DEVELOPMENT REVIEW BOARD
Agenda
ONLINE ZOOM MEETING
December 1, 2021

Jolene Wolfley................................................................. DRB Chair
Jeanne Wolfenbarger ..................................................... Transportation
Blaine Carter ............................................................... Water Authority
Ernest Armijo. ............................................................ Hydrology
Angelo Metzgar............................................................ 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/83684755205  (Place mouse over hyperlink, right-click, choose “open hyperlink”)
      Meeting ID: 836 8475 5205
      Dial by your location +1 346 248 7799 or Find your local number: https://cabq.zoom.us/u/ksETaj3eE

MAJOR CASES
1. **PR-2020-004447**  
   SI-2021-01885 – SITE PLAN  
   AECOM agent for PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) requests the aforementioned action(s) for all or a portion of: TRACT A-1, SUNPORT MUNICIPAL ADDITION zoned NR-SU, located at 2200 SUNPORT BLVD SE between UNIVERSITY BLVD SE and YALE BLVD SE containing approximately 20.88 acre(s). (M-15)

   PROPERTY OWNERS: PNM  
   REQUEST: SITE PLAN FOR NEW ELECTRIC UTILITY SUBSTATION ON AN APPROXIMATELY 21 ACRE EASEMENTS OF THE SUPORT AT THE NE CORNER OF UNIVERSITY BLVD AND SUNPORT BLVD SE PER EPC CONDITION OF APPROVAL AS DETERMINED BY ZEO.

2. **PR-2021-006070**  
   SI-2021-01889 – SITE PLAN  
   CONSENSUS PLANNING, INC. agent for 98TH AND I-40 LAND, LLC requests the aforementioned action(s) for all or a portion of: TRACT 9, UNIT 5, AVALON SUBDIVISION zoned NR-BP, located on BLUEWATER RD NW between 94TH ST NW and 90TH ST NW containing approximately 16.1 acre(s). (K-9)

   PROPERTY OWNERS: 98TH AND I-40 LAND, LLC  
   REQUEST: SITE PLAN APPROVAL FOR AN APPROXIMATELY 150,000 SQUARE FOOT WAREHOUSE AND DISTRIBUTION OF BUILDING ON A 9.7 ACRE PORTION OF THE SUBJECT PROPERTY (NORTH PORTION)

3. **PR-2021-006070**  
   SI-2021-01888 – SITE PLAN  
   CONSENSUS PLANNING, INC. agent for 98TH AND I-40 LAND, LLC requests the aforementioned action(s) for all or a portion of: TRACT 9, UNIT 5, AVALON SUBDIVISION zoned NR-BP, located on BLUEWATER RD NW between 94TH ST NW and 90TH ST NW containing approximately 16.1 acre(s). (K-9)

   PROPERTY OWNERS: 98TH AND I-40 LAND, LLC  
   REQUEST: SITE PLAN APPROVAL FOR AN APPROXIMATELY 150,000 SQUARE FOOT WAREHOUSE AND DISTRIBUTION OF BUILDING ON A 9.7 ACRE PORTION OF THE SUBJECT PROPERTY (SOUTH PORTION)
4. **PR-2021-005717** IDO 2020  
(AKA: PR-2021-005823)  
SD-2021-00162 – PRELIMINARY PLAT  
VA-2021-00310 – SIDEWALK WAIVER  
Sketch plat 7-14-2021  
VA-2021-00396 – WAIVER Block length  
VA-2021-00397 – WAIVER Stub street  
VA-2021-00398 – WAIVER Rear yard  
RESPEC, JEREMY SHELL agent for DR HORTON requests the aforementioned action(s) for all or a portion of: TRACT 2 UNIT 2, THE TRAILS zoned R-ML, located on OAK RIDGE between UNIVERSE BLVD and TIJERAS CREEK RD containing approximately 10.4 acre(s). (C-9) [Deferred from 8/25/21, 9/1/21, 9/29/21, 10/20/21, 10/27/21, 11/3/21]  
PROPERTY OWNERS: SIERRA HEALTH SERVICES INC & ETAL  
REQUEST: CREATE 72 RESIDENTIAL LOTS AND 7 HOA TRACTS FROM ONE EXISTING PARCEL, WAIVERS FOR MAXIMUM ALLOWABLE BLOCK LENGTH, INCORPORATION OF A PERMANENT STUB STREET, AND REAR YARDS ADJACENT TO AN ARTERIAL ROADWAY.

