DEVELOPMENT REVIEW BOARD  
Agenda  
ONLINE ZOOM MEETING  
September 29, 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/88070417082 (Place mouse over hyperlink, right-click, choose “open hyperlink”)
      Meeting ID: 880 7041 7082 By phone or Find your local number: https://cabq.zoom.us/u/kbY2CxC1B2

MAJOR CASES AND ASSOCIATED MINORS

1. **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)
   
   PROPERTY OWNERS: WYMONT LLC/M &M CO 
   REQUEST: MAJOR SUBDIVISION PRELIMINARY PLAT

DRB 2021
2. **PR-2019-002309** IDO 2020  
**SI-2021-01507** – EPC SITE PLAN SIGN-OFF  
**CONSSENSUS 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]  
**PROPERTY OWNERS:** BUTTERFLY HOLDINGS, LLC  
**REQUEST:** FINAL SIGN OFF ON EPC AMENDED SITE PLAN FOR LA MIRADA SHOPPING CENTER/WYMONT PLACE SUBDIVISION

3. **PR-2020-004457** IDO 2019  
**SD-2021-00025** – PRELIMINARY PLAT  
**VA-2021-00033** – WAIVER  
**VA-2021-00034** – TEMPORARY DEFERRAL OF SIDEWALK  
**RIO GRANDE ENGINEERING** agent for **BARBARA MUELLER** request(s) the aforementioned action(s) for all or a portion of: **TRACT 22 VOLCANO CLIFFS SUBD UNIT 6 LOT 22, VOLCANO CLIFFS UNIT 6** zoned RA-1, located on QUIVIRA DR between VISTA VIEJA AVE and RETABLO RD containing approximately 6.0 acre(s). (D-9) [Deferred from 3/3/21, 5/26/21, 7/21/21, 7/28/21, 8/25/21, 9/15/21, 9/22/21]  
**PROPERTY OWNERS:** MUELLER BARBARA A  
**REQUEST:** PRELIMINARY PLAT, VARIANCE, TEMP SIDEWALK DEFERRAL

4. **PR-2020-004457** IDO 2019  
**SI-2021-01506** – EPC SITE PLAN SIGN-OFF  
**RIO GRANDE ENGINEERING** agent for **BARBARA MUELLER** requests the aforementioned action(s) for all or a portion of: **LOT 22, VOLCANO CLIFFS UNIT 6** zoned RA-1, located at QUIVIRA DRIVE between VISTA VIEJA AVE and RETABLO RD containing approximately 6.0 acre(s). (D-9) [Deferred from 9/22/21]  
**PROPERTY OWNERS:** MUELLER BARBARA A  
**REQUEST:** DRB FINAL SIGN OFF OF EPC APPROVED SITE PLAN

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**MAJOR CASES**
| 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) |
|    | **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/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) |
|    | **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-2021-005629** | **IDO 2020** |
|    | **SD-2021-00182** – PRELIMINARY PLAT |
|    | **SD-2021-00183** – VACATION OF PRIVATE EASEMENT |
|    | **SD-2021-00184** VACATION OF PUBLIC EASEMENT |
|    | **SD-2021-00185** VACATION OF PUBLIC EASEMENT |
|    | **BOHANNAN HUSTON INC.** agent for **NETFLIX STUDIOS** requests the aforementioned action(s) for all or a portion of: **LOTS 22A, 22B, 22C, AND TRACT P, MESA DEL SOL INNOVATION PARK I & II** zoned PC, located on **5630 UNIVERSITY BLVD SE between EASTMAN CROSSING and UNIVERSITY BLVD** containing approximately **41.3495 acre(s)**. (R-16) |
|    | **PROPERTY OWNERS:** **CITY OF ALBUQUERQUE** |
|    | **REQUEST:** REPLAT OF LOTS 22-A, 22-B, 22-C AND TRACT P OF MESA DEL SOL INNOVATION PARK |
8. **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)
   **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.

