



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

February 9, 2022

Jolene Wolfley..... DRB Chair
Jeanne Wolfenbarger Transportation
Blaine Carter Water Authority
Ernest Armijo.Hydrology
Angelo Metzgar.....Code Enforcement
Cheryl Somerfeldt.....Parks and Rec

Angela Gomez ~ DRB Hearing Monitor

MAJOR CASES

- 1. PR-2022-006497
SI-2022-00124 – SITE PLAN

CONSENSUS PLANNING INC. agent for FAIZEL KASSAM
requests the aforementioned action(s) for all or a portion
of LOT 2 BLOCK 4B, SUNPORT PARK SUBDIVISION, zoned
NR-BP, located on 1500 SUNPORT PL NE containing
approximately 1.2115 acre(s). (M-15)

PROPERTY OWNERS AIRPORT HOSPITALITY LLC C/O LEGACY
HOSPITALITY LLC
REQUEST: SITE PLAN for HOTEL DEVELOPMENT

DEFERRED TO MARCH 9TH, 2022.

2.

[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]

PROPERTY OWNERS: CITY OF ALBUQUERQUE, MDS INVESTMENTS
REQUEST: AN APPROXIMATELY 117.53 ACRE EXPANSION OF THE EXSITING ALBUQUERQUE STUDIOS CAMPUS INCLUDING A NEW PRODUCION OFFICE, MILL BUILDING AND PRODUCTION SUPPORT SPACES.

DEFERRED TO FEBRUARY 16TH, 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, 1/26/22, 2/2/22]

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

DEFERRED TO FEBRUARY 16TH, 2022.

4. [PR-2021-004968](#)
Sketch plat 1-27-2021
- SD-2021-00260 – PRELIMINARY PLAT
VA-2021-00453 – WAIVER TO STREET FACING REAR YARD
VA-2021-00455 – TEMPORARY DEFERRAL OF SIDEWALK
VA-2021-00452 – SIDEWALK WAIVER
VA-2021-00454 – WAIVER TO BLOCK LENGTH
- BOHANNAN HUSTON, INC. agent for ELK HAVEN requests the aforementioned action(s) for all or a portion of: **TRACT B-1 & B-2, LA CUENTISTA SUBDIVISION** zoned **R-ML**, located on **ROSA PARKS RD NW between UNSER BLVD NW and KIMMICK DR NW** containing approximately **59.0** acre(s). **(C-10)** [Deferred from 1/5/22]
- PROPERTY OWNERS: ELK HAVEN LLC
REQUEST: PRELIMINARY PLAT AND ASSOCIATED WAIVER
- DEFERRED TO MARCH 30TH, 2022.
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5. [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]
- 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.
- DEFERRED TO MARCH 2ND, 2022.
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6. [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]
- 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
- DEFERRED TO MARCH 2ND, 2022.
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7. [PR-2021-005864](#)
(AKA: PR-2019-002402)
SI-2021-002080 – SITE PLAN

BOWMAN CONSULTING GROUP requests the aforementioned action(s) for all or a portion of: **LOT 12, UNIT 5, AVALON SUBDIVISION** zoned **NR-BP**, located on **98TH** containing approximately **1.46** acre(s). **(K-9)** [Deferred from 1/5/22, 1/12/22]

PROPERTY OWNERS: KEVIN MATTSON-RS BLUEWATER LLC
REQUEST: DRB SITE PLAN FOR DRIVE THRU RESTAURANT

DEFERRED TO MARCH 16TH, 2022.

8. [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)** [Deferred from 1/26/22]

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

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB RECOMMENDS APPROVAL BY THE CITY COUNCIL THE VACATION OF RIGHT-OF-WAY AS SHOWN ON EXHIBIT IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO.

9. **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, 1/26/22]]

PROPERTY OWNERS: RV LOOP LLC

REQUEST: 52 UNIT TOWNHOME DEVELOPMENT

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST ON FEBRUARY 9, 2022, THE DRB HAS APPROVED THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO THE WATER AUTHORITY FOR PAYMENT OF PRO-RATA, AND TO PLANNING FOR STREET TREES AS DISCUSSED PER STREET TREE ORDINANCE, AND SECTION 56(D) OF THE 2018 IDO AS STATED BY PARKS AND RECREATION, AND FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT.

10. **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]

PROPERTY OWNERS: DENNIS ROMERO

REQUEST: DRB SITE PLAN FOR SELF STORAGE FACILITY

DEFERRED TO MARCH 2ND, 2022.