5. **PR-2021-005222** IDO 2019  
SI-2021-01237 – EPC SITE PLAN SIGN OFF  
TIERRA WEST, LLC agent for WESTERN HILLS INVESTMENTS LLC requests the aforementioned action(s) for all or a portion of: TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C, C4A, SEVEN BAR RANCH zoned NR-BP, located at 3615 HWY 528 between CALLE CUERVO NW and HWY 528 containing approximately 1.99 acre(s). (A-14) [Deferred from 8/18/21, 9/15/21, 9/22/21, 10/20/21, 11/10/21]  
PROPERTY OWNERS: WESTERN HILLS INVESTMENTS LLC  
REQUEST: FINAL SIGN OFF OF EPC SITE PLAN

6. **PR-2021-005414** IDO 2019  
SI-2021-01031 – SITE PLAN  
SD-2021-00136 – PRELIMINARY PLAT  
SD-2021-00137 – VACATION OF PUBLIC EASEMENT 90’ Drainage  
SD-2021-00138 – VACATION OF PUBLIC EASEMENT 10’ Utility  
SD-2021-00139 – VACATION OF PRIVATE EASEMENT 40’ x 30’ Access  
Sketch plat 5-12-2021  
TIERRA WEST, LLC agent for LA MAME LLC requests the aforementioned action(s) for all or a portion of: TRACT F-4-A PLAT OF TRACTS F-3-A, F-4-A & F-6-A, ATRISCO BUSINESS PARK UNIT 3 zoned MX-M, located at 441 & 457 COORS BLVD between COORS BLVD NW and BLUEWATER RD NW containing approximately 8.94 acre(s). (J-10) [Deferred from 8/4/21, 8/25/21, 9/15/21, 10/20/21, 11/3/21, 11/17/21]  
PROPERTY OWNERS: LA MAME, LLC  
REQUEST: DRB SITE PLAN, PRELIMINARY PLAT, VACATION ACTIONS  
** AGENT REQUESTS DEFERRAL TO DECEMBER 8th, 2021.

7. **PR-2021-005195**  
SI-2021-01747 – SITE PLAN  
DEKKER/PERICH/SABATINI – WILL GLEASON agent for JC SIX LLC requests the aforementioned action(s) for all or a portion of: TRACT 6A-1, UNIT 1, JOURNAL CENTER PHASE 2 zoned MX-H, located on 7501 JEFFERSON ST NE between JEFFERSON ST and MASTHEAD ST NE containing approximately 5.1536 acre(s). (D-17) [Deferred from 11/10/21]  
PROPERTY OWNERS: JC SIX LLC  
REQUEST: SITE PLAN APPROVAL REQUEST FOR MULTI-FAMILY APARTMENT HOME COMMUNITY
8. **PR-2021-005573** IDO 2020
   - SD-2021-00171 – PRELIMINARY PLAT
   - SD-2021-00172 – VACATION OF PRIVATE EASEMENT
   - SD-2021-00174 – VACATION OF PRIVATE EASEMENT
   - SD-2021-00175 – VACATION OF PRIVATE EASEMENT
   - SD-2021-00176 - VACATION OF PUBLIC EASEMENT
   - SD-2021-00177 - VACATION OF PUBLIC EASEMENT
   - SD-2021-00178 - VACATION OF PUBLIC EASEMENT
   - SD-2021-00179 - VACATION OF PUBLIC EASEMENT
   - SD-2021-00180 - VACATION OF PUBLIC EASEMENT
   - SD-2021-00181 - VACATION OF PUBLIC EASEMENT

   **BOHANNAN HUSTON INC.** agent for **NETFLIX STUDIOS, LLC, KENNETH FALCON** requests the aforementioned action(s) for all or a portion of: **TRACTS 22-A,22-B,22-C, 26, N, O, Q-1, Q-2, Q-3, OS-7, R, 17, A-1-A-6, MESA DEL SOL INNOVATION PARK I & II zoned PC**, located on **5650 UNIVERSITY BLVD SE** containing approximately **162.78 acre(s).** (R-16) [Deferred from 9/29/21, 10/20/21, 11/3/21, 11/17/21]

