



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

June 16, 2021

Jolene Wolfley..... DRB Chair
Jeanne Wolfenbarger Transportation
Blaine Carter Water Authority
Ernest Armijo.Hydrology
Carl Garcia.....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")

MAJOR CASES

1. **PR-2020-004138**
SD-2021-00104 – VACATION OF RIGHT OF WAY- HAWKING DRIVE and EASTMAN AVENUE

BOHANNAN HUSTON, INC. agent for **NETFLIX STUDIOS, LLC** requests the aforementioned action(s) for all or a portion of: **HAWKING DRIVE between STRYKER ROAD and north of SAGAN AVE, MESA DEL SOL INNOVATION PARK** zoned PC, located on **EASTMAN AVE SE and HAWKING DR SE, EAST OF UNIVERSITY BLVD** containing approximately 4.04 acre(s). (G-11)

PROPERTY OWNERS: NETFLIX STUDIO LLC, CITY OF ALBUQUERQUE
REQUEST: VACATION OF RIGHT OF WAY IN PREPARATION OF FUTURE SUBDIVISION ACTION

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB RECOMMENDS APPROVAL OF THE VACATION TO CITY COUNCIL PER EXHIBIT IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO WITH A FINDING AS STATED BY TRANSPORTATION INDICATING THAT THE TRAFFIC IMPACT STUDY MUST BE APPROVED, AND THE SUBSEQUENT RECOMMENDED TRAFFIC MITIGATION MEASURES WILL BE IDENTIFIED DURING THE PLATTING/DRB SITE PLAN STAGES.

2. **PR-2019-003169**
SD-2020-00115 – PRELIMINARY PLAT
VA-2020-00192 – TEMPORARY DEFERRAL OF SIDEWALK
(Sketch Plat 12/18/19)

RON HENSLEY/THE GROUP agent(s) for **CLEARBOOK INVESTMENTS INC.** request(s) the aforementioned action(s) for all or a portion of: **01 UNIT 3 ATRISCO GRANT EXC NW'LY POR TO R/W,** zoned MX-M, located at **SAGE RD between COORS and 75TH ST,** containing approximately 9.56 acre(s). (L-10)[*Deferred from 7/22/20, 8/5/20, 9/2/20, 9/30/20, 11/18/20, 12/9/20, 2/3/21, 4/7/21, 4/28/21, 5/26/21, 6/9/21*]

PROPERTY OWNERS: CLEARBOOK INVESTMENTS INC, HENRY SCOTT TRUSTEE HENRY RVT
REQUEST: SUBDIVISION OF TRACT INTO 62 LOTS AND 2 TRACTS AND SIDEWALK DEFERRAL

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND WITH THE SIGNING OF THE INFRASTRUCTURE LIST ON JUNE 16, 2021 THE DRB HAS APPROVED PRELIMINARY PLAT AND THE TEMPORARY DEFERRAL OF SIDEWALK.

3. [PR-2021-005411](#)
[SI-2021-00760](#) – SITE PLAN
[SD-2021-00100](#) – PRELIMINARY PLAT
[SD-2021-00101](#) – VACATION OF PRIVATE EASEMENT-PNM
[SD-2021-00102](#) - VACATION OF PRIVATE EASEMENT-TEMP CONSTRUCTION
[SD-2021-00103](#) - VACATION OF PRIVATE EASEMENT-NMDOT

TIERRA WEST, LLC agent for **ALBUQUERQUE ANUSA, LLC – CHARLES W SABADASH III** requests the aforementioned action(s) for all or a portion of: zoned NR-LM, located at **9100 PAN AMERICAN between ALAMEDA PL NE and GLENDALE** containing approximately 5.2896 acre(s). (B-18)

PROPERTY OWNERS: ALBUQUERQUE ANUSA, LLC, MELLOY BROTHERS MOTOR LTD CO
REQUEST: SITE PLAN FOR LIGHT VEHICLE SALES AND RENTAL, MAJOR PRELIMINARY PLAT, PRIVATE EASEMENT VACATIONS

DEFERRED TO JUNE 30TH, 2021.

4. [PR-2019-003092](#)
[SD-2021-00089](#) – VACATION OF PUBLIC RIGHT OF WAY

TIERRA WEST, LLC agent for **SWCW LLC** requests the aforementioned action(s) for all or a portion of: **ALLEY WAY west 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 0.287 acre(s). (L-17) *[Deferred from 6/9/21]*

PROPERTY OWNERS: SSCW, LLC
REQUEST: VACATION OF PUBLIC RIGHT OF WAY

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB RECOMMENDS APPROVAL OF THE VACATION TO CITY COUNCIL PER EXHIBIT IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO WITH A FINDING AS STATED BY TRANSPORTATION THAT A TURN AROUND SHALL BE PROVIDED, WITH COORDINATION WITH THE FIRE MARSHALL AND SOLID WASTE, AND ADDED TO AN INFRASTRUCTURE LIST PRIOR TO PLATTING ACTION.

5. [PR-2020-004747](#)
[SI-2021-00484](#) – SITE PLAN

TIERRA WEST, LLC agent for **98TH & I-40 LAND LLC** requests the aforementioned action(s) for all or a portion of: **TRACT 2 PLAT OF TRACTS 1 THRU 12, AVALON SUBDIVISION UNIT 5** zoned NR-BP, located on **DAYTONA RD NW between I-40 and DAYTONA** containing approximately 13.81 acre(s). (J-9)*[Deferred from 5/5/21, 5/19/21, 6/9/21]*

PROPERTY OWNERS: 98th & I-40 LAND LLC
REQUEST: SUBDIVIDE INTO TWO TRACTS, SITE PLAN FOR TWO BUILDINGS 9,800 SQF and 12,500 SQF for HEAVY VEHICLE & EQUIPMENT REPAIR, SERVICING AND MAINTENANCE

DEFERRD TO JUNE 23RD, 2021.

