



DEVELOPMENT REVIEW BOARD

Action Sheet Minutes

ONLINE ZOOM MEETING

November 3, 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

MAJOR CASES

- 1. PR-2021-005492 SI-20321-01694- SITE PLAN CONSENSUS PLANNING, INC. agent for LADERA ENTERPRISES LLC requests the aforementioned action(s) for all or a portion of: TRACT 1, LADERA BUSINESS PARK zoned NR-C, located at 2201 VISTA ORIENTE SE NW between LA MORADA PL NW and UNSER BLVD NW containing approximately 5.2172 acre(s). (H-9, H-10)
PROPERTY OWNERS: LADERA ENTERPRISES LLC
REQUEST: MAJOR AMENDMENT TO SITE DEVELOPMENT PLAN THAT REMOVES EXISTING RV STORAGE AND REPLACES IT WITH RV PARKING.
DEFERRED TO NOVEMBER 10TH, 2021.
2. 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]
PROPERTY OWNERS: LA MAME, LLC
REQUEST: DRB SITE PLAN, PRELIMINARY PLAT, VACATION ACTIONS
DEFERRED TO NOVEMBER 17th, 2021.

3. **PR-2020-004284** IDO 2020
SD-2021-00189 – PRELIMINARY PLAT

TIERRA WEST LLC agent for GARCIA REAL ESTATE INVESTMENTS LLC requests the aforementioned action(s) for all or a portion of TRACTS 230A, 230B, 230C, 231A1, 231B1, 231B2, 231B3, 234A (EXCL PORTS OUT TO R/W), MRGCD MAP 35 zoned MX-M, located on 1100 RIO GRANDE BLVD NW between RIO GRANDE NW AND I-40 containing approximately 3.7102 acre(s). (H-13) *[Deferred from 10/27/21]*

PROPERTY OWNERS: GARCIA REAL ESTATE INVESTMENTS LLC
REQUEST: MAJOR SUBDIVISION PRELIMINARY PLAT

DEFERRED TO NOVEMBER 10TH, 2021.

4. **PR-2021-004968** IDO 2019
SD-2021-00145 – BULK PLAT
SD-2021-00146 – VACATION OF PUBLIC EASEMENT 20' waterline note 3
SD-2021-00147 – VACATION OF PUBLIC EASEMENT 20' waterline note 4
SD-2021-00148 – VACATION OF PUBLIC EASEMENT 20' waterline note 5
SD-2021-00149 – VACATION OF PUBLIC EASEMENT Roadway
SD-2021-00150 – VACATION OF PUBLIC EASEMENT Storm Drain
Sketch plat 1-27-2021

BOHANNAN HUSTON INC. agent for ELK HAVEN requests the aforementioned action(s) for all or a portion of: TRACT B-1 & B-2, LA CUENTISTA SUBDIVISION zoned R-ML, located on ROSA PARKS RD NW between UNSER BLVD NW and KIMMICK DR NW containing approximately 59.0 acre(s). (C-10) *[Deferred from 8/11/21, 8/25/21, 9/15/21, 9/22/21, 10/6/21, 10/20/21]*

PROPERTY OWNERS: PULTE GROUP
REQUEST: BULK PLAT, VACATIONS OF PUBLIC EASEMENT

IN THE MATTER OF THE AFOREMENTIONED APPLICATIONS, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE BULK PLAT, AND THE VACATIONS WITH FINAL SIGN-OFF DELEGATED TO THE WATER AUTHORITY FOR THE ADDITION OF 2 NOTES TO BE LISTED ON THE COVER SHEET OF THE PLAT AND APPROVED BY THE WATER AUTHORITY WITH RESPECT TO THE PENDING LITIGATION AND FUTURE WATER AND SEWER SERVICE LINES AS DISCUSSED, AND TO PLANNING FOR UTILITY COMPANY SIGNATURES AND FOR THE PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE PLAT.

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5. [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]

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

DEFERRED TO NOVEMBER 17TH, 2021.