   **PROPERTY OWNERS:** CITY OF ALBUQUERQUE, MDS INVESTMENTS
   **REQUEST:** PRELIMINARY PLAT, VACATIONS OF PRIVATE EASEMENT, VACATIONS OF PUBLIC EASEMENT

9. **PR-2021-005573** IDO 2020
   - SI-2021-01482 – SITE PLAN

   **DEKKER/PERICH/SABATINI – WILL GLEASON** agent for **NETFLIX STUDIOS, LLC, KENNETH FALCON** requests the aforementioned action(s) for all or a portion of: **TRACTS 22-A, 22-B,22-C, 26, N, O, Q-1,Q-2, Q-3, OS-7, R, 17, A-1-A-6, MESA DEL SOL INNOVATION PARK I & II zoned PC**, located on **UNIVERSITY BLVD between EASTMAN CROSSING and MESA DEL SOL** containing approximately **162.784 acre(s).** (R-16) [Deferred from 9/29/21, 10/20/21, 11/3/21, 11/17/21]

   **PROPERTY OWNERS:** CITY OF ALBUQUERQUE, MDS INVESTMENTS
   **REQUEST:** AN APPROXIMATELY 117.53 ACRE EXPANSION OF THE EXISTING ALBUQUERQUE STUDIOS CAMPUS INCLUDING A NEW PRODUCTION OFFICE, MILL BUILDING AND PRODUCTION SUPPORT SPACES.
10. **PR-2020-003688**  
**SD-2021-00196 – PRELIMINARY PLAT**  
ISAACSON & ARFMAN INC. – FRED ARFMAN/IAN ANDERSON agent for GREATER ALBUQUERQUE HABITAT FOR HUMANITY – DOUG CHAMPLIN/BILL REILLY requests the aforementioned action(s) for all or a portion of: LOTS 42 THRU 55, DAVID-PERE-A-COURSON SUBDIVISION zoned R-1B, located at 62nd ST NW between CLOUDCROFT RD NW and COORS BLVD NW containing approximately 2.13 acre(s). (J-11) [Deferred from 11/3/21, 11/17/21]  
**PROPERTY OWNERS:** GREATER ALBUQUERQUE HABITAT FOR HUMANITY, LONNIE YANES  
**REQUEST:** NEW SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. PLAT WILL REVISE CURRENT LOT LINES, DEDICATE NEW PUBLIC RIGHT OF WAY AND NEW EASEMENTS ASSOCIATED WITH THE DEVELOPMENT.  
**AGENT REQUESTS DEFERRAL TO DECEMBER 15th, 2021.**

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**MINOR CASES**

11. **PR-2020-003442**  
**SD-2021-00237– FINAL PLAT**  
BOHANNAN HUSTON (KELLY KLEIN) agent for CORAZON DEL MESA 4, LLC requests the aforementioned action(s) for all or a portion of: TRACT A-6-C-1, MESA DEL SOL INNOVATION PARK zoned PC, located on UNIVERSITY BLVD between STRYKER RD and STIEGLITZ AVE containing approximately 34.0 acre(s). (R-15, R-16, S-16)  
**PROPERTY OWNERS:** CORAZON DEL MESA 4, LLC  
**REQUEST:** SUBDIVISION FOR PRIVATE RESIDENTIAL DEVELOPMENT WITHIN MESA DEL SOL

12. **PR-2020-004757**  
**SD-2021-00238 – PRELIMINARY/FINAL PLAT**  
STEPHEN LITSAS, KIMLEY-HORN agent for VOLCANO RV LP requests the aforementioned action(s) for all or a portion of: TRACT C48 & C49, TOWN OF ATRISCO GRANT zoned NR-BP, located on VOLCANO RD between CENTRAL AVE and BRISTOL ST containing approximately 9.59 acre(s). (K-09)  
**PROPERTY OWNERS:** VOLCANO RV LP  
**REQUEST:** COMBINE TWO LOTS AND DEDICATE RIGHT-OF-WAY ALONG VOLCANO RD BASED UPON APPROVED CITY COUNCIL VACATION REQUEST AND DRB SITE PLAN
13. PR-2021-005009 IDO 2019 SD-2021-00091 – PRELIMINARY/FINAL PLAT