MINOR CASES

6. [PR-2020-003443](#)
SD-2021-00112 – AMENDMENT TO
 INFRASTRUCTURE LIST
- TIERRA WEST, LLC agent(s) for HOLLY PARTNERS, LLC request(s) the aforementioned action(s) for all or a portion of: **TRACT 20A-1, VACATION AMENDED PLAT & REPLAT OF PARADISE NORTH** zoned MX-L, located at the **SOUTHWEST CORNER OF UNSER AND MCMAHAN between BANDELIER ST and UNSER BLVD**, containing approximately 19.09 acre(s). (A-11)
- PROPERTY OWNERS:** HOLLY PARTNERS, LLC
REQUEST: AMENDMENT TO PREVIOUSLY APPROVED INFRASTRUCTURE LIST TO SPLIT ITEMS INTO PHASES 1 & 2.
- IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE AMENDED INFRASTRUCTURE LIST WITH THE FINDING AS STATED BY TRANSPORTATION THAT THE SCHEDULING OF PHASE 2 SHALL RAPIDLY FOLLOW “RAC” ACCEPTANCE.**
-
7. [PR-2021-005571](#)
SD-2021-00113 – PRELIMINARY/FINAL
 PLAT
SD-2021-00114 – VACATION OF PUBLIC
 EASEMENT
SD-2021-00115 – VACATION OF PUBLIC
 EASEMENT
- ALLWOODS & MONTGOMERY PLAZA agent(s) for MONTGOMERY PLAZA PARTNERS LLC request(s) the aforementioned action(s) for all or a portion of: **A, B, 1-C, ALLWOODS & MONTGOMERY PLAZA** zoned MX-M, located at **4595 & 4601 SAN MATEO BLVD NE between MONTGOMERY BLVD NE and SAN MATEO BLVD NE**, containing approximately 8.8 acre(s). (F-17)
- PROPERTY OWNERS:** MONTGOMERY PLAZA PARTNERS, LLC
REQUEST: SUBDIVIDE EXISTING 3 TRACTS, VACATE EASEMENTS/GRANT EASEMENTS
- DEFERRED TO JUNE 30TH, 2021.**
-
8. [PR-2021-005019](#)
(OKA: PR-2020-003259)
SD-2021-00110 – VACATION OF PUBLIC
 EASEMENT
SD-2021-00109 – PRELIMINARY/FINAL
 PLAT
- CSI – CARTESIAN SURVEY’S INC. agent for PAY AND SAVE request(s) the aforementioned action(s) for all or a portion of **TRACT A-2, TRACT A LOTS 1-5 AND 11-17, LANDS OF M.S.T & T, FURR’S PROPERTIES INC.; RIVERA PLACE**, zoned MX-M, located at **4701 4TH ST NW between GRIEGOS RD NW and PALO DURO AVE NW**, containing approximately 3.3677 acre(s). (F-14)*[Deferred from 6/9/21]*
- PROPERTY OWNERS:** PAY AND SAVE, INC
REQUEST: COMBINE 15 EXISTING PARCELS INTO ONE PROPOSED TRACT, VACATE PUBLIC EASEMENT, GRANT PUBLIC EASEMENT
- DEFERRED TO JUNE 30TH, 2021.**
-

SKETCH PLAT

9. [PR-2021-005573](#)
[PS-2021-00069](#) -SKETCH PLAT
- BOHANNAN HUSTON INC.** agent(s) for **NETFLIX STUDIOS, LLC** request(s) the aforementioned action(s) for all or a portion of: **TRACTS 26, N, O, Q-2, Q-3, OS-7, 17, A-1-A-6, MESA DEL SOL INNOVATION PARK I & II** zoned PC, located at **5650 UNIVERSITY BLVD SE between STRYKER RD and UNIVERSITY BLVD**, containing approximately 162.51 acre(s). (R-16)

PROPERTY OWNERS: CITY OF ALBUQUERQUE, Mds INVESTMENTS
REQUEST: SKETCH PLAT FOR EAST PLAT IN PREPARATION FOR NETFLIX STUDIOS EXPANSION

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

10. [PR-2019-002179](#)
[PS-2021-00067](#) -SKETCH PLAT
- ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **MARYANNE PILS** request(s) the aforementioned action(s) for all or a portion of: **LOTS 8 & 9, WINONA ADDITION** zoned R-1B, located at **4104 6TH ST NW between CHEROKEE RD and SAN LORENZO AVE**, containing approximately 0.12 acre(s). (G-14)

PROPERTY OWNERS: MARYANNE PILS
REQUEST: INTERIOR LOT LINE ADJUSTMENT – 2 LOTS INTO 2 LOTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

11. [PR-2021-005572](#)
[PS-2021-00068](#) -SKETCH PLAT
- RESPEC (JESUS LOPEZ)** agent(s) for **PULTE GROUP (KEVIN PATTON)** request(s) the aforementioned action(s) for all or a portion of: **TRACT 23, VOLCANO CLIFFS SUBD**, zoned R-A, located on **GILA RD between QUIVIRA DR and VISTA BOSQUEJO RD**, containing approximately 6.7 acre(s). (D-9)

PROPERTY OWNERS: VIRGIL GIL JR
REQUEST: CREATE 20 LOTS FOR SINGLE FAMILY DEVELOPMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

Other Matters - None

Action Sheet Minutes Approved for June 9, 2021

DRB Member Signing Session for Approved Cases

ADJOURNED

