DEVELOPMENT REVIEW BOARD
Agenda
ONLINE ZOOM MEETING

July 28, 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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MAJOR CASES

1. **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, 12/4/18, 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, 2/24/21].

   WITHDRAWN BY THE APPLICANT

2. **PR-2021-005473**
   **SI-2021-00709** – SITE PLAN

   HUITZ 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]

   PROPERTY OWNERS: PACIFIC CACTUS, LLC
   REQUEST: TO DEVELOP AN UNIMPROVED LOT WITHIN THE LADERA BUSINESS PARK

   DEFERRED TO AUGUST 11TH, 2021.
3. **PR-2020-004138**  
**SI-2021-00574** - SITE PLAN DRB  

JEEBS AND ZUZU LLC agent for MESA APARTMENTS LLC requests the aforementioned action(s) for all or a portion of: TRACT A-4, MESA DEL SOL INNOVATION PARK zoned PC, located on UNIVERSITY BLVD and BOBBY FOSTER RD SE containing approximately 14.45 acre(s). (R-15 & R-16)  
[Deferred from 5/19/21, 5/26/21, 6/23/21, 7/14/21]  

**PROPERTY OWNERS:** MESA APARTMENTS LLC/ MDS INVESTMENTS LLC  
**REQUEST:** SITE PLAN DRB FOR 318 UNIT MULTI-FAMILY COMPLEX  
**DEFERRED TO AUGUST 18TH, 2021.**

4. **PR-2021-005508**  
**SI-2021-00809** – SITE PLAN  

GARCIA/KRAEMER & ASSOCIATES agent for JP MORGAN CHASE C/O SUNIL DUBEY requests the aforementioned action(s) for all or a portion of: TRACT A-1-A-1, THE PLAZA AT PASEO DEL NORTE zoned MX-M, located at 9261 COORS BLVD between PASEO DEL NORTE NW and IRVING BLVD NW containing approximately 25.97 acre(s). (C-13)  
[Deferred from 6/23/21, 6/30/21, 7/14/21]  

**PROPERTY OWNERS:** CPP PASEO I LLC & CPP PASEO II LLC  
**REQUEST:** CONSTRUCTION OF A 3291 SQUARE FOOT BANK BUILDING WITH DRIVE THRU ON A 1.257 ACRE PAD SITE WITHIN AN EXISTING 25.97 ACRE SHOPPING CENTER SITE  

**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. FINAL SIGN-OFF IS DELEGATED TO CODE ENFORCEMENT FOR A PHASED LANDSCAPED PLAN AND TO PLANNING FOR THE PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE PLAT AND FOR SOLID WASTE SIGNATURE.**

5. **PR-2020-004457**  
**SD-2021-00025** – PRELIMINARY PLAT  
**VA-2021-00033** – VARIANCE  
**VA-2021-00034** – TEMPORARY DEFERRAL OF SIDEWALK  

RIO GRANDE ENGINEERING agent for BARBARA MUELLER request(s) the aforementioned action(s) for all or a portion of: TRACT 22 VOLCANO CLIFFS SUBD UNIT 6 LOT 22, VOLCANO CLIFFS UNIT 6 zoned RA-1, located on QUIVIRA DR between VISTA VIEJA AVE and RETABLO RD containing approximately 6.0 acre(s). (D-9)  
[Deferred from 3/3/21, 5/26/21, 7/21/21]  

**PROPERTY OWNERS:** MUELLER BARBARA A  
**REQUEST:** PRELIMINARY PLAT, VARIANCE, TEMP SIDEWALK DEFERRAL  
**DEFERRED AUGUST 25TH 2021.**
6. **PR-2020-004595**  
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]

PROPERTY OWNERS: 505 SOLUTIONS LLC  
REQUEST: CREATE 11 LOTS FROM 4 PARCELS (6 LOTS), CREATE TWO TRACTS FOR EASEMENTS, VACATE EASEMENTS AND GRANT EASEMENTS  

DEFERRED TO AUGUST 11TH, 2021.

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**MINOR CASES**

7. **PR-2020-004595**  
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]

PROPERTY OWNERS: 505 SOLUTIONS, LLC  
REQUEST: VACATION OF A PUBLIC UTILITY EASEMENT AND VACATION OF 7 FOOT AND 15 FOOT PRIVATE ACCESS EASEMENTS.

