DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

January 26, 2022

Jolene Wolfley................................................................. DRB Chair
Jeanne Wolfenbarger ...................................................... Transportation
Blaine Carter ................................................................. Water Authority
Ernest Armijo............................................................... Hydrology
Jeff Palmer................................................................. 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: 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/84777829673 (Place mouse over hyperlink, right-click, choose “open hyperlink”)
      Meeting ID: 847 7782 9673
      By phone  1 346 248 7799 or Find your local number:  https://cabq.zoom.us/u/kd1GrYcn5A

MAJOR CASES

1. **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)

   **PROPERTY OWNERS:** DAVID MOYA
   **REQUEST:** VACATION OF EXISTING NORTH HALF OF ALLEY BEHIND GRANDVIEW MOTEL AT 98TH AND CENTRAL

DRB 2022
2. **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]  

**PROPERTY OWNERS:** RV LOOP LLC  
**REQUEST:** 52 UNIT TOWNHOME DEVELOPMENT  

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, MESAS 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]  

**PROPERTY OWNERS:** CITY OF ALBUQUERQUE, MDS INVESTMENTS  
**REQUEST:** PRELIMINARY PLAT, VACATIONS OF PRIVATE EASEMENT, VACATIONS OF PUBLIC EASEMENT
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). (Deferred from 9/29/21, 10/20/21, 11/3/21, 11/17/21, 12/1/21, 1/5/22)
   **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-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). (Deferred from 8/11/21, 9/15/21, 9/29/21, 10/20/21, 11/3/21, 11/17/21, 12/1/21, 1/5/22)
   **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

6. **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). (Deferred from 12/15/12, 1/5/22)
   **PROPERTY OWNERS:** DARRYL CHITWOOD
   **REQUEST:** PRELIMINARY PLAT, SIDEWALK WAIVER
7. **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]

**PROPERTY OWNERS:** DENNIS ROMERO

**REQUEST:** DRB SITE PLAN FOR SELF STORAGE FACILITY

8. **PR-2021-005222** IDO 2019
SI-2021-01237 – EPC SITE PLAN SIGN-OFF

TIERRA WEST, LLC agent for WESTERN HILLS INVESTMENTS LLC requests the aforementioned action(s) for all or a portion of: TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C, C4A, SEVEN BAR RANCH zoned NR-BP, located at 3615 HWY 528 between CALLE CUERVO NW and HWY 528 containing approximately 1.99 acre(s). (A-14) [Deferred from 8/18/21, 9/15/21, 9/22/21, 10/20/21, 11/10/21, 12/1/21, 1/5/22, 1/12/22, 1/19/22]

**PROPERTY OWNERS:** WESTERN HILLS INVESTMENTS LLC

**REQUEST:** FINAL SIGN OFF OF EPC SITE PLAN

9. **PR-2020-003847**
SI-2021-01955 – SITE PLAN

WILL GLEASON, DEKKER/PERRICH/SABATINI agent for CITY OF ALBUQUERQUE requests the aforementioned action(s) for all or a portion of: MAP 33 TR 90C,001 001REPL of FITZGERALD ADD, ALL of LOT 2, BLK 1, REPLAT of FITZGERALD ,003 001 REPL of FITZGERALD ADD zoned MX-M, located on 3525 4TH ST NW, 420 FITZGERALD RD NW between MILDRED AVE NW and FITZGERALD RD NW containing approximately 2.103 acre(s). (G-14) [Deferred from 12/15/21, 1/12/22, 1/19/22]

**PROPERTY OWNERS:** CITY of ALBUQUERQUE

**REQUEST:** MULTI-FAMILY APARTMENT HOME COMMUNITY

**SKETCH PLATS**
10. **PR-2022-006500**  
**PS-2022-00004 – SKETCH PLAT**

COMMUNITY SCIENCES CORPORATION agent for CARLOS A. ZAMORA requests the aforementioned action(s) for all or a portion of: **LOT 17-A & TRACT A BLOCK 7 UNIT 5, VOLCANO CLIFFS** zoned R-1D, located at 8001 SHIPROCK CT NW between KIBO DR NW and RIMROCK DR NW containing approximately 0.4828 acre(s). (E-10)

**PROPERTY OWNERS:** CARLOS ZAMORA  
**REQUEST:** COMBINE EXISTING LOT 17-A AND TRACT A INTO ONE NEW LOT 17-A1

11. **PR-2019-002042**  
**PS-2022-00003 – SKETCH PLAT**

CSI - CARTESIAN SURVEYS INC. agent for SOLARE COLLEGIATE FOUNDATION requests the aforementioned action(s) for all or a portion of: **TRACTS 12-B-A-A and 12-B-B, EL RANCHO GRANDE I** zoned MX-M, located at 8801 GIBSON BLVD SW between BARBADOS AVE SW and 98TH ST containing approximately 10.9991 acre(s). (M-9)

**PROPERTY OWNERS:** SOLARE COLLEGIATE FOUNDATION  
**REQUEST:** SUBDIVIDE EXISTING 2 LOTS INTO 7 TRACTS AND 75 LOTS, VACATE EASEMENTS/GRANT EASEMENTS

---

Other Matters

Action Sheet Minutes – January 19th, 2022

DRB Member Signing Session for Approved Cases

ADJOURN