DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

August 11, 2021

Jolene Wolfley................................................................. DRB Chair
Jeanne Wolfenbarger .................................................. Transportation
Blaine Carter .............................................................. Water Authority
Ernest Armijo. ............................................................... Hydrology
Vincent Montano........................................................ 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.

NOTE: 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
   a. Motion to amend the rules to allow a virtual meeting because of the public health emergency.
   b. Remote Meeting Information:
      https://cabq.zoom.us/j/98483321023  Meeting ID: 984 8332 1023
      +1 312 626 6799 or Find your local number: https://cabq.zoom.us/u/aBGYvBNCD  (Place mouse over hyperlink, right-click, choose “open hyperlink”)

MAJOR CASES
1. **PR-2021-004968** IDO 2019
   SD-2021-00145 – BULK PLAT
   SD-2021-00146 – VACATION OF PUBLIC EASEMENT 20’ waterline note 3
   SD-2021-00147 – VACATION OF PUBLIC EASEMENT 20’ waterline note 4
   SD-2021-00148 – VACATION OF PUBLIC EASEMENT 20’ waterline note 5
   SD-2021-00149 – VACATION OF PUBLIC EASEMENT Roadway
   SD-2021-00150 – VACATION OF PUBLIC EASEMENT Storm Drain
   Sketch plat

   **BOHANNAN HUSTON INC.** agent for **ELK HAVEN** requests the aforementioned action(s) for all or a portion of: **TRACT B-1 & B-2, LA CUENTISTA SUBDIVISION** zoned R-ML, located on **ROSA PARKS RD NW** between **UNSER BLVD NW** and **KIMMICK DR NW** containing approximately 59.0 acre(s). (C-10)

   **PROPERTY OWNERS:** **PULTE GROUP**
   **REQUEST:** BULK PLAT, VACATIONS OF PUBLIC EASEMENT

   **** AGENT REQUESTS DEFERRAL TO AUGUST 25TH ****

2. **PR-2020-005689** IDO 2019
   SI-2021-00987 – SITE PLAN AMENDMENT

   **CONSENSUS PLANNING INC.** agent for **LEGACY DEVELOPMENT & MANAGEMENT LLC (KLG 10, LLC)**, requests the aforementioned action(s) for all or a portion of: **TRACT B-1-A, MESA DEL NORTE ADDITION** zoned MX-M, located on **CONSTITUTION AVE NE**, between **LOUISIANA BLVD NE** and **MESILLA ST NE** containing approximately 1.7414 acre(s). (J-19)

   **PROPERTY OWNERS:** **LEGACY DEVELOPMENT & MANAGEMENT LLC (KLG 10, LLC)**
   **REQUEST:** 151 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

3. **PR-2020-004138** IDO 2019
   SD-2021-00151 – PRELIMINARY PLAT
   Sketch plat 3-10-2021

   **HUITT-ZOLLARS INC. – SCOTT EDDINGS** agent for **QUESTA DEL ORO, LLC – TIM MCNANEY** requests the aforementioned action(s) for all or a portion of: **TRACT 3 & A-1-A-4, MESA DEL SOL INNOVATION PARK** zoned PC, located between **SAGAN LOOP** and **DE KOONING LOOP** containing approximately 22.0366 acre(s). (R-15)

   **PROPERTY OWNERS:** **QUESTA DEL ORO LLC / MDS INVESTMENTS**
   **REQUEST:** SINGLE FAMILY RESIDENTIAL SUBDIVISION ON TRACT A-1-A-3. TRACT A-1-A-4 SPLIT FOR EXTENSION OF DEIKENBORN DRIVE

   **** AGENT REQUESTS DEFERRAL TO SEPTEMBER 15TH, 2021 ****

4. **PR-2021-005473** IDO 2019
   SI-2021-00709 – SITE PLAN

   **HUITT ZOLLARS INC. – SCOTT EDDINGS** agent for **AARON CARLSON** requests the aforementioned action(s) for all or a portion of: **LOT 24 UNIT 1, LADERA BUSINESS PARK SUBDIVISION** zoned NR-C, located at **7801 LA MORADA PL** and **UNSER** containing approximately 2.7 acre(s). (H-9) [Deferred from 6/9/21, 7/28/21]