MINOR CASES

11. [PR-2018-001401](#)
[SD-2022-00012](#) – EXTENSION OF
INFRASTRUCTURE IMPROVEMENTS
AGREEMENT

MARK GOODWIN & ASSOCIATES, PA agent for 98TH ST LLC requests the aforementioned action(s) for all or a portion of: **TRACT 34D-A, LOS DIAMANTES** zoned PD, located on **98th ST between BLAKE RD and DENNIS CHAVEZ** containing approximately 25.1635 acre(s). (N-9)

PROPERTY OWNERS: 98th Street LLC

REQUEST: EXTENSION FOR IIA B-2, STORM DRAIN LOCATED IN 98TH ST

DEFERRED TO FEBRUARY 16TH, 2022.

12. [PR-2019-002063](#)
[SD-2021-00261](#) – FINAL PLAT

MARK GOODWIN & ASSOCIATES, PA agent for BOKAY CONSTRUCTION, INC. requests the aforementioned action(s) for all or a portion of: **LOT 1-PA THRU 31-P1, SAGERANCH** zoned R-T, located on **SAGE RANCH COURT between SAGE RANCH RD and BENAVIDEZ RD** containing approximately **3.7742** acre(s). (M-9) [*Deferred from 1/5/2, 1/12/22, 1/19/22*]

PROPERTY OWNERS: WESTWAY HOMES

REQUEST: FINAL PLAT APPROVAL FOR SAGE RANCH SUBDIVISION

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE EQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE FINAL PLAT. FINAL SIGN-OFF IS DELEGATED TO PLANNING FOR ZONE CORRECTION ON THE PLAT, FOR REVIEW OF THE ACCEPTANCE LETTER FROM DRC STAFF REGARDING IMPROVEMENTS, AND FOR THE AGIS DXF FILE.

SKETCH PLATS

13. [PR-2022-006568](#)
[PS-2022-00011](#) – SKETCH PLAT

THE GROUP/RON HENSLEY agent for CLEARBROOK INVESTMENTS INC. requests the aforementioned action(s) for all or a portion of: **LOTS 4 & 5 UNIT 3 TRACT 3, NORTH ALBUQUERQUE ACRES** zoned R1-C, located on **WILSHIRE AVE NE between HOLBROOK and VENTURA** containing approximately 1.7 acre(s). (C-20)

PROPERTY OWNERS: AL-SABASSI ABDUL FATTAH

REQUEST: CREATE 4 LOTS FROM 2 EXISTING LOTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

14. [PR-2021-005692](#)
[PS-2022-00012](#) – SKETCH PLAT

CSI – CARTESIAN SURVEYS, INC. agent for THOMAS M. SALAS AND THERESA M. SALAS TRUST UTA requests the aforementioned action(s) for all or a portion of: **LOTS 21, 22 AND 24-A, BLOCK 24, BUENA VENTURA** zoned **MX-L**, located at **301 EUBANK BLVD NE between CHICO RD NE and COPPER AVE NE** containing approximately 0.6498 acre(s). (K-20)

PROPERTY OWNERS: SALAS THOMAS M & THERESA M TRUSTEES SALAS TRUST UTA
REQUEST: CREATE ONE NEW LOT VIA LOT LINE ELIMINATION BETWEEN 3 EXISTING LOTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

15. [PR-2021-006571](#)
[PS-2022-00013](#) – SKETCH PLAT

CSI – CARTESIAN SURVEYS, IN. agent for THE CONSTANCE, LLC requests the aforementioned action(s) for all or a portion of: **LOTS 58 & 59, ROSSITER ADDITION** zoned **R-ML**, located at **4505 12TH ST NW between BELLROSE AVE NW and 12TH COURT NW** containing approximately 0.6945 acre(s). (F-14)

PROPERTY OWNERS: CONSTANCE LLC THE
REQUEST: CREATE ONE NEW LOT VIA LOT LINE ELIMINATION BETWEEN 2 EXISTING LOTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

OTHER MATTERS

16. [PR-2020-003847](#) IDO 2020
[SD-2021-00219](#) – PRELIMINARY/FINAL PLAT

ISAACSON & ARFMAN, INC./FRED ARFMAN agent for YES HOUSING, INC./THADDEUS LUCERO requests the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 3 & TRACTS 90-C AND 90-B-2, BLOCK 1, FITZGERALD ADDITION** zoned **MX-M**, located at **420 FITZGERALD ROAD NW between 4TH ST NW and 7TH ST NW** containing approximately 5.0036 acre(s). (G-14)
[Deferred from 11/3/21, 11/17/21]

PROPERTY OWNERS: CITY OF ALBUQUERQUE
REQUEST: PRELIMINARY/FINAL PLAT AND VACATION APPROVAL

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 CORRECTED PLAT WITH DELEGATION TO PLANNING FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT.

Action Sheet Minutes were approved for February 2, 2022

DRB Member Signing Session for Approved Cases

ADJOURNED