



**DEVELOPMENT REVIEW BOARD**

**Agenda**

**ONLINE ZOOM MEETING**

**February 9, 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*

\*\*\*\*\*

**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/81849672082> (Place mouse over hyperlink, right-click, choose "open hyperlink")  
 Meeting ID: 816 3125 2215  
 By Phone +1 253 215 8782 or Find your local number: <https://cabq.zoom.us/u/kR5bdInQW>

**MAJOR CASES**

- 1. [PR-2022-006497](#)  
[SI-2022-00124](#) – SITE PLAN**

**CONSENSUS PLANNING INC.** agent for **FAIZEL KASSAM** requests the aforementioned action(s) for all or a portion of **LOT 2 BLOCK 4B, SUNPORT PARK SUBDIVISION, zoned NR-BP, located on 1500 SUNPORT PL NE** containing approximately 1.2115 acre(s). **(M-15)** [Deferred from 1/5/22]

**PROPERTY OWNERS** AIRPORT HOSPITALITY LLC C/O LEGACY HOSPITALITY LLC  
**REQUEST:** SITE PLAN for HOTEL DEVELOPMENT

2.

[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]

**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.

3.

[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]

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

4. [PR-2021-004968](#)

Sketch plat 1-27-2021

SD-2021-00260 – PRELIMINARY PLAT  
VA-2021-00453 – WAIVER TO STREET  
FACING REAR YARD

VA-2021-00455 – TEMPORARY  
DEFERRAL OF SIDEWALK

VA-2021-00452 – SIDEWALK WAIVER

VA-2021-00454 – WAIVER TO BLOCK  
LENGTH

**BOHANNAN HUSTON, INC.** agent for **ELK HAVEN** requests the aforementioned action(s) for all or a portion of: **TRACT B-1 & B-2, LA CUENTISTA SUBDIVISION** zoned **R-ML**, located on **ROSA PARKS RD NW between UNSER BLVD NW and KIMMICK DR NW** containing approximately **59.0** acre(s). **(C-10)** [Deferred from 1/5/22]

PROPERTY OWNERS: ELK HAVEN LLC

REQUEST: PRELIMINARY PLAT AND ASSOCIATED WAIVER

**\*\*AGENT REQUESTS DEFERRAL TO MARCH 30<sup>TH</sup>, 2022.**

5.

[PR-2021-005628](#) IDO 2020

SD-2021-00214 – PRELIMINARY PLAT

**BOHANNAN HUSTON INC.** agent for **MDS INVESTMENTS, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT A-1-A-1-A, MESA DEL SOL INNOVATION PARK** zoned **PC**, located on **UNIVERSITY BLVD SE between STRYKER RD and UNIVERSITY BLVD** containing approximately **1598.6338** acre(s). **(R-14, S-14-17, T-15-17)** [Deferred from 11/17/21, 12/8/21, 12/15/21, 1/5/22, 1/12/22, 2/2/22]

PROPERTY OWNERS: MDS INVESTMENTS, LLC

REQUEST: PRELIMINARY PLAT AND BULK LAND PLAT FOR FUTURE TRACT N AND THE RE-PLAT OF TRACT A-1-A1-A TO DEDICATE RIGHT OF WAY FOR MESA DEL SOL TOWN CENTER.

6.

[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, 9/29/21, 10/20/21, 11/3/21, 11/17/21, 12/15/21, 1/5/22, 1/26/22]

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

7. [PR-2019-002402](#)  
[SI-2021-002080](#) – SITE PLAN
- BOWMAN CONSULTING GROUP** requests the aforementioned action(s) for all or a portion of: **LOT 12, UNIT 5, AVALON SUBDIVISION** zoned **NR-BP**, located on **98TH** containing approximately **1.46** acre(s). **(K-9)** [Deferred from 1/5/22, 1/12/22]
- PROPERTY OWNERS:** KEVIN MATTSON-RS BLUEWATER LLC  
**REQUEST:** DRB SITE PLAN FOR DRIVE THRU RESTAURANT
- 
8. [PR-2021-005904](#)  
[SD-2021-00263](#) – VACATION OF RIGHT-OF-WAY
- DAVID MOYA** requests the aforementioned action(s) for all or a portion of: **LOTS 19 THRU 27 BLOCK 10, ORIGINAL TOWNSITE OF WESTLAND** zoned **MX-M**, located on **the SOUTH EAST CORNER OF 98<sup>TH</sup> ST AND CENTRAL** containing approximately **0.11** acre(s). **(K-9)** [Deferred from 1/26/22]
- PROPERTY OWNERS:** DAVID MOYA  
**REQUEST:** VACATION OF EXISTING NORTH HALF OF ALLEY BEHIND GRANDVIEW MOTEL AT 98<sup>TH</sup> AND CENTRAL
- 
9. [Project #PR-2019-002277](#)- IDO 2018 (1002962)  
[SI-2019-00246](#) – SITE PLAN
- RESPEC** agent(s) for **RAINBOW PASEO, LLC** request(s) the aforementioned action(s) for all or a portion of **TRACT A PLAT OF TRACTS A, B AND C CANTATA AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACT OS-4 THE TRAILS UNIT 2 & TRACT A TAOS AT THE TRAILS UNIT 2)**, zoned **R-ML**, located on **OAKRIDGE ST NW between OAKRIDGE ST NW and TREE LINE AVE NW**, containing approximately **3.26** acre(s). **(C-9)** [Deferred from 8/15/19, 10/9/19, 12/4/19, 2/5/20, 3/4/20, 4/15/20, 6/3/20, 8/5/20], 9/30/20, 10/14/20, 12/16/20, 2/24/21, 4/21/21, 6/23/21, 8/25/21, 10/6/21, 10/20/21, 11/10/21, 12/8/21, 1/26/22]
- PROPERTY OWNERS:** RV LOOP LLC  
**REQUEST:** 52 UNIT TOWNHOME DEVELOPMENT
- 
10. [PR-2021-006336](#)  
[SI-2021-02091](#) – SITE PLAN
- TIERRA WEST, LLC - VINCE CARRICA** agent for **DENNIS ROMERO** requests the aforementioned action(s) for all or a portion of: **LOT 1, BLOCK 3 TOWN OF ATRISCO GRANT** zoned **NR-BP**, located on **10320 CENTRAL AVE SW between CENTRAL AVE and SUNSET GARDENS** containing approximately **4.0** acre(s). **(L-08)** [Deferred from 1/5/22, 1/19/22, 1/26/22]
- PROPERTY OWNERS:** DENNIS ROMERO  
**REQUEST:** DRB SITE PLAN FOR SELF STORAGE FACILITY

