DEVELOPMENT REVIEW BOARD
Agenda
ONLINE ZOOM MEETING

October 20, 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 ANNOUCED 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/82749751349 (Place mouse over hyperlink, right-click, choose “open hyperlink”)  
      Meeting ID: 827 4975 1349
      Dial by your location +1 346 248 7799 US  or Find your local number: https://cabq.zoom.us/u/kcWpgbYtjq

MAJOR CASES

1. **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, 10/6/21]
   PROPERTY OWNERS: DANIEL CHAVEZ
   REQUEST: INCREASE TO THE APPROVED BUILDING HEIGHT
   **AGENT REQUESTS DEFERRAL TO NOVEMBER 10TH, 2021.**
2. **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**  
**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  
**** AGENT REQUESTS DEFERRAL TO NOVEMBER 3RD, 2021.

3. **Project #PR-2019-002277** IDO 2018  
**(1002962)**  
**SI-2019-00246 – SITE PLAN**  
RESPEC agent(s) for RAINBOW PASEO, LLC request(s) the aforementioned action(s) for all or a portion of: TRACT A PLAT OF TRACTS A, B AND C CANTATA AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACT OS-4 THE TRAILS UNIT 2 & TRACT A TAOS AT THE TRAILS UNIT 2), zoned R-ML, located on OAKRIDGE ST NW between OAKRIDGE ST NW and TREE LINE AVE NW, containing approximately 3.26 acre(s). (C-9)  
**Deferred from 8/15/19, 10/9/19, 12/4/19, 2/5/20, 3/4/20, 4/15/20, 6/3/20, 8/5/20, 9/30/20, 10/14/20, 12/16/20, 2/24/21, 4/21/21, 6/23/21, 8/25/21, 10/6/21**  
**PROPERTY OWNERS:** RV LOOP LLC  
**REQUEST:** 52 UNIT TOWNHOME DEVELOPMENT

4. **PR-2021-005717** IDO 2020  
**(AKA: PR-2021-005823)**  
**SD-2021-00162 – PRELIMINARY PLAT**  
**VA-2021-00310 – SIDEWALK WAIVER**  
Sketch plat 7-14-2021  
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**  
**PROPERTY OWNERS:** SIERRA HEALTH SERVICES INC & ETAL  
**REQUEST:** CREATE 72 RESIDENTIAL LOTS AND 7 HOA TRACTS FROM ONE EXISTING PARCEL
5. **PR-2021-005459** IDO 2020
   (AKA: PR-2021-005861)
   SI-2021-01248 – SITE PLAN
   Sketch plat 5-19-2021

   TIERRA WEST agent for CONTRACTORS LEASING LLC/LARRY R. GUTIERREZ requests the aforementioned action(s) for all or a portion of: LOT 1A BLOCK 2 SUNPORT PARK REPL OF LOTS 1, 2 & 3 BLOCK 2 and LOT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLOCK 2, SUNPORT PARK, zoned NR-BP, located at 2900 TRANSPORT between FLIGHTWAY AVE and WOODWARD ROAD containing approximately 10.7 acre(s). (M-15) [Deferred from 9/1/21, 9/29/21, 10/6/21]

   **PROPERTY OWNERS:** CONTRACTORS LEASING LLC
   **REQUEST:** PRELIMINARY PLAT, SITE PLAN REVIEW

6. **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) [8/4/21, 8/25/21, 9/15/21]

   **PROPERTY OWNERS:** LA MAME, LLC
   **REQUEST:** DRB SITE PLAN, PRELIMINARY PLAT, VACATION ACTIONS

   **AGENT REQUESTS DEFERRAL TO NOVEMBER 3RD, 2021.**

7. **PR-2019-002309** IDO 2020
   SD-2021-00173 – PRELIMINARY PLAT

   TIERRA WEST LLC agent for WYMONT LLC requests the aforementioned action(s) for all or a portion of: LOT 1-A-1 PLAT FOR 1-A-1 AND 5-A-1, LA MIRADA SUBDIVISION zoned MX-M, located at 4315 WYOMING BLVD NE between MONTGOMERY BLVD NE and LA MIRADA PL NE containing approximately 15.1868 acre(s). (G-19) [Deferred from 9/29/21]

