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

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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/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/kR5bdlnQW

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

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**  
**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 30TH, 2022.**

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5. **PR-2021-005628**  
**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.**

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6. **PR-2020-004138**  
**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**
<table>
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<th>Case Number</th>
<th>Description</th>
<th>Details</th>
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| **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 98TH 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 98TH 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 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).  
**PROPERTY OWNERS:** 98TH STREET LLC  
**REQUEST:** EXTENSION FOR IIA B-2, STORM DRAIN LOCATED IN 98TH 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).  
**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).  
**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).  
**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 12TH ST NW between BELLROSE AVE NW and 12TH COURT NW containing approximately 0.6945 acre(s). (F-14)

**PROPERTY OWNERS:** CONSTANCE LLC

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

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Other Matters

**PR-2020-003847** I DO 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 4TH ST NW and 7TH 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

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Action Sheet Minutes – February 2, 2022

DRB Member Signing Session for Approved Cases

ADJOURN