DEVELOPMENT REVIEW BOARD  
Agenda  
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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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/87234251226 (Place mouse over hyperlink, right-click, choose “open hyperlink”)  
   Meeting ID: 872 3425 1226  
   By phone +1 253 215 8782 or Find your local number: https://cabq.zoom.us/u/kwex8d5fi  

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: TRA-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  

DRB 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

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**MAJOR CASES**

3. **PR-2018-001346**  
**SI-2022-00184 – SITE PLAN**  
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

4. **PR-2021-005573**  
**IDO 2020 SI-2021-01482 – SITE PLAN**  
DEKKER/PERRICH/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.
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**
   
   **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

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

   **AGENT REQUESTS DEFERRAL 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

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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

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**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

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

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). ([Deferred from 5/19/21, 7/14/21, 8/4/21, 8/18/21, 10/20/21, 1/5/22, 2/2/22])

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

**AGENT REQUESTS DEFERRAL TO MARCH 2ND, 2022.**


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). ([Deferred from 2/2/22])

PROPERTY OWNERS: SWCW LLC REQUEST: MINOR PRELIMINARY/FINAL PLAT REVIEW


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). ([Deferred from 5/19/21, 7/14/21, 8/4/21, 8/18/21, 10/20/21, 1/5/22, 2/2/22])

PROPERTY OWNERS: HOMEWISE INC REQUEST: CREATE 2 NEW LOTS FROM 1 EXISTING LOT, SIDEWALK WAIVER AND ADMINISTRATIVE DECISION OF RIGHT-OF-WAY WIDTH


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). ([Deferred from 5/19/21, 7/14/21, 8/4/21, 8/18/21, 10/20/21, 1/5/22, 2/2/22])

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.
15. **PR-2022-006579**  
**SD-2022-00013 – EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT**  
CONSENSUS 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**
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

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

Other Matters

Action Sheet Minutes – February 9, 2022

DRB Member Signing Session for Approved Cases

ADJOURN