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

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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/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
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

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

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

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
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 EXISTING ALBUQUERQUE STUDIOS CAMPUS INCLUDING A NEW PRODUCTION 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
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

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

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

16. **PR-2021-005009**  
**IDO 2019**  
**SD-2021-00091** – PRELIMINARY/FINAL PLAT  
WAYJOHN SURVEYING INC. agent(s) for BLAKES LOTABURGER 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
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