



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

February 24, 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. Project #PR-2019-002277 (1002962) SI-2019-00246 – SITE PLAN

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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]

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

DEFERRED TO APRIL 21, 2021.

2. Project #1011598 18DRB-70137 - VACATION OF PUBLIC RIGHT-OF-WAY 18DRB-70138 - SIDEWALK VARIANCE 18DRB-70139 - SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS 18DRB-70140 - PRELIMINARY/ FINAL PLAT

BOB KEERAN, request(s) the aforementioned action(s) for all or a portion of: Lot(s) 17 & 18, Block(s) 4, Tract(s) 3, NORTH ALBQ ACRES Unit 3, zoned PD (RD/5DUA), located on VENTURA ST NE between SIGNAL AVE NE and ALAMEDA BLVD NE, containing approximately 2 acre(s). (C-20) [Deferred from 5/16/18, 6/13/18, 7/18/18/, 8/8/18, 9/12/18, 10/24/18, 12/5/18, 12/19/18, 1/9/19, 1/23/19, 2/13/19, 2/27/19, 3/20/19, 4/17/19, 4/24/19, 6/5/19, 7/10/19, 8/7/19, 9/18/19, 10/30/19, 12/11/19, 1/29/20, 4/22/20, 6/24/20, 8/26/20, 10/28/20, 12/16/20].

DEFERRED TO JULY 28TH, 2021.

3. [PR-2020-004030](#)
(1002566, 1004501, 1004503)
[SI-2020-00540](#) - SITE PLAN

TIERRA WEST, LLC agent(s) for CALABACILLAS GROUP C/O DONALD HARVILLE request(s) the aforementioned action(s) for all or a portion of: **TRACT E-1 PLAT OF TRACTS D-1, E-1 AMAFCA BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS UNIT 1** zoned MX-M, located at **GOLF COURSE RD NW between GOLF COURSE RD NW, BLACK ARROYO and WESTSIDE BLVD** containing approximately 8.77 acre(s). (A-12,13) *Deferred from 1/27/21]*

PROPERTY OWNERS: CALABACILLAS GROUP C/O DONALD HARVILLE
REQUEST: SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS

DEFERRED TO MARCH 10TH, 2021.

4. [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]*

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

DEFERRED TO MARCH 10TH, 2021.

5. [PR-2020-004683](#)
[SI-2021-00029](#) – SITE PLAN

CONSENSUS PLANNING agent(s) for **REMBE COURTYARDS LLC** request(s) the aforementioned action(s) for all or a portion of: **NORTH 5 FEET LOT 18, LOTS 19-21 & 22-A-1, BLOCK 24, UNIVERSITY HEIGHTS ADDITION** zoned **MX-M** located at **2720 CENTRAL/109 VASSAR** between **PRINCETON DR/CENTRAL AVE** and **VASSAR DR/SILVER AVE**, containing approximately 1.01 acre(s). (K-16)[*Deferred from 2/10/21*]

PROPERTY OWNERS: REMBE COURTYARDS LLC

REQUEST: 6 STORY MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONTAINING 108 DWELLING UNITS. EXISTING COMMERCIAL BUILDING FRONTING CENTRAL AVE TO REMAIN.

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 SITE PLAN WITH FINAL SIGN-OFF IS DELEGATED TO WATER AUTHORITY FOR CONFIRMATION OF FIRE FLOW ANALYSIS, AND TO PLANNING FOR SOLID WASTE SIGNATURE.

MINOR CASES

6. [PR-2018-001579](#)
[SD-2021-00168](#) – VACATION OF PUBLIC EASEMENT

WILL GLEASON, DEKKER/PERICH/SABATINI agent(s) for **DARIN SAND, WINROCK PARTNERS LLC** request(s) the aforementioned action(s) for all or a portion of: **PARCEL E-1-A REPLAT OF PARCEL A-1-A-1-A & PARCEL E-1-A, WINROCK CENTER ADDITION** zoned **MX-M**, located at **7500 INDIAN SCHOOL RD** between **PENNSYLVANIA ST** and **INDIAN SCHOOL RD**, containing approximately 3.88 acre(s). (J-19)

PROPERTY OWNERS: DARIN SAND, WINROCK PARTNERS LLC

REQUEST: VACATION OF PUBLIC EASEMENT TO FACILITATE THE DEVELOPMENT OF A NEW 199-UNIT MULTI-FAMILY DEVELOPMENT ON A VACANT LOT LOCATED WITHIN THE WINROCK TOWN CENTER AT 7500 INDIAN SCHOOL RD

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 VACATION AS SHOWN ON EXHIBIT IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO.

