



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: 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/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/j/84961127301>

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
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, 9/15/2, 9/22/21,
10/6/21, 10/20/21]*

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

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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

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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.

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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

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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

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

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

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

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

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 EXISTING LOTS VIA LOT LINE ELIMINATION

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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.

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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

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

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

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