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6. [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]

PROPERTY OWNERS: CITY OF ALBUQUERQUE, MDS INVESTMENTS
REQUEST: AN APPROXIMATELY 117.53 ACRE EXPANSION OF THE EXSITING ALBUQUERQUE STUDIOS CAMPUS INCLUDING A NEW PRODUCITON OFFICE, MILL BUILDING AND PRODUCTION SUPPORT SPACES.

DEFERRED TO NOVEMBER 17TH, 2021.

7. [PR-2020-004138](#) IDO 2019
SD-2021-00151 – PRELIMINARY PLAT
Sketch plat 3-10-2021

HUITT-ZOLLARS INC. – SCOTT EDDINGS agent for **QUESTA DEL ORO, LLC – TIM MCNANEY** requests the aforementioned action(s) for all or a portion of: **TRACT 3 & A-1-A-4, MESA DEL SOL INNOVATION PARK** zoned PC, located between **SAGAN LOOP and DE KOONING LOOP** containing approximately 22.0366 acre(s). (R-15) *{Deferred from 8/11/21, 9/15/21, 9/29/21, 10/20/21}*

PROPERTY OWNERS: QUESTA DEL ORO LLC / MDS INVESTMENTS
REQUEST: SINGLE FAMILY RESIDENTIAL SUBDIVISION ON TRACT A-1-A-3. TRACT A-1-A-4 SPLIT FOR EXTENSION OF DEIKENBORN DRIVE

DEFERRED TO NOVEMBER 17TH, 2021.

8. [PR-2021-005566](#) IDO 2019
SI-2021-01212 – SITE PLAN

DEVELOPMENT MANAGING CONSULTANTS agent for **RACHEL MATTHEW DEVELOPMENT** requests the aforementioned action(s) for all or a portion of: **TRACT A-2, VENTANA RANCH** zoned R-ML, located at **6441 VENTANA NW between IRVING and VENTANA** containing approximately 5.0 acre(s). (B-10) *[Deferred from 8/25/21, 10/6/21, 10/27/21]*

PROPERTY OWNERS: GERALD & VICTORIA MARTIN, CO-TRUSTEES
MARTIN RVT
REQUEST: SITE PLAN FOR SAMS ACADEMY CHARTER SCHOOL

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 TRANSPORTATION FOR A DETAIL REGARDING “DOUBLE-QUEUING” AND TRAFFIC RE-DIRECTION AS DISCUSSED, AND TO PLANNING FOR FINAL SIGN-OFF FOLLOWING THE 15 DAY APPEAL PERIOD OF THE CONDITIONAL USE.

9. [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)*

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.

DEFERRED TO DECEMBER 1ST, 2021.

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-PEREA-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)

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.

DEFERRED TO NOVEMBER 17TH, 2021.

MINOR CASES

11. [PR-2021-005442](#) IDO 2019
[SI-2021-01714](#) – EPC SITE PLAN
SIGN-OFF

DEKKER, PERICH, SABATINI agent for ROBERT GIBSON SEDONA WEST, LLC requests the aforementioned action(s) for all or a portion of **LOT A-2-A-A, THE PLAZA AT PASEO DEL NORTE** zoned MX-M, located on **EAGLE RANCH RD between PARADISE BLVD AND IRVING BLVD NW** containing approximately 7.12 acre(s). (C-13) *[Deferred from 10/20/21]*

PROPERTY OWNERS: SEDONA WEST, LLC

REQUEST: FINAL SIGN OFF OF EPC SITE PLAN

DEFERRED TO NOVEMBER 10TH, 2021.

12. [PR-2020-003847](#)
[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 **420 FITZGERALD ROAD NW between 4TH ST NW and 7TH ST NW** containing approximately 5.0036 acre(s). (G-14)

PROPERTY OWNERS: CITY OF ALBUQUERQUE

REQUEST: PRELIMINARY/FINAL PLAT AND VACATION APPROVAL

DEFERRED TO NOVEMBER 17TH, 2021.

