



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

November 17, 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

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/81227195304> (Place mouse over hyperlink, right-click, choose "open hyperlink")
 - Meeting ID: 812 2719 5304
 - By phone +1 253 215 8782 or Find your local number: <https://cabq.zoom.us/u/knjtgyGFK>

MAJOR CASES

- 1. [PR-2021-005864](#) IDO 2019
[SD-2021-00212](#) – PRELIMINARY PLAT

CSI – CARTESIAN SURVEYS, INC. agent for **RED SKY HOLDINGS** requests the aforementioned action(s) for all or a portion of: **LOT 12 UNIT 5, AVALON SUBDIVISION** zoned NR-BP, located on **EAST SIDE OF 98TH ST NW, BETWEEN BLUEWATER RD NW and VOLCANO RD NW** containing approximately 11.0954 acre(s). (K-09)

PROPERTY OWNERS: MAJEC, LLC

REQUEST: TO CREATE 6 TRACTS FROM ONE EXISTING TRACT BY SUBDIVISION, GRANT EASEMENT AND ADDITIONAL RIGHT OF WAY

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2. [PR-2021-005628](#) IDO 2020
[SD-2021-00214](#) – PRELIMINARY PLAT
[SD-2021-00224](#) – BULK LAND PLAT

BOHANNAN HUSTON INC. agent for **MDS INVESTMENTS, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT A-1-A-1-A, MESA DEL SOL INNOVATION PARK** zoned PC, located on **UNIVERSITY BLVD SE between STRYKER RD and UNIVERSITY BLVD** containing approximately 1598.6338 acre(s). (R-14, S-14-17, T-15-17)

PROPERTY OWNERS: MDS INVESTMENTS, LLC

REQUEST: PRELIMINARY PLAT AND BULK LAND PLAT FOR FUTURE TRACT N AND THE RE-PLAT OF TRACT A-1-A1-A TO DEDICATE RIGHT OF WAY FOR MESA DEL SOL TOWN CENTER.

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3. [PR-2021-005473](#) IDO 2019
[SI-2021-00709](#) – SITE PLAN

HUITT ZOLLARS INC. – LARRY MCDONALD 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, 7/28/21, 8/11/21, 8/22/21, 10/27/21*]

PROPERTY OWNERS: PACIFIC CACTUS, LLC

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

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4. [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, 11/3/21*]

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

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5. [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*]

PROPERTY OWNERS: LA MAME, LLC

REQUEST: DRB SITE PLAN, PRELIMINARY PLAT, VACATION ACTIONS

**** AGENT REQUESTS DEFERRAL TO DECEMBER 1ST, 2021.**

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6. [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]

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

**** AGENT REQUESTS DEFERRAL TO DECEMBER 1ST, 2021.**

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7. [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]

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.

**** AGENT REQUESTS DEFERRAL TO DECEMBER 1ST, 2021.**

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8. [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)[*Deferred from 11/3/21*]
- 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.
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9. [PR-2021-005740](#) IDO 2019
[SI-2021-01051](#) – SITE PLAN AMENDMENT
- SCOTT ANDERSON agent for DANIEL CHAVEZ requests the aforementioned action(s) for all or a portion of: **LOT II A1, RENAISSANCE CENTER 2** zoned NR-BP, located on **4720 ALEXANDER between MONTANO and DESERT SURF** containing approximately 4.37 acre(s). (F-16) [*Deferred from 8/4/21, 8/18/21, 9/1/2, 9/22/21, 10/6/2, 10/20/21, 11/10/21*]
- PROPERTY OWNERS:** DANIEL CHAVEZ
REQUEST: INCREASE TO THE APPROVED BUILDING HEIGHT
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10. [PR-2021-005746](#) IDO 2020
[SI-2021-01661](#) – SITE PLAN
- STUDIO SOUTHWEST – SAIGE COX/ROBERT HEISER agent for JEFFERSON 25 XRAY QOZB, LLC requests the aforementioned action(s) for all or a portion of: **LOT 1-B PLAT OF LOTS 1-A, 1-B, 2-A, & 2-B, FOP ADDITION** zoned NR-BP, located on **5800 JEFFERSON ST NE between THE LANE AT 25 NE and THE BEAR ARROYO DRAINAGE EASEMENT** containing approximately 4.6 acre(s). (E-17)[*Deferred from 10/27/21, 11/10/21*]
- PROPERTY OWNERS:** ARGUS INVESTMENT REALTY
REQUEST: SITE PLAN DRB FOR 34,000 S.F. MEDICAL OFFICE,14,000 S.F. OFFICE / WAREHOUSE
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MINOR CASES

