



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

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/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/kbY2Cx1B2>

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

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2. [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*]

PROPERTY OWNERS: BUTTERFLY HOLDINGS, LLC

REQUEST: FINAL SIGN OFF ON EPC AMENDED SITE PLAN FOR LA MIRADA SHOPPING CENTER/WYOMONT 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

MAJOR CASES

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

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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 TIJERAS 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

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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.**

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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

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13. [PR-2019-002253](#) IDO 2019
SD-2021-00140 – PRELIMINARY/FINAL PLAT
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 ARMIJO, 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

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14. [PR-2018-001842](#) IDO 2020
[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

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-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: 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

17. [PR-2021-005439](#)
PS-2021-00116 – SKETCH PLAT

MODULUS ARCHITECTS, INC. & LAND USE PLANING agent for ZIA TRUST; **FUTURE: DEEPESH KHOLWADWALA 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

Other Matters

Action Sheet Minutes – September 22, 2021

DRB Member Signing Session for Approved Cases

ADJOURN