   **PROPERTY OWNERS:** **PACIFIC CACTUS, LLC**
   **REQUEST:** TO DEVELOP AN UNIMPROVED LOT WITHIN THE LADERA BUSINESS PARK
5. **PR-2018-001579** IDO 2019  
SI-2021-00304 – SITE PLAN  
SI-2021-00305 – SITE PLAN AMENDMENT  
MODULUS ARCHITECTS INC. C/O ANGELA WILLIAMSON agent for WINROCK PARTNERS LLC requests the aforementioned action(s) for all or a portion of: PARCEL Z FINAL PLAT PARCEL Z AND TRACTS A, D, E, F-1, G & H, zoned MX-H, located at 2100 LOUISIANA BLVD NW between INDIAN SCHOOL and I-40 containing approximately 28.8654 acre(s). (J-19)[Deferred from 3/31/21, 4/28/21, 5/26/21, 6/23/21, 6/30/21, 7/14/21, 7/21/21, 7/28/21]  
PROPERTY OWNERS: WINROCK PARTNERS LLC  
REQUEST: SITE PLAN FOR NEW PARK CONCEPT TO INCLUDE WATERFEATURES, 2 INTERNAL PAD SITES FOR FUTURE USERS, 2 BUILDINGS ALONG DILLARDS. PARK INCLUDES KIDS PLAYING AREA, PATHS AND BRIDGES  
**AGENT REQUESTS DEFERRAL TO AUGUST 25TH, 2021**

6. **PR-2020-004595** IDO 2019  
SD-2021-00111 – PRELIMINARY PLAT  
VA-2021-00216 – SIDEWALK WAIVER  
JAG PLANNING & ZONING agent for 505 SOLUTIONS LLC requests the aforementioned action(s) for all or a portion of: PARCELS A & B AND PARCELS 1 & 3, LANDS OF ALBUQUERQUE RANCH ESTATES & LANDS OF ALBUQUERQUE ACADEMY zoned PD, located on WALKERWAY ST. NE between SPAIN RD NE and ACADEMY RD NE containing approximately 4.650 acre(s). (E-22) [Deferred from 6/30/21, 7/28/21]  
PROPERTY OWNERS: 505 SOLUTIONS LLC  
REQUEST: CREATE 11 LOTS FROM 4 PARCELS (6 LOTS), CREATE TWO TRACTS FOR EASEMENTS, VACATE EASEMENTS AND GRANT EASEMENTS

**MINOR CASES**

7. **PR-2020-004595** IDO 2019  
SD-2021-00122 – VACATION OF PUBLIC EASEMENT 7 foot  
SD-2021-00123 – VACATION OF PRIVATE EASEMENT 15 foot  
SD-2021-00124 – VACATION OF PRIVATE EASEMENT 20-foot waterline  
JAG PLANNING & ZONING agent for 505 SOLUTIONS, LLC requests the aforementioned action(s) for all or a portion of: PARCELS A & B AND PARCELS 1 & 3 zoned R-1D, located on WALKERWAY ST between SPAIN RD NE and ACADEMY containing approximately 4.650 acre(s). (E-22) [Deferred from 6/30/21, 7/28/21]  
PROPERTY OWNERS: 505 SOLUTIONS, LLC  
REQUEST: VACATION OF A PUBLIC UTILITY EASEMENT AND VACATION OF 7 FOOT AND 15 FOOT PRIVATE ACCESS EASEMENTS.
8. **PR-2020-004640** IDO 2019  
(aka: **PR-2020-005571**)  
**SD-2021-00113 – PRELIMINARY/FINAL PLAT**  
**SD-2021-00114 – VACATION OF PUBLIC EASEMENT**  
**SD-2021-00115 – VACATION OF PUBLIC EASEMENT**  

**Modulus Architects** agent(s) for **Montgomery Plaza Partners LLC** request(s) the aforementioned action(s) for all or a portion of: **A, B, 1-C, Allwoods & Montgomery Plaza** zoned **MX-M**, located at **4595 & 4601 San Mateo Blvd NE** between **Montgomery Blvd NE** and **San Mateo Blvd NE**, containing approximately 8.8 acre(s).  

