



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

February 16, 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 & 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]
PROPERTY OWNERS: BRUNACINI DEVELOPMENT LTD CO
REQUEST: DRB SITE PLAN
DEFERRED TO MARCH 2ND, 2022.
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]]
PROPERTY OWNERS: BRUNACINI DEVELOPMENT LTD CO.
REQUEST: CREATE ONE NEW TRACT FROM TWO EXISTNG PORTIONS OF TRACTS
DEFERRED TO MARCH 2ND, 2022.

MAJOR CASES

3. [PR-2018-001346](#)
[SI-2022-00184](#) – SITE PLAN AMENDMENT
- SUSTAINABILITY ENGINEERING GROUP, LLC/ KEVIN ZENK** requests the aforementioned action(s) for all or a portion of: **1-A, BLOCK 29, UNIT B, NORTH ALBUQUERQUE ACRES** zoned **NR-BP**, located on **SOUTHEAST CORNER of ALAMEDA BLVD and SAN PEDRO** containing approximately 1.001 acre(s). (18)
- PROPERTY OWNERS:** GREEN JEANS WEST LLC
REQUEST: SITE PLAN APPLICATION FOR NEW 2-LANE DRIVE THRU RESTAURANT
- DEFERRED TO MARCH 30TH, 2022.**
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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, 1/26/22, 2/9/22]
- 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 MARCH 2ND, 2022.**
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5.

[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]

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

DEFERRED TO MARCH 2ND, 2022.

6.

[PR-2021-005195](#)
[SI-2021-01747](#) – SITE PLAN

DEKKER/PERICH/SABATINI – WILL GLEASON agent for JC SIX LLC requests the aforementioned action(s) for all or a portion of: TRACT 6A-1, UNIT 1, JOURNAL CENTER PHASE 2 zoned MX-H, located on 7501 JEFFERSON ST NE between JEFFERSON ST and MASTHEAD ST NE containing approximately 5.1536 acre(s). (D-17) [Deferred from 11/10/21, 12/1/21, 12/15/21, 1/5/22, 1/19/22, 2/2/22]

PROPERTY OWNERS: JC SIX LLC
REQUEST: SITE PLAN APPROVAL REQUEST FOR MULTI-FAMILY APARTMENT HOME COMMUNITY

DEFERRED TO MARCH 30TH, 2022.

7. [PR-2021-006261](#)
[SD-2022-00008](#) – BULK PLAT
Sketch Plat 12/1/21

JAG PLANNING & ZONING/JUANITA GARCIA agent for ARCHDIOCESE OF SANTA FE REAL ESTATE CORP. requests the aforementioned action(s) for all or a portion of: **LOT 168A1, MRGCD MAP 31** zoned **R-A**, located at **1860 GRIEGOS RD NW** between **RIO GRANDE BLVD NW** and **SAN ISIDRO NW** **CONTAINING** approximately **18.60** acre(s). **(F-13)**

PROPERTY OWNERS: ARCHDIOCESE OF SANTA FE REAL ESTATE, OUR LADY OF GUADALUPE
REQUEST: REPLAT 12 EXISTING TRACTS INTO 2 NEW TRACTS

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 BULK LAND PLAT WITH FINAL SIGN OFF DELEGATED TO THE WATER AUTHORITY FOR THE ADDITION OF AN EASEMENT AND FOR CLARIFYING NOTES AS DISCUSSED, AND TO PLANNING FOR THE ADDITION OF A BULK PLAT NOTE, UTILITY COMPANY SIGNATURE, AMAFCA SIGNATURE, PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE PLAN SHEET AND FOR THE AGIS DXF FILE.

8. [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]*

PROPERTY OWNERS: DARRYL CHITWOOD
REQUEST: PRELIMINARY PLAT, SIDEWALK WAIVER

DEFERRED TO MARCH 2ND, 2022.