   **PROPERTY OWNERS:** WYMONT LLC/M &M CO
   **REQUEST:** MAJOR SUBDIVISION PRELIMINARY PLAT

   **AGENT REQUESTS DEFERRAL TO OCTOBER 27th, 2021.**
8. **PR-2019-002309**  IDO 2020
   SI-2021-01507 – EPC SITE PLAN SIGN-OFF

   **CONSENSUS PLANNING, INC.** agent for **BUTTERFLY HOLDINGS, LLC** requests the aforementioned action(s) for all or a portion of: **LOT A1-A-1, LA MIRADA SUBDIVISION** zoned MX-M, located at **4315 WYOMING BLVD NE between MONTGOMERY BLVD NE and LA MIRADA PL NE** containing approximately **15.2 acre(s).** (G-19) [Deferred from 9/22/21, 9/29/21]

   **PROPERTY OWNERS:** **BUTTERFLY HOLDINGS, LLC**
   **REQUEST:** **FINAL SIGN OFF ON EPC AMENDED SITE PLAN FOR LA MIRADA SHOPPING CENTER/WYMONT PLACE SUBDIVISION**

   **AGENT REQUESTS DEFERRAL TO OCTOBER 27th, 2021.**

9. **PR-2021-004968**  IDO 2021
   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]

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

   **AGENT REQUESTS DEFERRAL TO NOVEMBER 3rd, 2021.**

10. **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]

   **PROPERTY OWNERS:** **CITY OF ALBUQUERQUE, MDS INVESTMENTS**
   **REQUEST:** **PRELIMINARY PLAT, VACATIONS OF PRIVATE EASEMENT, VACATIONS OF PUBLIC EASEMENT**
11. **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]

**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.

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12. **PR-2021-005629** IDO 2020 SI-2021-01483 – SITE PLAN

DEKKER/PERICH/SABATINI – WILL GLEASON agent for KENNETH FALCON requests the aforementioned action(s) for all or a portion of: 22A, 22B, 22C, AND TRACT P zoned PC, located on UNIVERSITY BLVD between EASTMAN CROSSING and MESA DEL SOL containing approximately 41.3495 acre(s). (R-16) [Deferred from 9/29/21]

**PROPERTY OWNERS:** CITY OF ALBUQUERQUE

**REQUEST:** AN APPROXIMATELY 18.54 ACRE EXPANSION OF THE EXISTING ALBUQUERQUE STUDIOS CAMPUS INCLUDING A NEW PRODUCTION OFFICE, MILL BUILDING AND PRODUCTION SUPPORT SPACES.

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**MINOR CASES**

PROPERTY OWNERS: MESA DEL SOL LLC, CABQ, MDS INVESTMENTS LLC
REQUEST: AMENDMENTS to the LEVEL B COMMUNITY MASTER PLAN/FRAMEWORK PLAN for Mesa del Sol

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)

PROPERTY OWNERS: SEDONA WEST, LLC
REQUEST: FINAL SIGN OFF OF EPC SITE PLAN
15. **PR-2021-005411** IDO 2020
   **SD-2021-00191** – FINAL PLAT

   **TIERRA WEST, LLC** agent for **ALBUQUERQUE ANUSA, LLC - CHARLES W SABADASH III** requests the aforementioned action(s) for all or a portion of: **Lots 8, 14, 15, 18, 19, TRACT A, UNIT B NORTH ABQ ACRES** zoned NR-LM & NR-BP, located at **9100 PAN AMERICAN/GLENDALE between ALAMEDA PL NE and GLENDALE** containing approximately **5.1696 acre(s)**. (B-18)

   **PROPERTY OWNERS:** ALBUQUERQUE ANUSA, LLC - CHARLES W SABADASH III
   **REQUEST:** MINOR SUBDIVISION FINAL PLAT

16. **PR-2021-005222** IDO 2019
   **SI-2021-01237** – EPC SITE PLAN SIGN OFF

   **TIERRA WEST, LLC** agent for **WESTERN HILLS INVESTMENTS LLC** requests the aforementioned action(s) for all or a portion of: **TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C, C4A, SEVEN BAR RANCH** zoned NR-BP, located at **3615 HWY 528 between CALLE CUERVO NW and HWY 528** containing approximately **1.99 acre(s)**. (A-14) [Deferred from 8/18/21, 9/15/21, 9/22/21]

