



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

September 14, 2022

- Jolene Wolfley..... DRB Chair
- Ernest Armijo..... Transportation
- André Houle..... Water Authority
- Shahab Biazar.....Hydrology
- Concetta Trujillo.....Code Enforcement
- Cheryl Somerfeldt.....Parks and Rec

Angela Gomez ~ DRB Administrative Assistant

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”)

A. Call to Order: 9:00 A.M.

B. Changes and/or Additions to the Agenda

a. Motion to amend the rules to allow a virtual meeting because of the public health emergency.

b. Remote Meeting Information:

Join Zoom Meeting:

<https://cabq.zoom.us/j/81711919604> (Place mouse over hyperlink, right-click, choose “open hyperlink”)

Meeting ID: 817 1191 9604

By phone: +1 346 248 7799 or Find your local number: <https://cabq.zoom.us/u/kegTsk3nfp>

MAJOR CASES

- 1. [**PR-2022-006708**](#)
SD-2022-00117 – VACATION OF RIGHT-
 OF WAY
 IDO - 2021

ANDREW & JUANITA GARCIA | JAG PLANNING & ZONING, LLC agent for NASER ALIKHANI | ALIKHANI RVT requests the aforementioned action(s) for all or a portion of: LOT 6, FOUR HILLS VILLAGE 21ST INSTALLMENT zoned R-1D, located on 1200 HIDEAWAY LN SE between STAGECOACH RD SE and I-40 containing approximately 3.0791 acre(s). (M-23)

PROPERTY OWNERS: ALIKHANI NASER TRUSTEE ALIKHANI RVT

REQUEST: VACATE A PORTION OF HIDEAWAY LANE

2. [PR-2021-006007](#)
[SI-2022-001592](#) – SITE PLAN
AMENDMENT
IDO - 2021

BARGHAUSEN CONSULTING ENGINEERS, INC. agent for **COSTCO WHOLESALE | THERESE GARCIA** requests the aforementioned action(s) for all or a portion of: **TR 4B & 4C PLAT FOR RENAISSANCE CENTER TR 4A, 4B, 4C, 4D, 4E& 4F CONT 16.3041 AC**, zoned **MX-M**, located at **1420 RENAISSANCE BLVD** containing approximately **14.10** acre(s). **(F-16)**

PROPERTY OWNERS: COSTCO WHOLESALE CORP C/O PROPERTY TAX DEPT
116

REQUEST: SITE PLAN AMENDMENT

**** APPLICANT REQUESTS DEFERRAL TO SEPTEMBER 21ST, 2022.**

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3. [PR-2021-005195](#)
[SI-2021-01747](#) – SITE PLAN
IDO - 2020

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, 2/16/22, 3/30/22, 4/13/22, 5/18/22, 6/22/22, 7/27/22, 8/24/22]

PROPERTY OWNERS: JC SIX LLC

REQUEST: SITE PLAN APPROVAL REQUEST FOR MULTI-FAMILY APARTMENT HOME COMMUNITY

**** APPLICANT REQUESTS DEFERRAL TO SEPTEMBER 21ST, 2022.**

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4. [PR-2021-005597](#)
[SD-2022-00026](#) – PRELIMINARY PLAT
IDO - 2020

MODULUS ARCHITECTS agent for **RED SHAMROCK 12 LLC** requests the aforementioned action(s) for all or a portion of: **LOT X2A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER** zoned **NR-C**, located at **3901 COORS BLVD NW** between **COORS BLVD** and **ST. JOSEPHS** containing approximately **26.5** acre(s). **(G-11)** [Deferred from 3/16/22, 4/27/22, 5/11/22, 5/18/22, 6/8/22, 6/15/22, 6/22/22, 7/27/22, 8/3/22, 8/10/22, 8/24/22]