7. [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*]
- 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 3RD, 2021.**
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8. [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*]
- PROPERTY OWNERS:** RED SHAMROCK
REQUEST: SUBDIVIDE 2 EXISTING LOTS INTO 5 LOTS
- DEFERRED TO MARCH 3RD, 2021.**
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9. [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 request(s) 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*]
- PROPERTY OWNERS:** BEELING ARMIJO
REQUEST: SUBDIVIDE LOTS, ELIMINATE INTERIOR LOT LINES OF 3 EXISTING LOTS CREATING ONE NEW LOT, DEDICATE EASEMENTS
- DEFERRED TO MARCH 17th, 2021.**
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10. [PR-2019-002609](#)
[SD-2020-00217](#) – PRELIMINARY/FINAL
PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for JAB RE INVESTMENTS LLC request(s) the aforementioned action(s) for all or a portion of: **LOT 14, FLORAL GARDENS**, zoned R-1, located at **2454 ROSE NW between FLORAL RD and SARITA AVE**, containing approximately 0.4117 acre(s). (H-13) *[Deferred from 12/16/20, 1/27/21]*

PROPERTY OWNERS: JABRE INVESTMENTS LLC
REQUEST: CREATE 2 LOTS FROM 1 EXISTING LOT

DEFERRED TO MARCH 31ST, 2021.

11. [PR-2019-002604](#)
[VA-2021-00041](#) – SIDEWALK WIDTH
WAIVER

ARCH + PLAN LAND USE CONSULTANTS agent(s) for 4SP request(s) the aforementioned action(s) for all or a portion of: **261-A, TOWN OF ATRISCO**, zoned NR-C, located at **6030 ILIFF RD between COORS BLVD and ESTANCIA DR**, containing approximately 4-4844 acre(s). (H-11)

PROPERTY OWNERS: 4SP HOTELS LLC
REQUEST: WAIVER OF 1 FOOT TO THE REQUIRED 5 FOOT MINIMUM SIDEWALK WIDTH

DEFERRED TO MARCH 10TH, 2021.

12. [PR-2019-002604](#)
[SD-2021-00022](#) – PRELIMINARY/FINAL
PLAT (sketch plat 7-9-20)

ARCH + PLAN LAND USE CONSULTANTS agent(s) for 4SP HOTELS LLC request(s) the aforementioned action(s) for all or a portion of: **261-A, TOWN OF ATRISCO GRANT**, zoned NR-C, located at **6030 ILIFF RD NW between COORS BLVD and ESTANCIA DR**, containing approximately 4.4844 acre(s). (H-11) *[Deferred from 2/10/21]*

PROPERTY OWNERS: 4SP HOTELS LLC
REQUEST: CREATE 2 LOTS FROM 1 EXISTING LOT

DEFERRED TO MARCH 10TH, 2021.

13. [PR-2020-004765](#)
VA-2021-00042 – SIDEWALK WIDTH
WAIVER

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **S & S DEVELOPMENT** request(s) the aforementioned action(s) for all or a portion of: **LOTS 20 THRU 27, BLOCK 8, CARTERS SUBDIVISION**, zoned MX-L, **located at 3511 GIBSON BLVD SE between AMHERST DR and CARLISLE BLVE**, containing approximately 0.5475 acre(s). (L-16)

PROPERTY OWNERS: S & S DEVELOPMENT

REQUEST: WAIVER OF 1 FOOT TO REQUIRED MINIMUM 6 FOOT SIDEWALK WIDTH ON GIBSON BOULEVARD

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 WIDTH WAIVER AS SHOWN ON EXHIBIT IN THE PLANNING FILE.

14. [PR-2020-004765](#)
VA-2021-00040 – SIDEWALK WIDTH
WAIVER

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **S & S DEVELOPMENT** request(s) the aforementioned action(s) for all or a portion of: **LOTS 20 THRU 27, CARTERS SUBDIVISION**, zoned MX-L, **located at 3511 GIBSON BLVD**, containing approximately 0.5475 acre(s). (L-16)

PROPERTY OWNERS: S & S DEVELOPMENT

REQUEST: WAIVER OF 1.25 FEET TO REQUIRED MINIMUM 5 FOOT SIDEWALK WIDTH ON AMHERST AVENUE

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 WIDTH WAIVER AS SHOWN ON EXHIBIT IN THE PLANNING FILE.

15. [PR-2020-004765](#)
[SD-2021-00024](#) – PRELIMINARY/FINAL
PLAT (sketch plat 12-9-20)

ARCH + PLAN LAND USE CONSULTANTS agent(s) for S & S DEVELOPMENT LLC request(s) the aforementioned action(s) for all or a portion of: **LOTS 20 THRU 27, BLOCK 8 CARTERS SUBDIVISION**, zoned MX-L, located at **3511 GIBSON BLVD SE between AMHERST DR and CARLISLE BLVD**, containing approximately 0.5475 acre(s). (L-16)[*Deferred from 2/10/21*]

PROPERTY OWNERS: S & S DEVELOPMENT LLC
REQUEST: LOT CONSOLIDATION FOR 8 LOTS INTO 1 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/FINAL PLAT WITH FINAL SIGN OFF DELEGATED TO PLANNING.

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16. [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(s) 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*]

PROPERTY OWNERS: MCDONALDS REAL ESTATE COMPANY
REQUEST: LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT

DEFERRED TO MARCH 17TH, 2021.

