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

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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/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

DRB 2021
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.

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

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

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.**
6. **PR-2021-005573** IDO 2020

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 1\textsuperscript{st}, 2021.**

7. **PR-2021-005573** IDO 2020

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 EXISTING ALBUQUERQUE STUDIOS CAMPUS INCLUDING A NEW PRODUCTION OFFICE, MILL BUILDING AND PRODUCTION SUPPORT SPACES.

**AGENT REQUESTS DEFERRAL TO DECEMBER 1\textsuperscript{st}, 2021.**
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-PERA-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.

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, 9/1/21, 9/22/21, 10/6/21, 10/20/21, 11/10/21]

**PROPERTY OWNERS:** DANIEL CHAVEZ

**REQUEST:** INCREASE TO THE APPROVED BUILDING HEIGHT

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 STUDIOS, 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

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

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

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
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, 8/4/21, 8/11/21, 8/25/21, 9/15/21, 9/22/21, 10/6/21/01/20/21, 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

ARCH + PLAN LAND USE CONSULTANTS agent for JOHN SHAVER/PINON CREEK TOWNHOME ASSOCIATION requests the aforementioned action(s) for all or a portion of: LOTS 6 & 74, PINON CREEK zoned R-T, located at 435 PINON 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

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
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