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: 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/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 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

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

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
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**

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.

8. **PR-2021-005390**  
**SD-2021-00153 – PRELIMINARY/FINAL PLAT**  
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.
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

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

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.**
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.**

**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

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)

**Other Matters**

**Action Sheet Minutes – July 21, 2021**

**DRB Member Signing Session for Approved Cases**

**ADJOURN**