



**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:** 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/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/j/87234251226>

**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**

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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/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.

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 30<sup>TH</sup>, 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 **7<sup>TH</sup> ST NW** and **9<sup>th</sup> 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 **98<sup>TH</sup> ST LLC** requests the aforementioned action(s) for all or a portion of: **TRACT 34D-A, LOS DIAMANTES** zoned **PD**, located on **98<sup>th</sup> ST** between **BLAKE RD** and **DENNIS CHAVEZ** containing approximately **25.1635** acre(s). **(N-9)**[*Deferred from 2/9/22*]
- PROPERTY OWNERS:** 98<sup>th</sup> Street LLC  
**REQUEST:** EXTENSION FOR IIA B-2, STORM DRAIN LOCATED IN 98<sup>TH</sup> ST
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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
- \*\* AGENT REQUESTS DEFERRAL TO MARCH 2<sup>ND</sup>, 2022.**
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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
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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 8<sup>TH</sup> 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 ADMINSTRATIVE DECISION OF RIGHT-OF-WAY WIDTH
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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 STIE PLAN AMENDMENT TO ALLOW FOR COMMERCIAL DEVELOPMENT ON A PARCEL PREVIOUSLY USED AS A DRAINAGE POND THAT HAS BEEN PARTIALLY RECLAIMED.
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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
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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 4<sup>TH</sup> ST NW and 4<sup>TH</sup> 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
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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
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## **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

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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

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#### Other Matters

Action Sheet Minutes – February 9, 2022

DRB Member Signing Session for Approved Cases

ADJOURN