT

DEFERRED TO APRIL 7TH, 2021.

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

CONSENSUS PLANNING, INC. agent(s) for GAMMA DEVELOPMENT, LLC requests 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, 3/3/21]

PROPERTY OWNERS: DANIELS FAMILY PROPERTIES LLC

REQUEST: EPC SITE PLAN SIGN-OFF

DEFERRED TO APRIL 7TH, 2021.

11. [Project # PR-2019-003084](#)
SD-2020-00063 - PRELIMINARY/FINAL
PLAT

PAULA DAL SANTO agent(s) for UNITED STATES POSTAL SERVICE requests the aforementioned action(s) for all or a portion of: **LOTS 17A, 18A, and 19A BLOCK 11, LOTS 16,17,9A and a PORTION OF LOT 8A in BLOCK 13 and TRACT F, TIMOTEO CHAVEZ ADDITION**, zoned MX-M & NR-C, located at **2505 GRACELAND DR between GRACELAND DR and MORNINGSIDE DR**, containing approximately 5.195 acre(s). (H-17)[Deferred from 3/11/20, 4/8/20, 5/6/20, 7/8/20, 9/16/20]

PROPERTY OWNERS: PAULA DAL SANTO, EDWARD ANLIAN and UNITED STATES POSTAL SERVICE

REQUEST: LOT LINE ADJUSTMENT

DEFERRED TO AUGUST 18TH, 2021.

SKETCH PLAT

12. [PR-2021-005222](#)
[PS-2021-00039](#) -SKETCH PLAT

TIERRA WEST, LLC agent(s) for WESTERN HILLS INVESTMENTS LLC requests the aforementioned action(s) for all or a portion of: **TRACT C-4-A or TRS C3A, C3B, C3, & C4, SEVEN BAR RANCH**, zoned NR-BP, located at **3615 HWY 528 between ALAMEDA BLVD NW and HWY 528**, containing approximately 1.99 acre(s). (A-14)

PROPERTY OWNERS: WESTERN HILLS INVESTMENTS LLC

REQUEST: SKETCH PLAT REVIEW AND COMMENT

SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

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13. [PR-2021-005185](#)
[PS-2021-00038](#) -SKETCH PLAT

WAYJOHN SURVEYING, INC. agent(s) for VICTOR APODACA requests the aforementioned action(s) for all or a portion of: **LOT 3-B-1, MRGCD**, zoned R-1A, located at **402 GOMEZ AVE NE between BROADWAY BLVD NE and EDITH BLVD NE**, containing approximately 0.8077 acre(s). (K-15)

PROPERTY OWNERS: VICTOR APODACA

REQUEST: CREATE 6 LOTS FROM 1 EXISTING LOT

SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

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14. Other Matters: None.

15. ACTION SHEET MINUTES
Approved for March 10, 2021.

ADJOURNED