13. [PR-2019-003037](#)
[SD-2021-00213](#) – EXTENSION OF
INFRASTRUCTURE IMPROVEMENTS
AGREEMENT

730 COORS, LLC requests the aforementioned action(s) for all or a portion of: **TRACT C-2-A-1-A-2, LANDS OF CAMPBELL** zoned MX-L, located at **730 COORDS BLVD NW between COORS BLVD NW and ESTANCIA DR NW** containing approximately 2.5 acre(s). (J-11)

PROPERTY OWNERS: 730 COORS, LLC
REQUEST: CITY OF ALBUQUERQUE

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 TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT.

14. [PR-2021-005821](#)
[SD-2021-00218](#) – PRELIMINARY/FINAL
PLAT

CSI – CARTEISIAN SURVEY'S INC. agent for **DON JEFFRIES** requests the aforementioned action(s) for all or a portion of: **LOT 17 AND WESTERLY PORTION OF LOT 18, BLOCK 2, REYNAUD ADDITION** zoned RA-1, located at **1214 ARIAS AVE SW between SAWMILL RD NW and 12TH ST NW** containing approximately 0.2328 acre(s). (J-13)

PROPERTY OWNERS: DONALD JEFFRIES
REQUEST: CREATE ONE LOT FROM TWO EXITING LOTS VIA LOT LINE ELIMINATION

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 AGIS DXF FILE.

15. [PR-2020-004595](#) IDO 2019
[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, 7/28/21, 8/11/21, 8/15/21]*

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 DECEMBER 15TH, 2021.

16. [PR-2020-003309](#)
**SD-2021-00209 - PRELIMINARY/FINAL
PLAT**
**SD-2021-00210 – VACATION OF PUBLIC
EASEMENT**
VA-2021-00377 – WAIVER TO IDO
Sketch plat 7-14-2021

LEONARD R. AND DEBORAH M. GARCIA requests the
aforementioned action(s) for all or a portion of: **LOT 11-C,
BLOCK 1, SLOANS ACRES** zoned R1-D, located on **4224
ESTANCIA DR NW between EVERITT and MILNE** containing
approximately 0.5 acre(s). (F-11) [Deferred from 10/27/21]

PROPERTY OWNERS: LEONARD R. AND DEBORAH M. GARCIA
REQUEST: VACATE 10 FOOT UTILITY EASEMENT, RE-PLAT TO REMOVE
EASEMENT, WAIVE SIDEWALK REQUIREMENT

**IN THE MATTER OF THE AFOREMENTIONED APPLICATIONS,
BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS
OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE
PRELIMINARY/ FINAL PLAT, THE VACATION OF PUBLIC
EASEMENT AND THE WAIVER TO IDO. FINAL SIGN OFF IS
DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

SKETCH PLAT

17. [PR-2021-006146](#)
PS-2021-00128 – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent for
SUNPORT STORAGE LLC requests the aforementioned
action(s) for all or a portion of: **LOTS 5, 6, 7, 12 & 13 BLOCK
14, CLAYTON HEIGHTS** zoned MX-M, located at **1824
BUENA VISTA SE between ROSS AVE SE and GIBSON BLVD
SE** containing approximately 0.7174 acre(s). (L-15)

