DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

February 16, 2022

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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MAJOR CASES & ASSOCIATED MINORS

1. **PR-2021-006258**
   SI-2022-00057 – SITE PLAN

   TIERRA WEST, LLC agent for BRUNACINI DEVELOPMENT LTD CO requests the aforementioned action(s) for all or a portion of: TRACT A-1-A, A-2-A, JOURNAL CENTER PHASE 2, UNIT 2 zoned NR-BP, located on RUTLEDGE ST NE between RUTLEDGE RD NE and BARTLETT ST NE containing approximately 4.7483 acre(s). (D-16, D-17)[Deferred from 2/2/22]

   PROPERTY OWNERS: BRUNACINI DEVELOPMENT LTD CO
   REQUEST: DRB SITE PLAN
   DEFERRED TO MARCH 2ND, 2022.

2. **PR-2021-006258**
   SD-2022-00005 – PRELIMINARY/FINAL PLAT

   CSI – CARTESIAN SURVEYS, INC. agent for BRUNACINI DEVELOPMENT LTD CO. requests the aforementioned action(s) for all or a portion of: TRACT A-1-A, A-2-A, UNIT 2, JOURNAL CENTER PHASE 2 zoned NR-BP, located on RUTLEDGE ST NE between RUTLEDGE RD NE and BARTLETT ST NE containing approximately 4.7483 acre(s). (D-16 & D-17) [Deferred from 1/19/22, 2/2/22]]

   PROPERTY OWNERS: BRUNACINI DEVELOPMENT LTD CO.
   REQUEST: CREATE ONE NEW TRACT FROM TWO EXISTING PORTIONS OF TRACTS
   DEFERRED TO MARCH 2ND, 2022.
3. **PR-2018-001346**  
**SI-2022-00184 – SITE PLAN AMENDMENT**  
SUSTAINABILITY ENGINEERING GROUP, LLC/ KEVIN ZENK requests the aforementioned action(s) for all or a portion of: **1-A, BLOCK 29, UNIT B, NORTH ALBUQUERQUE ACRES** zoned **NR-BP**, located on **SOUTHEAST CORNER of ALAMEDA BLVD and SAN PEDRO** containing approximately **1.001 acre(s)**. (18)  

**PROPERTY OWNERS**: GREEN JEANS WEST LLC  
**REQUEST**: SITE PLAN APPLICATION FOR NEW 2-LANE DRIVE THRU RESTAURANT  
DEFERRED TO MARCH 30TH, 2022.

4. **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, 11/3/21, 11/17/21, 12/1/21, 1/5/22, 1/26/22, 2/9/22]  

**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.  
DEFERRED TO MARCH 2ND, 2022.
5. **PR-2021-005573** IDO 2020

**SD-2021-00171** – PRELIMINARY PLAT

**SD-2021-00172** – VACATION OF PUBLIC EASEMENT-22’ Public Pedestrian Access

**SD-2021-00174** – VACATION OF PUBLIC EASEMENT-10’ PUE

**SD-2021-00175** – VACATION OF PUBLIC EASEMENT-30’ Public Waterline Access

**SD-2021-00176** - VACATION OF PUBLIC EASEMENT-40’ PNM

**SD-2021-00177** - VACATION OF PUBLIC EASEMENT-Pedestrian access and Drainage

**SD-2021-00178** - VACATION OF PRIVATE EASEMENT-Private Drainage

**SD-2021-00179** - VACATION OF PUBLIC EASEMENT-Public Waterline studio

**SD-2021-00180** - VACATION OF PRIVATE EASEMENT-Private access-ABCWUA

**SD-2021-00181** - VACATION OF PRIVATE EASEMENT-Private access-ABCWUA

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, 11/3/21, 11/17/21, 12/1/21, 1/5/22, 1/26/22, 2/2/22, 2/9/22]

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

DEFERRED TO MARCH 2ND, 2022.

6. **PR-2021-005195**

**SI-2021-01747** – SITE PLAN

DEKKER/PERICH/SABATINI – WILL GLEASON agent for JC SIX LLC requests the aforementioned action(s) for all or a portion of: TRACT 6A-1, UNIT 1, JOURNAL CENTER PHASE 2 zoned MX-H, located on 7501 JEFFERSON ST NE between JEFFERSON ST and MASTHEAD ST NE containing approximately 5.1536 acre(s). (D-17) [Deferred from 11/10/21, 12/1/21, 12/15/21, 1/5/22, 1/19/22, 2/2/22]

PROPERTY OWNERS: JC SIX LLC

REQUEST: SITE PLAN APPROVAL REQUEST FOR MULTI-FAMILY APARTMENT HOME COMMUNITY

DEFERRED TO MARCH 30TH, 2022.
7. PR-2021-006261
SD-2022-00008 – BULK PLAT
Sketch Plat 12/1/21
JAG PLANNING & ZONING/ JUANITA GARCIA agent for ARCHDIOCESE OF SANTA FE REAL ESTATE CORP. requests the aforementioned action(s) for all or a portion of: LOT 168A1, MRGCD MAP 31 zoned R-A, located at 1860 GRIEGOS RD NW between RIO GRANDE BLVD NW and SAN ISIDRO NW CONTAINING approximately 18.60 acre(s). (F-13)