PROPERTY OWNERS: RED SHAMROCK 12 LLC

REQUEST: SUBDIVIDE 1 EXISTING LOT INTO 10 SMALLER LOTS, DEDICATE RIGHT OF WAY, GRANT EASEMENTS

MINOR CASES

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5. [PR-2022-006861](#)
[SD-2022-00112](#) – PRELIMINARY/FINAL
PLAT
4/27/22 Sketch
IDO - 2021
- ABQ LAND USE CONSULTING LLC – CARL GARCIA** agent for **GERARDO & MAYA FERNANDEZ** requests the aforementioned action(s) for all or a portion of: **TRACT 133A2A1B & 133B1A1B, LANDS OF FERNANDEZ** zoned **R-1D**, located on **47th ST NW and 49th ST NW** containing approximately **0.2111** acre(s). **(J-12)** [*Deferred from 8/10/22, 8/24/22, 8/31/22*]
- PROPERTY OWNERS:** FERNANDEZ GERARDO & MAYA SIMONA
REQUEST: REPLAT 2 LOTS INTO 1 LOT
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6. [PR-2021-005009](#)
[SD-2021-00091](#) – PRELIMINARY/
FINAL PLAT
IDO - 2019
- 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 RD**, 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, 3/2/22, 3/16/22, 3/30/22, 4/13/22, 5/11/22, 6/8/22/ 6/22/22, 7/27/22, 8/10/22*]
- PROPERTY OWNERS:** BLAKE'S LOTABURGER
REQUEST: COMBINE 5 LOTS INTO ONE LOT
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7. [PR-2020-004595](#)
[SD-2022-00126](#) – FINAL PLAT
IDO - 2021
- JAG PLANNING & ZONING, LLC | JUANITA GARCIA** agent for **505 SOLUTIONS, LLC** requests the aforementioned action(s) for all or a portion of: **PARCELS A & B AND PARCELS 1 & 3, LAND OF ALBUQUERQUE RANCH ESTATES & LANDS OF ALBUQUERQUE ACADEMY** zoned **R-1D**, located on **WALKERWAY NE between ACADEMY RD NE and SPAIN RD NE** containing approximately **4.649** acre(s). **(E-22)**
- PROPERTY OWNERS:** 505 SOLUTIONS LLC
REQUEST: REPLAT SIX EXISTING LOTS/TRACTS INTO 10 NEW LOTS, CREATE TWO TRACTS FOR EASEMENTS, VACATE EASEMENTS, GRANT EASEMENTS
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8. [PR-2020-004284](#)
SD-2022-00122 – FINAL PLAT
IDO - 2021

TIERRA WEST LLC agent for GARCIA REAL ESTATE INVESTMENTS LLC | G3 INVESTORS LLC | DOS VIENTOS LLC | SINCLAIR PROPERTIES LLC requests the aforementioned action(s) for all or a portion of: TRACTS 230A, 230B, 230C, 231A2, 231B1, 231B2, 231B3, 234A, RIO GRANDE CROSSING EAST zoned MX-M, located at 1100 RIO GRANDE BLVD between RIO GRANDE BLVD and I-40 containing approximately 3.7102 acre(s). (H-13)

PROPERTY OWNERS: GARCIA REAL ESTATE INVESTMENTS LLC ATTN: GARCIA SHELIAH P
REQUEST: FINAL PLAT TO CONSOLIDATE TEN TRACTS INTO FIVE LOTS, TO GRANT EASEMENTS AND TO DEDICATE RIGHT OF WAY

SKETCH PLATS

9. [PR-2018-001681](#)
PS-2022-00191 - SKETCH PLAN
IDO - 2021

TIERRA WEST agent for TWO RIVERS, LLC requests the aforementioned action(s) for all or a portion of: TRACT 52, ATRISCO GRANT zoned MX-L, located on SUNSET GARDENS RD SW between 86TH SW and 82ND ST SW containing approximately 6.04 acre(s). (L-9)

