



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

March 2, 2022

Jay Rodenbeck..... Acting 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 & 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
DEFERRED TO MARCH 9TH, 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, 2/16/22]
PROPERTY OWNERS: BRUNACINI DEVELOPMENT LTD CO.
REQUEST: CREATE ONE NEW TRACT FROM TWO EXISTNG PORTIONS OF TRACTS
DEFERRED TO MARCH 9TH, 2022.

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
- DEFERRED TO MARCH 9TH, 2022.**
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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
- DEFERRED TO APRIL 6TH, 2022.**
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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
- DEFERRED TO MARCH 30TH, 2022.**
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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.

DEFERRED TO APRIL 6TH, 2022.

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.

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 SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO THE WATER AUTHORITY FOR SUBMITTAL OF REVISED ENTRANCE DETAIL AT THE WATER AUTHORITY ACCESS EASEMENT TO EXISTING MESA DEL SOL RESERVOIR AND FOR SUBMITTAL OF REVISED UTILITY PLAN, PAPER EASEMENTS, AND OTHER DOCUMENTS AND/OR AGREEMENTS AS NECESSARY TO ENSURE COMPLIANCE WITH WATER AUTHORITY REQUIREMENT FOR SEPARATE SERVICES ON SEPARATE PLATTED PARCELS, AND TO PLANNING FOR STOP BAR TO BE ADDED TO STOP SIGN AND CROSSWALK, AND FOR FINAL SIGN-OFF OF THE RECORDED FINAL PLAT PRIOR TO FINAL SIGN-OFF.

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

THE APPLICANT HAS WITHDRAWN THE VACATIONS FOR: **SD-2021-00180** - VACATION OF PRIVATE EASEMENT FOR PRIVATE ACCESS-ABCWUA, AND **SD-2021-00181** - VACATION OF PRIVATE EASEMENT FOR PRIVATE ACCESS-ABCWUA.

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 MARCH 2, 2022, THE DRB HAS **APPROVED** PRELIMINARY PLAT AND REMAINING VACATION ACTIONS AS LISTED.

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
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 9TH, 2022.

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

DEFERRED TO MARCH 16TH, 2022.

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 12/15/21, 1/5/22, 1/26/22, 2/16/22]*

PROPERTY OWNERS: DARRYL CHITWOOD

REQUEST: PRELIMINARY PLAT, SIDEWALK WAIVER

DEFERRED TO MARCH 16TH, 2022.

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

DEFERRED TO MARCH 9TH, 2022.

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
- DEFERRED TO MARCH 16TH, 2022.**
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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
- DEFERRED TO MARCH 16TH, 2022.**
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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
- DEFERRED TO MARCH 16TH, 2022.**
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16. [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, 2/16/22]
- PROPERTY OWNERS:** BLAKE'S LOTABURGER
REQUEST: COMBINE 5 LOTS INTO ONE LOT
- DEFERRED TO MARCH 16TH, 2022.**
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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
- IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO THE AMENDMENT TO INFRASTRUCTURE LIST IS APPROVED.**
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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
- 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 AND THE SIDEWALK WAIVER. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR THE APPLICATION NUMBER TO BE ADDED TO THE PLAT, FOR THE AGIS DXF FILE AND FOR A NOTE INDICATING SIDEWALK WAIVER TO BE ADDED TO THE PLAT PRIOR TO FINAL SIGN-OFF.**

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

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

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

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

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

SKETCH PLAT COMMENTS WERE PROVIDED TO THE APPLICANT.

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

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

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

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

Other Matters: None

Action Sheet Minutes were approved for February 16, 2022.

DRB Member Signing Session for Approved Cases

ADJOURNED