DEVELOPMENT REVIEW BOARD
Agenda
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

*************************************************************************************************

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/84961127301 (Place mouse over hyperlink, right-click, choose “open hyperlink”)

Meeting ID: 849 6112 7301
By phone +1 646 558 8656 Find your local number: https://cabq.zoom.us/u/kdU8Nw1fG3

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.
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  
   ** AGENT REQUESTS DEFERRAL 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

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 EASEMENT20’ 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: PULTTE GROUP  
   REQUEST: BULK PLAT, VACATIONS OF PUBLIC EASEMENT
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

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

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

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
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  
**REQUEST:** SITE PLAN FOR SAMS ACADEMY CHARTER SCHOOL

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.

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.

---

**MINOR CASES**
| No. | PR-2021-005442 | IDO 2019 | 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

| No. | 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

| No. | 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

| No. | 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
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.

---

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

---

**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
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

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
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

---

**Other Matters**

**Action Sheet Minutes – October 27, 2021**

**DRB Member Signing Session for Approved Cases**

**ADJOURN**