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: DEFFERRAL 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).

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.**

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.**

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**
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

6. **PR-2021-005009**  
SD-2021-00091 – PRELIMINARY/FINAL PLAT  
IDO - 2019

WAYJOHN SURVEYING INC. agent(s) for BLAKES LOTABURGER 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, 3/6/22, 3/16/22, 3/30/22, 4/13/22, 5/11/22, 6/9/22/6/22/22, 7/27/22, 8/10/22]

PROPERTY OWNERS: BLAKE’S LOTABURGER  
REQUEST: COMBINE 5 LOTS INTO ONE LOT

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
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

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**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)

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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

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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

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**Other Matters**

**Action Sheet Minutes – August 31, 2022**

**DRB Member Signing Session for Approved Cases**

**ADJOURN**