11. [PR-2021-005746](#) IDO 2020
SD-2021-00202 – PRELIMINARY/FINAL
PLAT
SD-2021-00203 – VACATION OF PUBLIC
EASEMENT
SD-2021-00204 – VACATION OF PRIVATE
EASEMENT
SD-2021-00205 – VACATION OF PRIVATE
EASEMENT
SD-2021-00206 – VACATION OF PRIVATE
EASEMENT
SD-2021-00207 - VACATION OF PRIVATE
EASEMENT
SD-2021-00208 - VACATION OF PRIVATE
EASEMENT
Sketch plat 7-21-2021

CSI – CARTESIAN SURVEYS, INC. agent for AIM
MANAGEMENT CORP requests the aforementioned
action(s) for all or a portion of: **LOTS 1-A AND 1-B,
FRATERNAL ORDER OF THE POLICE ADDITION** zoned NR-BP
located on **5800 JEFFERSON & 5910 JEFFERSON NE**
between **BALLON PARK RD NE** and **JEFFERSON PLAZA NE**
containing approximately 4.6540 acre(s). (E-17)[*Deferred from
10/27/21, 11/10/21*]

PROPERTY OWNERS: JEFFERSON 25 XRAY QOZB
REQUEST: PRELIMINARY/FINAL PLAT CREATING 2 NEW LOTS FROM 2
EXISTING LOTS, GRANT/VACATE EASEMENTS.

12. [PR-2021-006214](#)
SD-2021-00228 – EXTENSION OF
INFRASTRUCTURE IMPROVEMENTS
AGREEMENT

FELIX RABADI requests the aforementioned action(s) for all
or a portion of: **T-1-A-2 and T-A-B, TOWN OF ALAMEDA
GRANT** zoned SU-1, located on **GOLF COURSE RD NW**
between **IRVING NW** and **CALABACILLAS ARROYO**
containing approximately 8.5 acre(s). (B-12)

PROPERTY OWNERS: SHARIF RABADI
REQUEST: 2 YEAR EXTENSION OF INFRASTRUCTURE IMPROVEMENTS
AGREEMENT

13. [PR-2021-005629](#) IDO 2020
SD-2021-00214 – FINAL PLAT

BOHANNAN HUSTON INC. agent for **NETFLIX STUDIOS, LLC**
requests the aforementioned action(s) for all or a portion
of: **LOTS 22A, 22B, 22C, and TRACT P, MESA DEL SL
INNOVATION PARK I & II** zoned PC, located at **5630
UNIVERSITY BLVD, SE** between **EASTMAN CROSSING** and
UNIVERSITY BLVD containing approximately 41.3495
acre(s). (R-16)

PROPERTY OWNERS: NETFLIX STUDIO , LLC
REQUEST: RE-PLAT OF LOTS 22-A, 22-B, 22-C AND TRACT P OF MESA
DEL SOL INNOVATION PARK II.