MINOR CASES

9. [PR-2021-005984](#)
[SI-2022-00269](#) – PRELIMINARY/FINAL
PLAT

JAG PLANNING & ZONING, LLC/JUANITA GARCIA agent for VICTOR WUAMETT/HERREN-OPHIR requests the aforementioned action(s) for all or a portion of: **LOT B-1, LOT A-1 & LOT 11 BLOCK 9, RIDGE PARK ADDITION** zoned **MX-L**, located at **2109-2111 SAN MATEO BLVD NE between INDIAN SCHOOL NE and HAINES NE** containing approximately **0.4017** acre(s). **(J-17)**

PROPERTY OWNERS: HERRIN-OPHIR LLC

REQUEST: MINOR PRELIMINARY/FINAL PLAT TO VACATE A PORTION OF SAN MATEO BOULEVARD AND GRANT ANY EASEMENTS AS SHOWN

DEFERRED TO APRIL 27TH 2022.

10. [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)***[Deferred from 2/9/22]*

PROPERTY OWNERS: 98th Street LLC

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

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED A TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT.

11. [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]*

PROPERTY OWNERS: BLAKE'S LOTABURGER

REQUEST: COMBINE 5 LOTS INTO ONE LOT

DEFERRED TO MARCH 2ND, 2022.

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]

PROPERTY OWNERS: SWCW LLC

REQUEST: MINOR PRELIMINARY/FINAL PLAT REVIEW

DEFERRED TO MARCH 2ND, 2022.

13. [PR-2021-006255](#)
[SD-2022-00016](#) –PRELIMINARY/FINAL
PLAT
[VA-2022-00038](#) – SIDEWALK WAIVER

CSI – CARTESIAN SURVEYS, INC. agent for HOMEWISE, INC. requests the aforementioned action(s) for all or a portion of: **LOT 1, BLOCK 1, APODACA & SEDILLO ADDITION** zoned **MX-T**, located at **1400 8TH ST SW between LEWIS AVENUE SW and BELL AVE SW** containing approximately 0.0849 acre(s). (L-14)

PROPERTY OWNERS: HOMEWISE INC

REQUEST: CREATE 2 NEW LOTS FROM 1 EXISTING LOT, SIDEWALK WAIVER AND ADMINSTRATIVE DECISION OF RIGHT-OF-WAY WIDTH

DEFERRED TO MARCH 9TH, 2022.

14. [PR-2021-005687](#)
[SI-2022-00316](#) – EPC SITE PLAN FINAL
SIGN-OFF

CONSENSUS PLANNING INC. agent for ALAMO CENTER LLC requests the aforementioned action(s) for all or a portion of: **TRACT C, ALAMEDA WEST** zoned **MX-M**, located at **10127 COORS BLVD NW between 7 BAR LOOP NW and OLD AIRPORT RD NW** containing approximately 0.8642 acre(s). (B-14)

PROPERTY OWNERS: ALAMO CENTER LLC

REQUEST: SITE PLAN SIGN-OFF FOR PREVIOUSLY APPROVED STIE PLAN AMENDMENT TO ALLOW FOR COMMERCIAL DEVELOPMENT ON A PARCEL PREVIOUSLY USED AS A DRAINAGE POND THAT HAS BEEN PARTIALLY RECLAIMED.

DEFERRED TO MARCH 30TH, 2022.

15. [PR-2022-006579](#)
**SD-2022-00013 – EXTENSION OF
INFRASTRUCTURE IMPROVEMENTS
AGREEMENT/INFRASTRUCTURE LIST**

CONSENSUS PLANNING, INC. agent for **CEDAR INVESTORS, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT 6, PLAT OF THE HIGHLANDS** zoned **MX-M**, located at **1301 CENTRAL AVE NE between CEDAR ST NE and SYCAMORE ST NE** containing approximately **2.85** acre(s). **(K-15)**

PROPERTY OWNERS: CEDAR INVESTORS LLC ATTN: ARGUS DEVELOPMENT COMPANY

REQUEST: EXTENSION OF INFRASTRUCTURE LIST ASSOCIATED WITH APPROVED SITE PLAN

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 EXTENSION OF THE INFRASTRUCTURE IMPROVEMENTS AGREEMENT/INFRASTRUCTURE LIST.

