



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

March 2, 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: 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/87666214301> (Place mouse over hyperlink, right-click, choose "open hyperlink")

Meeting ID: 876 6621 4301

By phone +1 253 215 8782 or Find your local number: <https://cabq.zoom.us/u/kdVHtylv5w>

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, 2/16/22]

PROPERTY OWNERS: BRUNACINI DEVELOPMENT LTD CO
REQUEST: DRB SITE PLAN

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, 2/16/22]
- 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-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, 3/2/22]
- PROPERTY OWNERS:** DENNIS ROMERO
REQUEST: DRB SITE PLAN FOR SELF STORAGE FACILITY
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4. [PR-2022-006547](#)
[SI-2022-00216](#) – SITE PLAN
- ROSE MIRANDA requests the aforementioned action(s) for all or a portion of: **LOT 2A1, NORTHEAST PORTION OF BLACK RANCH** zoned **MX-L**, located at **10126 COORS BLVD NW** containing approximately **1.247** acre(s). **(B-14)**
- PROPERTY OWNERS:** SMITH DANIEL F & MELBA C TRUSTEES SMITH TRUST & MARTHA MALASCHOCK ETAL
REQUEST: SITE PLAN REVIEW OF A PROPOSED 2,540 SQ. FT PANDA EXPRESS RESTAURANT WITH DRIVE THRU
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5. [PR-2019-003021](#)
[SI-2022-00308](#) – SITE PLAN AMENDMENT
- STUDIO SOUTHWEST ARCHITECTS, INC. agent for UPTOWN TOWER LLC requests the aforementioned action(s) for all or a portion of: **5-A-1, BLOCK C, LOUISIANA SUBDIVISION** zoned **MX-H**, located at **2440 LOUISIANA BLVD NE between MENAUL BLVD NE and INDIAN SCHOOL RD NE** containing approximately **1.2137** acre(s). **(H-19)**
- PROPERTY OWNERS:** UPTOWN TOWER LLC & ALLEN FAMILY INVESTMENTS LLC & ALLEN FAMILY INVESTMENTS 2
REQUEST: MAJOR AMENDMENT FOR SITE DEVELOPMENT PLAN FOR ONE STORY 5,881 SQ FT OFFICE BUILDING
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6. [PR-2020-003688](#)
SD-2021-00196 – PRELIMINARY PLAT

ISAACSON & ARFMAN INC. – FRED ARFMAN/IAN ANDERSON agent for **GREATER ALBUQUERQUE HABITAT FOR HUMANITY – DOUG CHAMPLIN/BILL REILLY** requests the aforementioned action(s) for all or a portion of: **LOTS 42 THRU 55, DAVID-PEREA-COURSON SUBDIVISION** zoned **R-1B**, located at **62nd ST NW between CLOUDCROFT RD NW and COORS BLVD NW** containing approximately **2.13** acre(s). **(J-11)** *[Deferred from 11/3/21, 11/17/21, 12/1/21, 12/15/21, 1/12/22, 2/2/22]*

PROPERTY OWNERS: GREATER ALBUQUERQUE HABITAT FOR HUMANITY, LONNIE YANES

REQUEST: NEW SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. PLAT WILL REVISE CURRENT LOT LINES, DEDICATE NEW PUBLIC RIGHT OF WAY AND NEW EASEMENTS ASSOCIATED WITH THE DEVELOPMENT.

7. [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, 2/16/22]*

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.

8.

[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, 2/16/22]

PROPERTY OWNERS: CITY OF ALBUQUERQUE, MDS INV.
REQUEST: PRELIMINARY PLAT, VACATIONS OF PRIVATE EASEMENT, VACATIONS OF PUBLIC EASEMENT

9.

[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, 2/9/22]

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.

