



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

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].

WITHDRAWN BY THE APPLICANT

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

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.

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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

DEFERRED TO AUGUST 11TH, 2021.

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 LINE 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.

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

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

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.

Other Matters - None

Action Sheet Minutes were approved for July 21, 2021

DRB Member Signing Session for Approved Cases

ADJOURNED