16. [PR-2021-006366](#)
**SD-2022-00017 – PRELIMINARY/FINAL
PLAT**

CSI – CARTESIAN SURVEYS INC. agent for **7B BUILDING AND DEVELOPMENT/VIA REAL ESTATE** requests the aforementioned action(s) for all or a portion of: **LOT 1 TRACT 112-A-2 BLOCK 2, DOUGLAS MACARTHUR SUBDIVISION** zoned **MX-M**, located at **5307 4TH ST NW and 4TH ST NW and DOUGLAS MACARTHUR RD NW** containing approximately **1.4319** acre(s). **(F-14)**

PROPERTY OWNERS: MARTINEZ PROPERTY HOLDINGS LLC

REQUEST: LOT LINE ADJUSTMENT BETWEEN TWO EXISTING PARCELS TO CREATE TWO NEW TRACTS, GRANT EASEMENTS AND GRANT ADDITIONAL 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 HAS APPROVED THE PRELIMINARY/ FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR UTILITY COMPANY SIGNATURE, AMAFCA SIGNATURE, THE APPLICATION NUMBER TO BE ADDED TO THE PLAT, THE AGIS DXF FILE AND FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT OR COMPLETION OF INFRASTRUCTURE LIST ITEMS.

17. [PR-2019-001971](#)
SD-2022-00019 – EXTENSION OF
INFRASTRUCTURE IMPROVEMENTS
AGREEMENT

BOHANNAH HUSTON, INC./MIKE BALASKOVITZ agent for **GOLD MESA INVESTMENT, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT D1 THRU D7, MESA DEL SOL INNOVATION PARK II** zoned **PC**, located at **NW INTERSECTION OF CRICK CROSSING AND HAWKING DR** containing approximately **80.0** acre(s). **(Q-16)**

PROPERTY OWNERS: CITY OF ALBUQUERQUE, CHAVEZ STEVE & GUZMAN RUDY & DASKALOS PETE & SOULA, AKINITA LLC, BERNALILLO COUNTY C/O COUNTY MANAGER,
REQUEST: 2 YEAR EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT

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 TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT.

SKETCH PLATS

18. [PR-2022-006604](#)
PS-2022-00019 – SKETCH PLAT

CHRISTOPHER J. DENLER agent for **SUSAN M. LENTZ** requests the aforementioned action(s) for all or a portion of: **TRACT 104 MAP 31 EXC EASTERLY PORT OUT TO R/W CONT 0.1129 AC** zoned **RA & MX-M**, located at **3905 RIO GRANDE NW between GRIEGOS NW and PEDRONCELLI** containing approximately **0.48** acre(s). **(F-13)**

PROPERTY OWNERS: LENTZ SUSAN M
REQUEST: DIVIDE EXISTING TRACT INTO 2 NEW TRACTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

19. [PR-2022-006611](#)
PS-2022-00022 – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent for **7100 LOMAS LLC** requests the aforementioned action(s) for all or a portion of: **TRACT A1, GLOBE SUBDIVISION** zoned **MX-M**, located at **7100 & 7220 LOMAS NE between LOUISIANA BLVD and CHAMA ST** containing approximately 3.8975 acre(s). **(K-16)**

PROPERTY OWNERS: 7100 LOMAS LLC
REQUEST: CONSOLIDATE TWO EXISTING LOTS INTO ONE NEW LOT, GRANT EASEMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

Other Matters - None

Action Sheet Minutes were approved for February 9, 2022

DRB Member Signing Session for Approved Cases

ADJOURNED