10. [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, 2/9/22}*

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

11. [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, 2/16/22}*

PROPERTY OWNERS: DARRYL CHITWOOD

REQUEST: PRELIMINARY PLAT, SIDEWALK WAIVER

MINOR CASES

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, 2/16/22}*

PROPERTY OWNERS: SWCW LLC

REQUEST: MINOR PRELIMINARY/FINAL PLAT REVIEW

13. [PR-2022-0006630](#)
SD-2022-00024 – VACATION OF PUBLIC EASEMENT
SD-2022-00025 – PRELIMINARY/FINAL PLAT
- ALDRICH LAND SURVEYING** agent for **CARMEN SANDOVAL** requests the aforementioned action(s) for all or a portion of: **LOT 17, OXBOW VILLAGE** zoned **R-1D**, located at **3809 OXBOW VILLAGE LN NW** containing approximately **0.2240** acre(s). (**G-11**)
- PROPERTY OWNERS:** SANDOVAL CARMEN
REQUEST: VACATE PORTION OF REMAINING ABCWUA PUBLIC SANITARY SEWER AND WATERLINE EASEMENT
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14. [PR-2020-004215](#)
SD-2022-00028 – PRELIMINARY/FINAL PLAT
- WAYJOHN SURVEYING INC.** agent for **ALBUQUERQUE-MONTGOMERY TAKE FIVE LLC** requests the aforementioned action(s) for all or a portion of: **LOT C BLOCK 7, BOYD’S ADDITION** zoned **MX-L**, located at **6201 MONTGOMERY between SAN PEDRO DR NE and ROBERTA PL NE** containing approximately **0.5144** acre(s). (**F-18**)
- PROPERTY OWNERS:** ETHRIDGE PROPERTIES LLC
REQUEST: CREATE 2 LOTS FROM 1 EXISTING LOT
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15. [PR-2021-006130](#)
SD-2022-00029 – PRELIMINARY/FINAL PLAT
- WAYJOHN SURVEYING INC.** agent for **FOX PLAZA LLC** requests the aforementioned action(s) for all or a portion of: **4-B & 4-D, TIJERAS PLACE IMPROVEMENT CO.** zoned **MX-M**, located at **201 SAN PEDRO SE between ZUNI RD SE and CENTRAL AVE SE** containing approximately **4.8618** acre(s). (**K-18**)
- PROPERTY OWNERS:** FOX PLAZA PARTNERS C/O JAMES A PETERSON
REQUEST: CREATE 1 LOT FROM 2 EXISTING LOTS
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16. [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, 2/16/22*]
- PROPERTY OWNERS:** BLAKE’S LOTABURGER
REQUEST: COMBINE 5 LOTS INTO ONE LOT
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17. [PR-2021-005864](#)
[SD-2022-00031](#)– AMENDMENT TO
INFRASTRUCTURE LIST

WOOTEN ENGINEERING agent for **RED SKY HOLDINGS** requests the aforementioned action(s) for all or a portion of: **LOT 12 UNIT 5, AVALON SUBDIVISION** zoned **NR-BP**, located on the **EAST SIDE OF 98TH ST between VOLCANO RD NW and BLUEWATER RD NW** containing approximately **11.0954** acre(s). **(K-09)**

PROPERTY OWNERS: MAJEC LLC C/O BUENO FOODS INC ATTN: KEN GENCO

REQUEST: MINOR CHANGE TO PREVIOUSLY APPROVED INFRASTRUCTURE LIST AS REQUIRED BY NMDOT

18. [PR-2021-006216](#)
[SD-2022-00023](#) – PRELIMINARY/FINAL
PLAT
[VA-2022-00040](#) – SIDEWALK WAIVER

ARCH + PLAN LAND USE CONSULTANTS LLC agent for **JOHN SHAVER/PINON CREEK TOWNHOME ASSOCIATION** requests the aforementioned action(s) for all or a portion of: **LOTS 6 & 74, PINON CREEK** zoned **R-T**, located at **435 PINON CREEK SE between FOUR HILLS RD and SERENITY CT** containing approximately **0.635** acre(s). **(L-23)**