PROPERTY OWNERS: SUNPORT STORAGE LLC
REQUEST: LOT CONSOLIDATION – 5 LOTS INTO 2 LOTS

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

18. [PR-2021-006147](#)
PS-2021-00129 – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent for **CITY OF ALBUQUERQUE** requests the aforementioned action(s) for all or a portion of: **MUNICIPAL ADON NO. 11**
WEST 93 FEET OF LOTS 1 & 2 BLOCK 5, ALBRIGHT-MOORE ADDN
EAST 47 FEET OF LOTS 1 & 2, BLOCK 5, ALBRIGHT-MOORE ADDN
LOTS 3 & 4, BLOCK 5, ALBRIGHT-MOORE ADDN
LOTS 5 & 6, BLOCK 5, ALBRIGHT-MOORE ADDN
LOTS 7 & 8, BLOCK 5, ALBRIGHT-MOORE ADDN
WEST 100 FEET OF LOT 9, NORTH 81.3 FEET & WEST 100 FEET OF LOT 10, BLOCK 5, ALBRIGHT-MOORE ADDN
WEST 100 FEET & SOUTH 16 2/3 FEET OF LOT 10 & WEST 100 FEET OF NORTH 16 2/3 FEET LOT 11, BLOCK 5, ALBRIGHT-MOORE ADDN
WEST 100 FEET OF LOT 12, WEST 100 FEET OF SOUTH 81.3 FEET OF LOT 11, BLOCK 5, ALBRIGHT-MOORE ADDN
EAST 40 FEET OF LOTS 9 TO 12, BLOCK 5, ALBRIGHT-MOORE ADDN
THE VACATED NORTH-SOUTH ALLEY ADJACENT TO BLOCK 5 ALBRIGHT MOORE ADON & BLOCK 2 ROMERO ADON & EAST-WEST ALLEY, BLOCK 2 ROMERO ADDN
WEST 7 FEET OF LOT 17, ALL OF LOTS 18 & 19, BLOCK 2, ROMERO ADDN
NORTH 90 FEET OF LOTS 13 THRU 16, NORTH 90 FEET OF EAST 18 FEET OF LOT 17, BLOCK 2, ROMERO ADDN
SOUTH 52 FEET OF LOTS 13 THRU 16, SOUTH 52 FEET OF EAST 18 FEET OF LOT 17, BLOCK 2, ROMERO ADDN
NORTH 45 FEET OF LOTS 1 THRU 6, NORTH 45 OF FRACTION OF LOT 7, BLOCK 2, ROMERO ADON
NORTH 50 FEET OF SOUTH 97 FEET, LOTS 1 THRU 4, BLOCK 2, ROMERO ADDN
SOUTH 47 FEET OF LOTS 1 THRU 4, BLOCK 2, ROMERO ADDN
SOUTH 97 FEET OF LOTS 5 & 6, FRACTION OF LOT 7, BLOCK 2, ROMERO ADDN
LOT 13, BLOCK 5, ALBRIGHT-MOORE ADDN, zoned RA-1, located at **591 MOUNTAIN RD NW between 5TH ST NW and 6TH ST NW** containing approximately 4.995 acre(s). (J-14)

PROPERTY OWNERS: CITY OF ALBUQUERQUE

REQUEST: LOT CONSOLIDATION INTO 1 TRACT - 18 LOTS & PREVIOUSLY VACATED PUBLIC EASEMENT, VACATION OF PUBLIC RIGHT OF WAY

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

19. [PR-2021-006149](#)
PS-2021-00130 – SKETCH PLAT

SAN KIMSHIN, LLC requests the aforementioned action(s) for all or a portion of: **LOTS 1 & 2, BLOCK 7, WESTLAND TOWNSITE** zoned **MX-M**, located at **8501 CENTRAL NW between CENTRAL and VOLCANO** containing approximately 0.7 acre(s). (K-9)

PROPERTY OWNERS: CITY OF ALBUQUERQUE

REQUEST: VACATION of ROW/PURCHASE

WITHDRAWN BY THE APPLICANT.

20. [PR-2020-003484](#)
PS-2021-00131 – SKETCH PLAT

THE GROUP/RON HENSLEY agent for NAFEESA PASHTOON requests the aforementioned action(s) for all or a portion of: **LOTS 2 & 3 BLOCK 12, UNIT 3, VOLCANO CLIFFS SUBDIVISION** zoned **R-1D**, located at **MOJAVE ST NW** between **UNSER BLVD** and **TESUQUE DR** containing approximately 4.25 acre(s). (E-10)

PROPERTY OWNERS: NAFEESA PASHTOON

REQUEST: REPLAT TO CREATE 19 LOTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

Other Matters – None.

Action Sheet Minutes were approved for October 27, 2021.

DRB Member Signing Session for Approved Cases

ADJOURN