14. [PR-2021-004961](#) IDO 2020
[SD-2021-00234](#) – FINAL PLAT
- FIERRO & COMPANY, LLC** agent for **MESA VERDE CONSTRUCTION & DEVELOPMENT, LLC** requests the aforementioned action(s) for all or a portion of: **LOT 17, BLOCK 16 UNIT 8, NORTH ALBUQUERQUE ACRES** zoned MX-L & MX-T, located at **5901 CARMEL AVE NE between SAN PEDRO DR and PAN AMERICAN FRONTAGE RD** containing approximately 0.83 acre(s). (B-11)
- PROPERTY OWNERS:** TONY AND PHYLLIS JARAMILLO
REQUEST: DEDICATE ROW
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15. [PR-2018-001217](#) IDO 2019
[SD-2021-00460](#) – PRELIMINARY/FINAL PLAT
Sketch plat 5-12-2021
- ISAACSON & ARFMAN INC.** agent for **FOURTH STREET & MENAUL INC.** requests the aforementioned action(s) for all or a portion of: **LOT 1-A-1-A, WALGREEN ADDITION** zoned MX-M, located at **300 MENAUL BLVD NW between 2ND STREET NW and 4TH STREET NW** containing approximately 9.6037 acre(s). (H-14) *[Deferred from 8/4/21, 9/15/21]*
- PROPERTY OWNERS:** FOURTH STREET & MENAUL INC
REQUEST: PRELIMINARY/FINAL PLAT APPROVAL
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16. [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 **420 FITZGERALD ROAD NW between 4TH ST NW and 7TH ST NW** containing approximately 5.0036 acre(s). (G-14) *[Deferred from 11/3/21]*
- PROPERTY OWNERS:** CITY OF ALBUQUERQUE
REQUEST: PRELIMINARY/FINAL PLAT AND VACATION APPROVAL
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17. [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, 11/3/21, 11/10/21]*
- PROPERTY OWNERS:** SEDONA WEST, LLC
REQUEST: FINAL SIGN OFF OF EPC SITE PLAN
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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 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) *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*

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-2021-006216](#) IDO 2020
[PS-2021-00134](#) – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent for **JOHN SHAVER/PIÑON CREEK TOWNHOME ASSOCIATION** requests the aforementioned action(s) for all or a portion of: **LOTS 6 & 74, PIÑON CREEK** zoned R-T, located at **435 PIÑON CREEK SE between FOUR HILLS RD and SERENITY COURT** containing approximately 5.7869 acre(s). (L-23)

PROPERTY OWNERS: JOHN SHAVER, PINON CREEK TOWNHOME NEIGHBORHOOD ASSOCIATION
REQUEST: LOT LINE ADJUSTMENT TO ELIMINATE ENCROACHMENT

20. [PR-2018-001284](#) IDO 2020
[PS-2021-00135](#) – SKETCH PLAT

CSI – CARTESIAN SURVEYS, INC. agent for **LEGACY HOSPITALITY** requests the aforementioned action(s) for all or a portion of: **TRACT 2-A and A-2, Tr A-2-A-2-A, BEVERLYWOOD ADDITION; PARK SQUARE** zoned MX-H, located at **6500 AMERICAS PARKWAY NE between INDIAN SCHOOL RD and I-40** containing approximately 3.3866 acre(s). (J-28)

PROPERTY OWNERS: LEGACY HOSPITALITY
REQUEST: CREATE ONE NEW TRACT FROM THREE EXISTING TRACTS, VACATE 2 RECIPROCAL ACCESS EASEMENTS RENDERED UNNECESSARY WITH THE CONSOLIDATION OF LOTS

21. [PR-2021-006223](#) IDO 2020
PS-2021-00136– SKETCH PLAT

THE H+M DESIGN GROUP agent for GENERAL SERVICES ADMINISTRATION (LONNIE WRIGHT) requests the aforementioned action(s) for all or a portion of: TRACTS 78C, MRGCD MAP 36, TRACT D T10N, R3E, NMPM, zoned NR-BP, located at 12TH ST between BELLAMAH NW and EAST BOUND I-40 FRONTAGE ROAD containing approximately 16.06 acre(s). (H-13 & H-14)

PROPERTY OWNERS: GENERAL SERVICES ADMINISTRATION AND BUREAU OF INDIAN AFFAIRS

REQUEST: ADJUST LOT LINES BETWEEN 8TH & 12TH STREETS SOUTH OF EASTBOUND I-40 FRONTAGE RD

Other Matters

Action Sheet Minutes – November 10, 2021

DRB Member Signing Session for Approved Cases

ADJOURN