



**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:** DEFERRAL 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/j/98483321023> (Place mouse over hyperlink, right-click, choose "open hyperlink")

**MAJOR CASES**

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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 1-27-2021
- 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 25<sup>TH</sup>**
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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
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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 15<sup>TH</sup>, 2021**
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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
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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 25<sup>TH</sup>, 2021**

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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

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## **MINOR CASES**

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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 RD NE** 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.

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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). (F-17)[*Deferred from 6/16/21, 6/30/21, 7/14/21, 7/21/21, 8/4/21*]
- PROPERTY OWNERS:** MONTGOMERY PLAZA PARTNERS, LLC  
**REQUEST:** SUBDIVIDE EXISTING 3 TRACTS, VACATE EASEMENTS/GRANT EASEMENTS
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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 & 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). (J-14) *Deferred from 7/28/21, 8/4/21*
- 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). (J-13)
- PROPERTY OWNERS:** SMIDT JOHN B & DANIELLE N & SMIDT THOMAS II & VICTORIA S  
**REQUEST:** CREATE ONE LOT FROM 2 EXISTING LOTS VIA LOT LINE ELIMINATION
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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 98<sup>TH</sup> ST NW between BLUEWATER RD NW and VOLCANO RDNW** 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

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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