



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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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/99620045543 Meeting ID: 996 2004 5543
+1 312 626 6799 or Find your local number: https://cabq.zoom.us/u/abACHdsG58
(Place mouse over hyperlink, right-click, choose "open hyperlink")

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, 12/5/18, 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].

2. [PR-2021-005473](#)  
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]*

**PROPERTY OWNERS:** PACIFIC CACTUS, LLC

**REQUEST:** TO DEVELOP AN UNIMPROVED LOT WITHIN THE LADERA BUSINESS PARK

**\*\* AGENT REQUESTS DEFERRAL TO AUGUST 11<sup>TH</sup>, 2021.**

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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

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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

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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

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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
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### **MINOR CASES**

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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.
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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.
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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
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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
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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
- \*\* AGENT REQUESTS DEFERRAL TO SEPTEMBER 1, 2021.**
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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

**\*\* AGENT REQUESTS DEFERRAL TO SEPTEMBER 1, 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 1.7acre(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

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)

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Other Matters

Action Sheet Minutes – July 21, 2021

DRB Member Signing Session for Approved Cases

ADJOURN