PROPERTY OWNERS: TWO RIVERS LLC
REQUEST: SKETCH PLAN REVIEW FOR 191 UNIT APARTMENT COMPLEX (TWO 3 STORY BUILDINGS)

10. [PR-2022-007595](#)
PS-2022-00197 - SKETCH PLAT
IDO - 2021

ISAACSON & ARFMAN, INC. | FRED C. ARFMAN agent for MAUNEY INVESTMENTS LLC requests the aforementioned action(s) for all or a portion of: TRACTS A-1-B and A-1-C, LOS PASTORES SHOPPING CENTER zoned MX-M, located on 4625 WYOMING BLVD NE between MONTGOMERY BLVD and GUTIERREZ containing approximately 2.1445 acre(s). (F-19)

PROPERTY OWNERS: MAUNEY INVESTMENTS LLC
REQUEST: SKETCH PLAT REVIEW AND COMMENT

11. [PR-2022-007523](#)
PS-2022-00188 – SKETCH PLAT
IDO - 2021

JACOB LOPEZ agent for FRANCISCO LOPEZ requests the aforementioned action(s) for all or a portion of: LOT 1, BLOCK H, LAVALAND ADDITION zoned R-1B, located at 301 59TH ST between 59TH ST and AVALON RD containing approximately 0.1593 acre(s). (K-11)

PROPERTY OWNERS: LOPEZ FRANCISCO J TRUSTEE LOPEZ LVT
REQUEST: LOT SPLIT

12. [PR-2022-007524](#)
PS-2022-00185 – SKETCH PLAT
IDO - 2021

JACOB LOPEZ agent for **FRANCISCO LOPEZ** requests the aforementioned action(s) for all or a portion of: **THE S'LY 61 FT OF LTS 1 THRU 4 BLK 3 CITY REALTY CO'S ADDNNO. 1 AND THE N'LY 1/2 OF LTS 1 THRU 3 & THE N'LY 1/2 OF THE W'LY 15FT OF LT 4 BLK 3 CITY REALTY CO'S ADDN NO. 1** zoned **MX-M**, located at **2900 & 2908 3RD ST between 3RD ST and PHOENIX AVE** containing approximately **0.2541** acre(s). **(H-14)**

PROPERTY OWNERS: LOPEZ FRANCISCO J SOLE TRUSTEE LOPEZ LVT
REQUEST: SUBDIVISION OF ONE LOT INTO TWO LOTS

13. [PR-2022-007569](#)
PS-2022-00190 – SKETCH PLAT
IDO - 2021

MURAD HIJAZI agent for **FALCONS INVESTMENT INC.** requests the aforementioned action(s) for all or a portion of: **LOT 1, UNIT 6, VOLCANO CLIFFS SUBDIVISION** zoned **R-A**, located on **SCENIC RD NW** containing approximately **7.47** acre(s). **(D-9)**

PROPERTY OWNERS: TRIPLE M LAND LLC C/O TIANA L WENDELBURG
REQUEST: SUBDIVISION INTO 42 LOTS

14. [PR-2022-007589](#)
PS-2022-00194 - SKETCH PLAN
IDO - 2021

EQUITERRA REGENERATIVE DESIGN INC. agent for **SANJIV CHOPRA GGD OAKDALE LLC** requests the aforementioned action(s) for all or a portion of: **PORTIONS OF VACATED ORTIZ DRIVE NE** zoned **MX-M**, located at **300 SAN MATEO between CENTRAL and COPPER** containing approximately **9.3** acre(s). **(K-18)**

PROPERTY OWNERS: RHINO HOLDINGS TOWER 10 LLC
REQUEST: CHANGE OF USE TO CONVERT OFFICE TOWER TO 130 MULTI-FAMILY RESIDENTIAL DEVELOPMENT UNITS

Other Matters

Action Sheet Minutes – August 31, 2022

DRB Member Signing Session for Approved Cases

ADJOURN