**Property Owners:** Montgomery Plaza Partners, LLC  
**Request:** Subdivide existing 3 tracts, vacate easements/grant easements  

9. **PR-2020-004748** IDO 2019  
**SD-2021-00152 – PRELIMINARY/FINAL PLAT**  

**Sketch plat 12-2-2020**  

**Tim Solinski** agent for **AUI Inc.** requests the aforementioned action(s) for all or a portion of: **62 4 Armijo Bros Addn Lots 62, 63 & 64 & Lots R, S & T & Alley Adj Lt, Lots 1-5 All Lot 6 Exc A Sely Portion Blk C Of The Mandell Business And Residence Addn and An Unplatted Strip Of Land W Of and Adj There, Portion Of Lots 7 & 8 Block C Mandell Business And Residence Addn and Portion Of P & Q Perfecto Mariano Jesus Armijo Add, Tract A2 Plat Of Tracts A-1 & A-2, zoned **MX-FB-UD**, located at **One Civic Plaza & 400 Marquette** between **Marquette** and **Tijeras** containing approximately 2.2273 acre(s).  

**Property Owners:** Bernalillo County, City of Albuquerque  
**Request:** Replat to consolidate 22 lots/tracts into 2 tracts, dedicate additional public rights-of-way and to grant easements  

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**Sketch Plat**

10. **PR-2021-005821** IDO 2020  
**PS-2021-00096 – SKETCH PLAT**  

**CSI – Cartesian Surveys Inc.** agent for **Don Jeffries** requests the aforementioned action(s) for all or a portion of: **Lot 17 And W ½ Of Lot 18, Block 2, Reynaud Addition** zoned **R-1A**, located at **1214 Arias Ave NW** between **Sawmill Rd NW** and **12 Street NW** containing approximately 0.2328 acre(s).  

**Property Owners:** Smidt John B & Danielle N & Smidt Thomas II & Victoria S  
**Request:** Create one lot from 2 existing lots via lot line elimination
11. **PR-2019-002402** IDO 2020  
*PS-2021-00097 – SKETCH PLAT*

CSI – CARTESIAN SURVEYS INC. agent for RED SKY HOLDINGS requests the aforementioned action(s) for all or a portion of: **TRACT 12 UNIT 5, AVALON SUBDIVISION** zoned NR-BP, located on **EAST SIDE OF 98TH ST NW between BLUEWATER RD NW and VOLCANO RD NW** containing approximately 11.0954 acre(s). (K-9)

**PROPERTY OWNERS:** MAJEC LLC C/O BUENO FOODS INC  
**REQUEST:** CREATE 8 NEW TRACTS FROM 1 EXISTING TRACT BY SUBDIVISION, GRANT EASEMENT AND ADDITIONAL RIGHT OF WAY

12. **PR-2021-005816** IDO 2020  
*PS-2021-00095 – SKETCH PLAT*

JESSIE MACIAS – M3 DESIGN LLC requests the aforementioned action(s) for all or a portion of: **MX-L** zoned MX-L, located at **10084 COORS BLVD NW between COORS BYPASS BLVD and ALAMEDA BLVD NW** containing approximately .79 acre(s). (B-14)

**PROPERTY OWNERS:** JB HOLDING LLC C/O JOHN F BLACK  
**REQUEST:** SITE PLAN DESIGN OF PROPOSED TAKE 5 EXPRESS CARWASH ON EXISTING VACANT PARCEL WITH EXISTING ACCESS OFF OF COORS BLVD TO REMAIN. NEW PROPOSED ON SITE CURCULATION WITH NEW LANDSCAPING.

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**Other Matters**

**Action Sheet Minutes – August 4, 2021**

**DRB Member Signing Session for Approved Cases**

**ADJOURN**