WAYJOHN SURVEYING INC. agent(s) for BLAKES LOTA BURGER LLC request(s) the aforementioned action(s) for all or a portion of PARCELS 6 THRU 10, ATRISCO BUSINESS PARK zoned MX-M, located at NE Corner of COORS BLVD and FORTUNA ROAD, containing approximately 1.3523 acre(s). (J-10) [Deferred from 5/19/21, 7/14/21, 8/4/21, 8/18/21, 10/20/21]

PROPERTY OWNERS: BLAKE’S LOTABURGER
REQUEST: COMBINE 5 LOTS INTO ONE LOT

14. PR-2020-004664 IDO 2020 SD-2021-00170 – PRELIMINARY/FINAL PLAT

COMMUNITY SCIENCES CORPORATION agent for HOUSE OF LIFE MINISTRIES, LLC requests the aforementioned action(s) for all or a portion of: LOT 2, COORS VILLAGE zoned MX-T, located at QUAKER HEIGHTS PL NW between MILNE RD NW and WESTERN TRAILS NW containing approximately 5.0708 acre(s). (F-11) [Deferred from 9/15/21, 10/27/21]

PROPERTY OWNERS: HOUSE OF LIFE MINISTRIES, LLC
REQUEST: DIVIDE EXISTING TRACT 2, COORS VILLAGE INTO TWO NEW TRACTS 2-A AND 2-B


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, 7/28/21, 9/121, 10/6/21, 11/10/21]

PROPERTY OWNERS: JABRE INVESTMENTS LLC
REQUEST: CREATE 2 LOTS FROM 1 EXITING LOT

16. 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, 7/28/21, 9/1/21, 10/6/21, 11/10/21]

PROPERTY OWNERS: MCDONALDS REAL ESTATE COMPANY
REQUEST: LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT
17. **PR-2020-003847**  IDO 2020  
**SD-2021-00219** – PRELIMINARY/FINAL PLAT  
**SD-2021-00220** – VACATION OF PRIVATE EASEMENT  
ISaacson & Arfman, Inc./Fred Arfman agent for Yes Housing, Inc./Thaddeus Lucero requests the aforementioned action(s) for all or a portion of: LOTS 1 THRU 3 & TRACTS 90-C AND 90-B-2, BLOCK 1, Fitzgerald Addition zoned MX-M, located at Fitzgerald Road NW between 4th ST NW and 7th ST NW containing approximately 5.0036 acre(s). (G-14) [Deferred from 11/3/21, 11/17/21]  
**PROPERTY OWNERS:** CITY OF ALBUQUERQUE  
**REQUEST:** PRELIMINARY/FINAL PLAT AND VACATION APPROVAL

18. **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 ARMJIO 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, 8/4/2, 8/11/21, 8/25/21, 9/15/21, 9/22/21, 10/6/21/10/20/21, 11/10/21, 11/17/21]  
**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

**SKETCH PLAT**

19. **PR-2021-006259**  IDO 2021  
**PS-2021-00140** – SKETCH PLAT  
CSI – CartesiaN Surveys, inc. agent for Guardian Airport Parking, llc requests the aforementioned action(s) for all or a portion of: LOTS 4-A and LOTS 5-12, Block 5, Clayton Heights zoned MX-M, located at 1713 Yale Blvd SE between Ross Ave SE and Anderson Ave SE containing approximately 1.7568 acre(s). (L-15)  
**PROPERTY OWNERS:** Guardian Airport Parking, LLC  
**REQUEST:** CREATE ONE NEW TRAT FROM NINE EXISTING TRACTS BY LOT LINE ELIMINATION
20. **PR-2021-006258**

   **PS-2021-00139 – SKETCH PLAT**

CSI – CARTESIAN SURVEYS, INC. agent for BRUNACINI DEVELOPMENT LTD. Co. requests the aforementioned action(s) for all or a portion of: TRACTS A-2-A and A-3-A, UNIT 2, JOURNAL CENTER PHASE 2 zoned NR-BP, located on RUTLEDGE between, BARTLETT ST NE and NORTH DIVERSION CHANNEL containing approximately 4.7453 acre(s). (D-16)