PROPERTY OWNERS: ARCHDIOCESE OF SANTA FE REAL ESTATE, OUR LADY OF GUADALUPE
REQUEST: REPLAT 12 EXISTING TRACTS INTO 2 NEW TRACTS

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE BULK LAND PLAT WITH FINAL SIGN OFF DELEGATED TO THE WATER AUTHORITY FOR THE ADDITION OF AN EASEMENT AND FOR CLARIFYING NOTES AS DISCUSSED, AND TO PLANNING FOR THE ADDITION OF A BULK PLAT NOTE, UTILITY COMPANY SIGNATURE, AMAFCA SIGNATURE, PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE PLAN SHEET AND FOR THE AGIS DXF FILE.

8. PR-2018-001398
SD-2021-00242 – PRELIMINARY PLAT
VA-2021-00447 – SIDEWALK WAIVER
SD-2021-01966 – EPC FINAL SITE PLAN SIGN OFF
JAG PLANNING & ZONING/ JUANITA GARCIA agent for DARRYL CHITWOOD – ECO GREEN BUILDING requests the aforementioned action(s) for all or a portion of: TRACT B, LANDS OF ELLA G. ROSSITER zoned PD, located on 704 GRIEGOS RD NW between 7TH ST NW and 9TH ST NW containing approximately 0.75 acre(s). (F-14) [Deferred from 12/15/12, 1/5/22, 1/26/22]

PROPERTY OWNERS: DARRYL CHITWOOD
REQUEST: PRELIMINARY PLAT, SIDEWALK WAIVER

DEFERRED TO MARCH 2ND, 2022.

MINOR CASES
9. **PR-2021-005984**  
**SI-2022-00269 – PRELIMINARY/FINAL PLAT**

JAG PLANNING & ZONING, LLC/JUANITA GARCIA agent for VICTOR WUAMETT/HERREN-OPHIR requests the aforementioned action(s) for all or a portion of: LOT B-1, LOT A-1 & LOT 11 BLOCK 9, RIDGE PARK ADDITION zoned MX-L, located at 2109-2111 SAN MATEO BLVD NE between INDIAN SCHOOL NE and HAINES NE containing approximately 0.4017 acre(s). (J-17)

**PROPERTY OWNERS:** HERRIN-OPHIR LLC  
**REQUEST:** MINOR PRELIMINARY/FINAL PLAT TO VACATE A PORTION OF SAN MATEO BOULEVARD AND GRANT ANY EASEMENTS AS SHOWN  
**DEFERRED TO APRIL 27TH 2022.**

10. **PR-2018-001401**  
**SD-2022-00012 – EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT**

MARK GOODWIN & ASSOCIATES, PA agent for 98TH ST LLC requests the aforementioned action(s) for all or a portion of: TRACT 34D-A, LOS DIAMANTES zoned PD, located on 98th ST between BLAKE RD and DENNIS CHAVEZ containing approximately 25.1635 acre(s). (N-9) [Deferred from 2/9/22]

**PROPERTY OWNERS:** 98th Street LLC  
**REQUEST:** EXTENSION FOR IIA B-2, STORM DRAIN LOCATED IN 98TH ST

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS **APPROVED** A TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT.

11. **PR-2021-005009**  
**IDO 2019 SD-2021-00091 – PRELIMINARY/FINAL PLAT**

WAYJOHN SURVEYING INC. agent(s) for BLAKES LOTA BURGER 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, 10/20/21, 12/1/21, 1/5/22, 2/2/22]

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

**DEFERRED TO MARCH 2ND, 2022.**
12. **PR-2019-003092**  
SD-2022-00009 – PRELIMINARY/FINAL PLAT  
TIERRA WEST, LLC agent for SWCW LLC requests the aforementioned action(s) for all or a portion of: LOT 9-A REPLAT OF LOTS 9 & 10, BLOCK 32, RIDGECREST ADDITION zoned MX-M, located at 1425 SAN MATEO BLVD between SAN MATEO BLVD and GIBSON BLVD containing approximately .28 acre(s). (L-17) [Deferred from 2/2/22]  
PROPERTY OWNERS: SWCW LLC  
REQUEST: MINOR PRELIMINARY/FINAL PLAT REVIEW  
DEFERRED TO MARCH 2ND, 2022.

13. **PR-2021-006255**  
SD-2022-00016 – PRELIMINARY/FINAL PLAT  
VA-2022-00038 – SIDEWALK WAIVER  
CSI – CARTESIAN SURVEYS, INC. agent for HOMEWISE, INC. requests the aforementioned action(s) for all or a portion of: LOT 1, BLOCK 1, APODACA & SEDILLO ADDITION zoned MX-T, located at 1400 8TH ST SW between LEWIS AVENUE SW and BELL AVE SW containing approximately 0.0849 acre(s). (L-14)  
PROPERTY OWNERS: HOMEWISE INC  
REQUEST: CREATE 2 NEW LOTS FROM 1 EXISTING LOT, SIDEWALK WAIVER AND ADMINISTRATIVE DECISION OF RIGHT-OF-WAY WIDTH  
DEFERRED TO MARCH 9TH, 2022.