9. **PR-2021-005459** IDO 2020
   (AKA: PR-2021-005861)
   SD-2021-00163 – PRELIMINARY PLAT
   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]
   **PROPERTY OWNERS:** CONTRACTORS LEASING LLC
   **REQUEST:** PRELIMINARY PLAT, SITE PLAN REVIEW

10. **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 TJERAS CREEK RD containing approximately 10.4 acre(s). (C-9)[Deferred from 8/25/21, 9/1/21]
    **PROPERTY OWNERS:** SIERRA HEALTH SERVICES INC & ETAL
    **REQUEST:** CREATE 72 RESIDENTIAL LOTS AND 7 HOA TRACTS FROM ONE EXISTING PARCEL
11. **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]

**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

**APPLICANT REQUESTS DEFERRAL TO OCTOBER 20th.**

12. **PR-2020-004024** IDO 2020 SI-2021-01388 – SITE PLAN

TIERRA WEST, LLC agent for DIAMOND TAIL REALTY LLC requests the aforementioned action(s) for all or a portion of: TRACT H-11 PLAT OF TRACTS H-1 THRU H-11 VENTANA SQUARE AT VENTANA RANCH A REPLAT OF TRACT H-A, VENTANA RANCH zoned MX-M, located on PASEO DEL NORTE between UNIVERSE BLVD and PASEO DEL NORTE containing approximately 1.08 acre(s). (B-10)[Deferred from 9/22/21]

**PROPERTY OWNERS:** DIAMOND TAIL REALTY LLC

**REQUEST:** DRB SITE PLAN REVIEW

**MINOR CASES**

Sketch plat 8-19-2020

JUANITA GARCIA – JAG PLANNING AND ZONING agent for OLD TOWN PLAZA, LLC C/O JOYCE T. BATTAGLIA requests the aforementioned action(s) for all or a portion of: TRACT B, LANDS OF CASA DE ARMIIJO, LA PLACITA PATIO MARKETS AND PLAZA HACIENDA zoned MX-T, located at 302 SAN FELIPE between MOUNTAIN RD NW and CENTRAL AVE NW containing approximately 2.17 acre(s). (J-13)[Deferred from 7/21/21, 8/18/21, 9/1/21]

**PROPERTY OWNERS:** OLD TOWN PLAZA, LLC

**REQUEST:** SUBDIVIDE EXISTING TRACT INTO 2 SEPARATE TRACTS
VA-2021-00350 – WAIVER TO IDO – DRIVEWAY LENGTH

RON HENSLEY/THE GROUP agent for CLEARBROOK INVESTMENTS, INC. requests the aforementioned action(s) for all or a portion of: LOTS 1-30, HORIZON VILLAGE zoned R-ML, located on HORIZON BLVD between ALAMEDA BLVD and BALLOON MUSEUM containing approximately 5.91 acre(s). (C-17)

**PROPERTY OWNERS:** CLEARBROOK INVESTMENTS, INC
**REQUEST:** WAIVER TO IDO SECTION 5-3(C)(3)(b) REGARDING DRIVEWAY LENGTH

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**SKETCH PLAT**

15. **PR-2020-003688**
PS-2021-00113 – SKETCH 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 42-55, DAVID-PEREAG-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:** PREVIOUS SKETCH PLAT REVIEW FOR PROPERTY HAS EXPIRED. RESUBMITTING FOR UPDATED PLAT FOR SKETCH PLAT REVIEW AND COMMENT PRIOR TO UPCOMING PRELIMINARY PLAT SUBMITTAL.

16. **PR-2021-006031**
PS-2021-00115 – SKETCH PLAT

JULIA LA RIVA requests the aforementioned action(s) for all or a portion of: N/S ALLEY OFF PACIFIC AVE between 425/427 PACIFIC AVE and 431 PACIFIC AVE containing approximately 0.08 acre(s). (K-14)

**PROPERTY OWNERS:** JULIA LA RIVA
**REQUEST:** TO PURCHASE THE CITY PARCEL BETWEEN 425/427 PACIFIC AVE AND 431 PACIFIC AVE 87102

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MODULUS ARCHITECTS, INC. & LAND USE PLANNING agent for ZIA TRUST; FUTURE: DEEPESH KHOIWADWALA C/O SUN CAPITAL HOTELS requests the aforementioned action(s) for all or a portion of: LT 2-A-1-B-2, 2-A-1-B-2-B-3, 3-A-1-A, ABQ WEST UNIT 2 zoned MX-M, located on HIGH ASSETS ABQ NM 87120 between PASEO DEL NORTE NW and EAGLE RANCH RD NW containing approximately 4.079 acre(s). (C-13)

PROPERTY OWNERS: ZIA TRUST
REQUEST: SUBDIVIDE THE EXISTING THREE PARCELS OF LAND INTO TWO TRACTS