**PROPERTY OWNERS:** BRUNACINI DEVELOPMENT, LTD.CO  
**REQUEST:** LOT LINE ELIMINATION

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21. **PR-2021-006255**

   **PS-2021-00138– SKETCH PLAT**

CSI – CARTESIAN SURVEYS, INC - RYAN MULHALL agent for HOMEWISE, INC. requests the aforementioned action(s) for all or a portion of: LOT 1 BLOCK 1, APODACA & SEDILLO ADDITION zoned MX-T, located at 1400 8TH ST between LEWIS AVE SW and BELL AVE SW containing approximately 0.0849 acre(s). (L-14)

**PROPERTY OWNERS:** HOMEWISE, INC  
**REQUEST:** CREATE 2 LOTS FROM ONE EXISTING LOT

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22. **PR-2021-006260**

   **PS-2021-00146 – SKETCH PLAT**

CSI – CARTESIAN SURVEYS, INC agent for WOOTEN ENGINEERING requests the aforementioned action(s) for all or a portion of: REMAINING PORTION OF LOTS 19-27 AND ALLEYWAY, BLOCK 10, ORIGINAL TOWNSITE OF WESTLAND zoned MX-M, located at 9722 CENTRAL AVE SW between 98th ST SW and WESTLAND RD SW containing approximately 1.5 acre(s). (K-9, L-9)

**PROPERTY OWNERS:** MOYA, DOMINICA M  
**REQUEST:** CREATE 2 LOTS FROM 7 EXITING PARCELS, INCLUDING INCORPORATING THE VACATED PORTION OF AN ALLEYWAY

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23. **PR-2021-006008**

   **PS-2021-00148 – SKETCH PLAT**

ARCH + PLAN LAND USE CONSULTANTS LLC agent for RICARDO CHAVEZ – PATRICIA HARRELL HOECH requests the aforementioned action(s) for all or a portion of: LOTS 7 & 8, BLOCK 23, NM TOWN OF CO ORIGINAL TOWNSITE zoned MX-FB-UD, located at 214, 216 GOLD AVE SW between 2ND ST and 3RD ST containing approximately 0.1830 acre(s). (K-14)

**PROPERTY OWNERS:** RICARDO CHAVEZ and PATRICIA HARRELL HOECH  
**REQUEST:** LOT LINE ADJUSTMENT TO ELIMINATE EXISTING 1.5’ ENCROACHMENT
MARCUS HILL requests the aforementioned action(s) for all or a portion of LOT 7 AND E 10’ OF LOT 6, MESA VERDE ADDITION zoned MX-M, located at 8313 CENTRAL AVE NE between UTAH and VERMONT containing approximately .126 acre(s). (K-19)

PROPERTY OWNERS: MARCUS HILL
REQUEST: LOT LINE REMOVAL

ARCHDIOCESE OF SANTA FE REAL ESTATE CORP. requests the aforementioned action(s) for all or a portion of: MRCGD MAP 31,143, 144B3,175, 170A, 167 B, 168A1, 168A2, 168A3, 168A4, 169, 170, 171 zoned RA-2, located at 1860 GRIEGOS RD between RIO GRANDE BLVD NW and SAN ISIDRO ST NW containing approximately 18.60 acre(s). (F-13)

PROPERTY OWNERS: ARCHDIOCESE OF SANTA FE REAL ESTATE CORP
REQUEST:

NUEVO ATRISCO, LLC (RON LINDSEY) requests the aforementioned action(s) for all or a portion of TRACT B, NUEVO ATRISCO zoned MX-M, located on NORTHWEST CORNER OF UNSER BLVD NW AND CENTRAL AVE NW containing approximately 3.1362 acre(s). (K-10)

PROPERTY OWNERS: NUEVO ATRISCO, LLC
REQUEST: SKETCH PLAT REVIEW

Other Matters

Action Sheet Minutes – November 17, 2021

DRB Member Signing Session for Approved Cases

ADJOURN