SKETCH PLAT

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17. [PR-2019-003051](#)
[PS-2021-00023](#) – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent for THURGOOD RVT requests the aforementioned action(s) for all or a portion of: **LOTS 4 & 5, FREEMAN ADDITION**, zoned R-1C, located at **4635 & 4639 GRANDE NW between GRIEGOS RD and BELROSE AVE**, containing approximately 0.97 acre(s). (F-14)

PROPERTY OWNERS: THURGOOD RVT
REQUEST: 2 LOTS INTO 4 LOTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

18. [PR-2019-003030](#)
[\(PR-2021-005142\)](#)
[PS-2019-00024](#) - SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent for T GUADALUPE PLAZA NM LLC requests the aforementioned action(s) for all or a portion of: **TRACT Y, GUADALUPE PLAZA**, zoned MX-M, located at **6211 4TH ST NW**, containing approximately 7.3453 acre(s). (E-14)

PROPERTY OWNERS: T GUADALUPE PLAZA NM LLC
REQUEST: SUBDIVIDE 1 LOT INTO 4 LOTS, GRANT EASEMENTS, RIGHT OF WAY DEDICATION

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

19. [PR-2021-005079](#)
[PS-2021-00026](#) – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for REID FAMILY RVT request(s) the aforementioned action(s) for all or a portion of: **LOTS 9 THRU 12, BLOCK 17, MONTEREY HILLS ADDITION**, zoned R-1D, located at **3335 HYDER SE between WELLESLEY DR and AMHERST DR**, containing approximately 0.9626 acre(s). (L-16)

PROPERTY OWNERS: REID FAMILY RVT
REQUEST: LOT CONSOLIDATION FOR 4 LOTS INTO 1 LOT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

20. [PR-2019-002761](#)
[PS-2021-00027](#) - SKETCH PLAT

CSI - CARTESIAN SURVEYS INC. agent(s) for LEGACY HOSPITALITY INC. request(s) the aforementioned action(s) for all or a portion of: **LOTS 8-A, 11 & 12, BLOCK 26, NORTH ALBUQUERQUE ACRES, TRACT A** zoned MX-L, located on **MODESTO AVE NE between EAGLE ROCK AVE NE and OBSIDIAN ST NE**, containing approximately 4.7940 acre(s). (B-18 & C-18)

PROPERTY OWNERS: LEGACY HOSPITALITY INC
REQUEST: CREATE ONE LOT FROM 3 EXISTING LOTS, VACATE EASEMENTS, GRANT EASEMENTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

21. [PR-2021-005076](#)
[\(PR-2019-002063\)](#)
PS-2021-00025 – SKETCH PLAT

BOKAY CONSTRUCTION INC. agent for **VUELO INC** requests the aforementioned action(s) for all or a portion of: **LOT 1-P1 THRU 26-P1 & TRACT A, SAGE RANCH SUBDIVISION**, zoned R-T, located on **SNOW VISTA between SAGE ROAD SW and 86TH ST SW**, containing approximately 3.77 acre(s). (M-9)

PROPERTY OWNERS: VUELO INC

REQUEST: 26 LOTS, 1 TRACT, PREVIOUS PRELIMINARY PLAT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

22. [PR-2020-0004086](#)
[\(PR-2020-003658\)](#)
PS-2021-00028 - SKETCH PLAT

ISAACSON & ARFMAN agent(s) for **CRP-GREP OVERTURE ANDALUCIA OWNER, LLC** request(s) the aforementioned action(s) for all or a portion of: **TRACT 4-A, NORTH ANDALUCIA AT LA LUZ**, zoned PD, located on **TRACT 4-A between ANTEQUERA RD NW and MIRANDELA ST NW**, containing approximately 7.7007 acre(s). (E-12)

PROPERTY OWNERS: GREYSTAR DEVELOPMENT GROUP LP

REQUEST: PLAT REVISION TO PUBLIC RIGHT OF WAY (DEDICATION AND VACATION) AND PUBLIC UTILITY EASEMENT EXCHANGE (DEDICATION AND VACATION) TO MATCH CONSTRUCTED CONDITION OF EXISTING ROADWAY AND PROPERTY ACROSS OF ANTEQUERA RD NW.

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

23. [PR-2021-0005089](#)
PS-2021-00029 - SKETCH PLAT

SUPREME INVESTMENTS, LLC request(s) the aforementioned action(s) for all or a portion of: **LOT 2, PLAT OF FAITH ADDITION**, zoned MX-T, located on **4700 EUBANK BLVD NW between OSUNA RD and LAGRIMA DE ORO RD**, containing approximately 2.3467 acre(s). (F-21)

PROPERTY OWNERS: LUCERO STEVE & HOPE

REQUEST: SUBDIVIDE EXISTING PARCEL OF LAND INTO TWO TRACTS

APPLICANT HAS RECEIVED THEIR COMMENTS FOR SKETCH PLAT REVIEW.

24. Other Matters: None

25. ACTION SHEET MINUTES: Approved for
February 10, 2021

ADJOURNED