DEFERRED TO AUGUST 11TH, 2021.
8. **PR-2021-005390**  
**SD-2021-00153 – PRELIMINARY/FINAL PLAT**  
Sketch plat 5-5-2021

CSI – CARTESIAN SURVEY’S agent for GREATER ALBUQUERQUE HOUSING PARTNERSHIP requests the aforementioned action(s) for all or a portion of: LOTS 1 THRU 22 zoned MX-M, located at 5000 CENTRAL AVE SE between JACKSON ST SE and MONZANO ST NE containing approximately 1.5900 acre(s). (K-17)

**PROPERTY OWNERS:** GREATER ALBUQUERQUE HOUSING PARTNERSHIP  
**REQUEST:** CREATE ONE NEW LOT FROM 22 EXISTING LOTS BY LOT LNE ELIMINATION, DEDICATION OF ADDITIONAL RIGHT-OF-WAY, GRANT 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 PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR THE APPLICATION NUMBER TO BE ADDED TO THE PLAT, THE AGIS DXF FILE AND FOR FINAL SIGN-OFF.**

9. **PR-2020-004256**  
**SD-2021-00141 – PRELIMINARY/FINAL PLAT**  
Sketch plat 8-19-2020

CSI – CARTESIAN SURVEYS, INC. agent for GLEN EFFERTZ requests the aforementioned action(s) for all or a portion of: TRACT A, LAND OF GLEN EFFERTZ zoned R-1B, located at 2918 MOUNTAIN RD NW between LAGUNA SECA LANE NW and MONTOYA ST NW containing approximately 0.8661 acre(s). (J-12) [Deferred from 7/21/21]

**PROPERTY OWNERS:** MELINDA GARCIA & GLEN EFFERTZ  
**REQUEST:** REQUEST PLAT REVIEW FOR MINOR SUBDIVISION CREATING TWO NEW TRACTS FROM ONE EXISTING TRACT, GRANT EASEMENTS

**DEFERRED TO AUGUST 4TH, 2021.**

10. **PR-2020-004748**  
**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)

**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

**DEFERRED TO AUGUST 4TH, 2021.**
11. **PR-2019-002609**

SD-2020-00217 – PRELIMINARY/FINAL PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for JABRE 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, 2/24/21, 3/31/21, 4/28/21, 5/19/21, 6/23/21]

**PROPERTY OWNERS:** JABRE INVESTMENTS LLC

**REQUEST:** CREATE 2 LOTS FROM 1 EXITING LOT

**DEFERRED TO SEPTEMBER 1ST, 2021.**

12. **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, 3/17/21, 4/28/21, 5/19/21, 6/23/21]

**PROPERTY OWNERS:** MCDONALDS REAL ESTATE COMPANY

**REQUEST:** LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT

**DEFERRED TO SEPTEMBER 1ST, 2021.**

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**SKETCH PLAT**

13. **PR-2018-001881**

PS-2021-00153 – SKETCH PLAT

SCOTT ANDERSON agent for DAN BAMSLEY requests the aforementioned action(s) for all or a portion of: LOT C-2-A-1-A-1 & C-1-A, SAUVIGNON SUBDIVISION zoned R-1D/NR-PO-C, located on SAN ANTONIO DR NE between EUBANK and TRAMWAY containing approximately 1.7 acre(s). (E-22)

**PROPERTY OWNERS:** JOHN PITCHER

**REQUEST:** CHANGE PROPERTY LINE AT NW CORNER OF THE SITE TO CORRECT AN ENCROACHMENT OF A GARDEN/RETAINING WALL

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

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14. **PR-2021-005771**
**PS-2021-00092 – SKETCH PLAT**

JERRY VALLIANOS requests the aforementioned action(s) for all or a portion of: **LOTS 5-A & 5-B BLOCK 6, UNIT 18, VOLCANO CLIFFS SUBDIVISION** zoned R-1D, located at 6612 & 6614 KIMMICK DR NW between RAINBOW and PASEO DEL NORTE containing approximately 0.598 acre(s).

**(D-10)**

**PROPERTY OWNERS:** JERRY VALLIANOS

**REQUEST:** REVERSE LOT SPLIT COMPLETED IN JULY 2015 TO ORIGINAL SINGLE 0.598 ACRE LOT (5 FOOT GARAGE SIDE SETBACK VARIANCE IS NO LONGER AVAILABLE)

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

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Other Matters - None

Action Sheet Minutes were approved for July 21, 2021

DRB Member Signing Session for Approved Cases

ADJOURNED