PROPERTY OWNERS: SHAVER JOHN W

REQUEST: LOT LINE ADJUSTMENT TO ELIMINATE ENCROACHMENT

SKETCH PLATS

19. [PR-2022-006627](#)
[PS-2022-00027](#)– SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS LLC agent for **GENERAL ELECTRIC CO.** requests the aforementioned action(s) for all or a portion of: **LOTS 17 THRU 21 & TRACTS 64-A-1-B & 64-A-1-A-4** zoned **NR-LM**, located at **335 WOODWARD RD SE between DESCANSO RD SE and WOODWARD RD SE** containing approximately **15.40** acre(s). **(M-14)**

PROPERTY OWNERS: GENERAL ELECTRIC CO C/O EPROPERTY TAX-DEPT 201

REQUEST: CREATE 4 LOTS FROM ONE EXITING LOT, GRANT ACCESS AND UTILITY EASEMENT

20. [PR-2019-002981](#)
[PS-2022-00025](#) – SKETCH PLAT

BLACKPOINT PROPERTIES, LLC requests the aforementioned action(s) for all or a portion of: **TRACT B LOTS 258 THRU 284, BLOCK 23 AND 310 THRU 340 BLOCK 28, PERFECTO ARMIJO AND BROTHER ADDITION** zoned **MX-M**, located at **605 LOMAS BLVD NW between 7TH ST NW and 6TH ST NW** containing approximately **1.6276** acre(s). **(J-14)**

PROPERTY OWNERS: OSO GRANDE TECHNOLOGIES INC ATTN: DENNIS JONTZ

REQUEST: PROPOSED DEMOLITION OF EXISTING BANK AND REDEVELOPMENT WITH CAR WASH AND CAFÉ DRIVE THRU

21. [PR-2020-004370](#)
[PS-2022-00021](#) – SKETCH PLAT

TIM BORROR requests the aforementioned action(s) for all or a portion of: **16-A-P2 & 17-A-P2 BLOCK 29 UNIT 2, COAL SUBDIVISION** zoned **RM-L**, located at **619 & 623 14TH ST SW** containing approximately **0.1264** acre(s). **(K-13)**

PROPERTY OWNERS: UR 14 COAL LLC

REQUEST: LOT LINE ELIMINATION BETWEEN TWO ADJACENT LOTS TO BUILD TOWNHOMES

22. [PR-2022-006614](#)
[PS-2022-00024](#) – SKETCH PLAT

DOTORE CUSTOM HOMES agent for **MICHAEL & EMILY CISNEROS** requests the aforementioned action(s) for all or a portion of: **LOT 3 BLOCK 12 UNIT 5, VOLCANO CLIFFS SUBDIVISION** zoned **R-1D**, located at **6508 JADE DR between MOLTON ROCK and UNSER** containing approximately **0.34** acre(s). **(E-10)**

PROPERTY OWNERS: SISNEROS MICHAEL & EMILY

REQUEST: VACATION OF 25' PUBLIC DRAINAGE EASEMENT

23. [PR-2022-006657](#)
[PS-2022-00030](#) – SKETCH PLAT

IMPROVE GROUP agent for **B3 DEVELOPMENT LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 1-9 BLOCK 4 ESPERANZA ADDITION** zoned **MX-L**, located at **1000 SAN MATEO BLVD SE between SOUTHERN AVE SE and KATHERYN AVE SE** containing approximately **1.1472** acre(s). **(L-17)**

PROPERTY OWNERS: GALANTER ABE & SALLY

REQUEST: RE-PLAT 9 RESIDENTIAL LOTS INTO 1 SINGLE LOT FOR 32 UNIT MULTI-FAMILY HOUSING DEVELOPMENT WITH 12,000 SQ FT OF COMMERCIAL SPACE

Other Matters

Action Sheet Minutes – February 16, 2022

DRB Member Signing Session for Approved Cases

ADJOURN