



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
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

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

DEFERRED TO FEBRUARY 9TH, 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

DEFERRED TO FEBRUARY 9TH, 2022.

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, 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]

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

DEFERRED TO FEBRUARY 2ND, 2022.

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).**(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: AN APPROXIMATELY 117.53 ACRE EXPANSION OF THE EXSITING ALBUQUERQUE STUDIOS CAMPUS INCLUDING A NEW PRODUCITON OFFICE, MILL BUILDING AND PRODUCTION SUPPORT SPACES.

DEFERRED TO FEBRUARY 9TH, 2022.

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). **(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}*
- 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
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- DEFERRED TO FEBRUARY 9TH, 2022.**
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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). **(F-14)** *{Deferred from 12/15/21, 1/5/22}*
- PROPERTY OWNERS:** DARRYL CHITWOOD
REQUEST: PRELIMINARY PLAT, SIDEWALK WAIVER
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- DEFERRED TO FEBRUARY 16TH, 2022.**
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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
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- DEFERRED TO FEBRUARY 9TH, 2022.**
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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

DEFERRED TO FEBRUARY 2nd, 2022.

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9. [PR-2020-003847](#)
[SI-2021-01955](#) – SITE PLAN

WILL GLEASON, DEKKER/PERICH/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

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO AND WITH THE SIGNING OF THE INFRASTRUCTURE LIST ON JANUARY 26, 2022, THE DRB HAS APPROVED THE SITE PLAN WITH FINDINGS LISTING IN THE NOTICE OF DECISION FOR BREEZEWAY TUNNEL DESIGN TO INCLUDE WINDOWS AND DOORS AS APPROPRIATE, AND THAT THE NEIGHBORHOOD SHALL BE CONSULTED REGARDING THE DESIGN OF THE OUT DOOR PLAY AREA WHICH SHALL FOLLOW THE REQUIREMENTS OF THE NEW MEXICO OF THE NEW MEXICO FINANCE AUTHORITY . FINAL SIGN-OFF IS DELEGATED TO TRANSPORTATION FOR PLAT REVISION TO CLARIFY SHARED ACCESSWAY DETAILS AND TO INCLUDE ALL ELEMENTS ON THE SITE PLAN, FOR THE ADDITION OF SIDEWALK EASEMENT WITH REVISION ALONG 4TH STREET, FOR THE RE-DESIGN OF ROAD AND SIDEWALK ACCESSED FROM FITZGERALD AS INDICATED BY PARKS AND RECREATION, FOR MINOR SITE PLAN LABELING AND DIMENSIONING AS DISCUSSED, AND TO ELIMINTE THE CURB RAMP, AND TO PLANNING FOR AN UPDATED UTILITY PLAN TO THE JANUARY 19, 2022 VERSION PROVIDED TO THE WATER AUTHORITY ON JANUARY 26, 2022 AND FOR INCLUSION OF NOTE INDICATING THAT THE SOUTHERMOST BUILDING FOOTER BE DESIGNED SUCH THAT SEWER MAIN CAN BE MAINTAINED WITHOUT UNDERMINING THE FOOTER AS INDICATED BY THE WATER AUTHORITY, FOR WALKWAY MATERIAL TO BE CHANGED FROM GRAVEL TO STABILIZED CRUSHERFINE, CLARIFICATION OF VINE PLANTING ALONG SOUTHERN EDGE OF PROPERTY LINE WITH SYMBOLS OR DETAIL SHOWN ON THE SITE PLAN, TO ELIMINATE THE TREE AT THE NORTH EAST CORNER OF THE LANDSCAPE PLAN AND FOR THE SHANFERRING OF THE SIDEWALK CORNERS, FOR A NOTE ADDED TO THE LANDSCAPE PLAN REGARDING DRAINAGE POND LANGUAGE REFERENCING GUIDELINES AS DISCUSSED, FOR SOLID WASTE SIGNATURE, A RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT, A REVISED PLAT SHOWING EASEMENT FOR SIDEWALK PLACEMENT, NORTH AND SOUTH FACADES TO BE RECHECKED FOR IDO COMPLIANCE, FOR DETAIL LANGUAGE OF THE NORTH ELEVATIONS FOR BUILDINGS 2 & 3 AND HOW THEY ARE MET PER THE IDO, FOR UPPER FLOOR WINDOWS TO BE RECESSED AT LEAST 2 INCHES, AND FOR VERIFICATION THAT A MINIMUM OF 30% OF SURFACE IS SHOWN IS TO BE TRANSPARENT DOORS AND WINDOWS.

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

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

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

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

Other Matters

Action Sheet Minutes – January 19th, 2022

DRB Member Signing Session for Approved Cases

ADJOURN