14. **PR-2021-005687**  
SI-2022-00316 – EPC SITE PLAN FINAL SIGN-OFF  
CONSENSUS PLANNING INC. agent for ALAMO CENTER LLC requests the aforementioned action(s) for all or a portion of: TRACT C, ALAMEDA WEST zoned MX-M, located at 10127 COORS BLVD NW between 7 BAR LOOP NW and OLD AIRPORT RD NW containing approximately 0.8642 acre(s). (B-14)  
PROPERTY OWNERS: ALAMO CENTER LLC  
REQUEST: SITE PLAN SIGN-OFF FOR PREVIOUSLY APPROVED SITE PLAN AMENDMENT TO ALLOW FOR COMMERCIAL DEVELOPMENT ON A PARCEL PREVIOUSLY USED AS A DRAINAGE POND THAT HAS BEEN PARTIALLY RECLAIMED.  
DEFERRED TO MARCH 30TH, 2022.
15. **PR-2022-006579**  
**SD-2022-00013 – EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT/INFRASTRUCTURE LIST**  
CONSSENSUS PLANNING, INC. agent for CEDAR INVESTORS, LLC requests the aforementioned action(s) for all or a portion of: TRACT 6, PLAT OF THE HIGHLANDS zoned MX-M, located at 1301 CENTRAL AVE NE between CEDAR ST NE and SYCAMORE ST NE containing approximately 2.85 acre(s). (K-15)  
**PROPERTY OWNERS:** CEDAR INVESTORS LLC ATTN: ARGUS DEVELOPMENT COMPANY  
**REQUEST:** EXTENSION OF INFRASTRUCTURE LIST ASSOCIATED WITH APPROVED SITE PLAN  


16. **PR-2021-006366**  
**SD-2022-00017 – PRELIMINARY/FINAL PLAT**  
CSI – CARTESIAN SURVEYS INC. agent for 7B BUILDING AND DEVELOPMENT/VIA REAL ESTATE requests the aforementioned action(s) for all or a portion of: LOT 1 TRACT 112-A-2 BLOCK 2, DOUGLAS MACARTHUR SUBDIVISION zoned MX-M, located at 5307 4TH ST NW and 4TH ST NW and DOUGLAS MACARTHUR RD NW containing approximately 1.4319 acre(s). (F-14)  
**PROPERTY OWNERS:** MARTINEZ PROPERTY HOLDINGS LLC  
**REQUEST:** LOT LINE ADJUSTMENT BETWEEN TWO EXISTING PARCELS TO CREATE TWO NEW TRACTS, GRANT EASEMENTS AND GRANT ADDITIONAL RIGHT-OF-WAY  

**17. PR-2019-001971**  
**SD-2022-00019 – EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT**

BOHANNAH HUSTON, INC./MIKE BALASKOVITZ agent for GOLD MESA INVESTMENT, LLC requests the aforementioned action(s) for all or a portion of: TRACT D1 THRU D7, MESA DEL SOL INNOVATION PARK II zoned PC, located at NW INTERSECTION OF CRICK CROSSING AND HAWKING DR containing approximately 80.0 acre(s). (Q-16)

PROPERTY OWNERS: CITY OF ALBUQUERQUE, CHAVEZ STEVE & GUZMAN RUDY & DASKALOS PETE & SOULA, AKINITA LLC, BERNALILLO COUNTY C/O COUNTY MANAGER,  
REQUEST: 2 YEAR EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT


**SKETCH PLATS**

**18. PR-2022-006604**  
**PS-2022-00019 – SKETCH PLAT**

CHRISTOPHER J. DENLER agent for SUSAN M. LENTZ requests the aforementioned action(s) for all or a portion of: TRACT 104 MAP 31 EXC EASTERLY PORT OUT TO R/W CONT 0.1129 AC zoned RA & MX-M, located at 3905 RIO GRANDE NW between GRIEGOS NW and PEDRONCELLI containing approximately 0.48 acre(s). (F-13)

PROPERTY OWNERS: LENTZ SUSAN M  
REQUEST: DIVIDE EXISTING TRACT INTO 2 NEW TRACTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

**19. PR-2022-006611**  
**PS-2022-00022 – SKETCH PLAT**

ARCH + PLAN LAND USE CONSULTANTS agent for 7100 LOMAS LLC requests the aforementioned action(s) for all or a portion of: TRACT A1, GLOBE SUBDIVISION zoned MX-M, located at 7100 & 7220 LOMAS NE between LOUISIANA BLVD and CHAMA ST containing approximately 3.8975 acre(s). (K-16)

PROPERTY OWNERS: 7100 LOMAS LLC  
REQUEST: CONSOLIDATE TWO EXISTING LOTS INTO ONE NEW LOT, GRANT EASEMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.
Other Matters - None

Action Sheet Minutes were approved for February 9, 2022

DRB Member Signing Session for Approved Cases

ADJOURNED