   **PROPERTY OWNERS:** WESTERN HILLS INVESTMENTS LLC
   **REQUEST:** FINAL SIGN OFF OF EPC SITE PLAN

17. **PR-2021-005657** IDO 2020
   **SD-2021-00192** – PRELIMINARY/FINAL PLAT
   Sketch plat 7-14-2021

   **COMMUNITY SCIENCES CORPORATION** agent for **LAURA DURR** requests the aforementioned action(s) for all or a portion of: **LOTS 7 THRU 9, WINTERWOOD PARK** zoned R-1D, located at **608-616 AUTUMNWOOD PL SE between NORTH OF WINTERWOOD WAY SE and TIJERAS ARROYO** containing approximately **1.5859 acre(s)**. (L-23)

   **PROPERTY OWNERS:** LAURA DURR
   **REQUEST:** COMBINE 3 EXISTING LOTS INTO 2 NEW LOTS

18. **PR-2019-002411** IDO 2020
   **SD-2021-00193** – EXTENSION OF PRELIMINARY PLAT
   **SD-2021-00194** – VACATION OF PRIVATE EASEMENT

   **ISAACSON & ARFMAN, INC. - ÅSA NILSSON-WEBER** agent for **SUCCESS LAND HOLDINGS, INC. – SCOTT STEFFEN** requests the aforementioned action(s) for all or a portion of: **TRACT FD1, FD2 & FD3, ASPIRE SUBDIVISION** zoned R-1A, located at **118TH ST SW between AMOLE MESA AVE SW and COLOBEL ABEL SW** containing approximately **27.48 acre(s)**. (N-08)

   **PROPERTY OWNERS:** SUCCESS LAND HOLDINGS, INC
   **REQUEST:** APPROVAL OF EXTENSION OF PRELIMINARY PLAT AND VACATION OF PRIVATE EASEMENT
YVETTE CHAVEZ requests the aforementioned action(s) for all or a portion of LOTS 8 & 9, LAVALAND SUBDIVISION zoned R-1, located at 629/631 57TH ST between COORS and FORTUNA containing approximately 0.36 acre(s). (J-11)

PROPERTY OWNERS: YVETTE CHAVEZ
REQUEST: LOT LINE ADJUSTMENT BETWEEN LOTS 8 & 9 TO INCORPORATE AN ACCESSORY BUILDING ONTO LOT 9 AND PROVIDE BACKYARD ACCESS.

WAYJOHN SURVEYING INC. agent(s) for BLAKES LOTABURGER LLC request(s) the aforementioned action(s) for all or a portion of PARCELS 6 THRU 10, ATRISCO BUSINESS PARK zoned MX-M, located at NE Corner of COORS BLVD and FORTUNA ROAD, containing approximately 1.3523 acre(s). (J-10)[Deferred from 5/19/21, 7/14/21, 8/4/21, 8/18/21]

PROPERTY OWNERS: BLAKE’S LOTABURGER
REQUEST: COMBINE 5 LOTS INTO ONE LOT

SKETCH PLAT

IVAN SANTISTEVAN agent for ADTI, LLC requests the aforementioned action(s) for all or a portion of: LOT 1 BLOCK 1, HIGHLAND SOUTH ADDITION zoned R-1A, located at 701 HIGH ST SE between ELM and WALTER containing approximately 0.163 acre(s). (K-14)

PROPERTY OWNERS: MARTHA M GALLEGOS ROYBAL
REQUEST: LOT SPLIT- 1 LOT INTO 2

JAG PLANNING & ZONING – ANDREW GARCIA agent for DAVID MIRABAL requests the aforementioned action(s) for all or a portion of: LOT 32-A-1-A, RIO GRANDE GARDENS ADDITION zoned R-A, located at 1936 CHERRY LANE NW between APPLE LANE NW and RIO GRANDE BLVD NW containing approximately .58 acre(s). (H-12)

PROPERTY OWNERS: DAVID MIRABAL
REQUEST: VACATE RIGHT OF WAY – PORTION OF CUL-DE-SAC

Other Matters

Action Sheet Minutes – October 6th, 2021

DRB Member Signing Session for Approved Cases

ADJOURN