**MINOR CASES**

11. [PR-2018-001401](#)  
SD-2022-00012 – EXTENSION OF  
INFRASTRUCTURE IMPROVEMENTS  
AGREEMENT
- MARK GOODWIN & ASSOCIATE, 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)**
- PROPERTY OWNERS: 98<sup>th</sup> Street LLC  
REQUEST: EXTENSION FOR IIA B-2, STORM DRAIN LOCATED IN 98<sup>TH</sup> ST
- 

12. [PR-2019-002063](#)  
SD-2021-00261 – FINAL PLAT
- MARK GOODWIN & ASSOCIATES, PA agent for **BOKAY CONSTRUCTION, INC.** requests the aforementioned action(s) for all or a portion of: **LOT 1-PA THRU 31-P1, SAGE RANCH** zoned **R-T**, located on **SAGE RANCH COURT between SAGE RANCH RD and BENAVIDEZ RD** containing approximately **3.7742** acre(s). **(M-9)** [Deferred from 1/5/2, 1/12/22, 1/19/22]
- PROPERTY OWNERS: WESTWAY HOMES  
REQUEST: FINAL PLAT APPROVAL FOR SAGE RANCH SUBDIVISION
- 

### SKETCH PLATS

13. [PR-2022-006568](#)  
PS-2022-00011 – SKETCH PLAT
- THE GROUP/RON HENSLEY agent for **CLEARBROOK INVESTMENTS INC.** requests the aforementioned action(s) for all or a portion of: **LOTS 4 & 5 UNIT 3 TRACT 3, NORTH ALBUQUERQUE ACRES** zoned **R1-C**, located on **WILSHIRE AVE NE between HOLBROOK and VENTURA** containing approximately 1.7 acre(s). **(C-20)**
- PROPERTY OWNERS: AL-SABASSI ABDUL FATTAH  
REQUEST: CREATE 4 LOTS FROM 2 EXISTING LOTS
- 
14. [PR-2021-005692](#)  
PS-2022-00012 – SKETCH PLAT
- CSI – **CARTESIAN SURVEYS, INC.** agent for **THOMAS M. SALAS AND THERESA M. SALAS TRUST UTA** requests the aforementioned action(s) for all or a portion of: **LOTS 21, 22 AND 24-A, BLOCK 24, BUENA VENTURA** zoned **MX-L**, located at **301 EUBANK BLVD NE between CHICO RD NE and COPPER AVE NE** containing approximately 0.6498 acre(s). **(K-20)**
- PROPERTY OWNERS: SALAS THOMAS M & THERESA M TRUSTEES  
SALAS TRUST UTA  
REQUEST: CREATE ONE NEW LOT VIA LOT LINE ELIMINATION BETWEEN 3 EXISTING LOTS
-

15. [PR-2021-006571](#)  
[PS-2022-00013](#) – SKETCH PLAT

CSI – CARTESIAN SURVEYS, IN. agent for THE CONSTANCE, LLC requests the aforementioned action(s) for all or a portion of: **LOTS 58 & 59, ROSSITER ADDITION** zoned **R-ML**, located at **4505 12<sup>TH</sup> ST NW between BELLROSE AVE NW and 12<sup>TH</sup> COURT NW** containing approximately 0.6945 acre(s). (F-14)

**PROPERTY OWNERS:** CONSTANCE LLC THE

**REQUEST:** CREATE ONE NEW LOT VIA LOT LINE ELIMINATION BETWEEN 2 EXISTING LOTS

---

Other Matters

[PR-2020-003847](#) IDO 2020  
[SD-2021-00219](#) – PRELIMINARY/FINAL PLAT

ISAACSON & ARFMAN, INC./FRED ARFMAN agent for YES HOUSING, INC./THADDEUS LUCERO requests the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 3 & TRACTS 90-C AND 90-B-2, BLOCK 1, FITZGERALD ADDITION** zoned **MX-M**, located at **420 FITZGERALD ROAD NW between 4<sup>TH</sup> ST NW and 7<sup>TH</sup> ST NW** containing approximately 5.0036 acre(s). (G-14)  
*[Deferred from 11/3/21, 11/17/21]*

**PROPERTY OWNERS:** CITY OF ALBUQUERQUE

**REQUEST:** PLAT CORRECTION PER THE CONDITIONS OF APPROVAL FOR THE SITE PLAN FOR PR-2020-003847/SI-2021-01955

---

Action Sheet Minutes – February 2, 2022

DRB Member Signing Session for Approved Cases

ADJOURN