DEVELOPMENT REVIEW BOARD
Agenda
ONLINE ZOOM MEETING

September 21, 2022

Jolene Wolfley................................................................. DRB Chair
Ernest Armijo............................................................... Transportation
André Houle................................................................. Water Authority
Shahab Biazar............................................................... Hydrology
Jeff Palmer................................................................. 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 – TO BE HEARD BEGINNING AT 9:00 am

1. **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) [Deferred from 3/2/22, 4/6/22, 5/4/22, 6/15/22, 7/13/22]

   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
2. **PR-2021-006007**  
**SI-2022-01592– SITE PLAN AMENDMENT**  
*IDO - 2021*  
BARGHAUSEN CONSULTING ENGINEERS, INC. agent for COSTCO WHOLESALE | THERESÉ 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) [Deferred from 9/14/22]  
PROPERTY OWNERS: COSTCO WHOLESALE CORP C/O PROPERTY TAX DEPT 116  
REQUEST: SITE PLAN AMENDMENT  
**** APPLICANT REQUESTS DEFERRAL TO OCTOBER 6, 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, 3/30/22, 4/13/22, 5/18/22, 6/22/22, 7/27/22, 8/24/22, 9/21/22]  
PROPERTY OWNERS: JC SIX LLC  
REQUEST: SITE PLAN APPROVAL REQUEST FOR MULTI-FAMILY APARTMENT HOME COMMUNITY  

**MINOR CASES**

4. **PR-2018-001774**  
**SD-2022-00128 – VACATION OF PUBLIC EASEMENT**  
*IDO - 2021*  
TIERRA WEST, LLC agent for ALBUQUERQUE INVESTORS LLC | WOODSONIA REAL ESTATE INC. requests the aforementioned action(s) for all or a portion of: PARCEL B-1-A, RENAISSANCE CENTER III zoned NR-C, located at 1500 DESERT SURF CIRCLE NE between ALEXANDER BLVD NE and DESERT SURF CIRCLE NE containing approximately 9.2281 acre(s). (F-16)  
PROPERTY OWNERS: QUIVERA LAND LLC  
REQUEST: VACATION OF PUBLIC EASEMENT
5. **PR-2020-004645**  
*SD-2022-00136 – AMENDMENT TO INFRASTRUCTURE LIST*  
*SD-2022-00133 – AMENDMENT TO PRELIMINARY PLAT*  

**IDO - 2021**  

**TIERRA WEST, LLC** agent for **SNOW VISTA INVESTORS** requests the aforementioned action(s) for all or a portion of: **TRACT A, SNOW VISTA INVESTORS** zoned **NR-C**, located at **1125 SNOW VISTA BLVD SW between 98TH ST and SAGE RD SW** containing approximately **10.7614 acre(s)**. (M-9)  

**PROPERTY OWNERS**: **GOODMAN LAWRENCE RVT**  
**REQUEST**: MINOR AMENDMENT TO PRELIMINARY PLAT AND MINOR AMENDMENT TO INFRASTRUCTURE LIST

6. **PR-2018-01183**  
*SD-2022-00127 – EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT*  

**IDO - 2021**  

**TIERRA WEST, LLC** agent for **PARADISE HILLS HOLDING COMPANY INC. | MICHAEL A. McLAUGHLIN** requests the aforementioned action(s) for all or a portion of: **TRACT A-1 UNIT 2, ALBUQUERQUE WEST** zoned **NR-C**, located at **4570 PARADISE BLVD between PASEO DEL NORTE NW and COORS BLVD NW** containing approximately **3.4816 acre(s)**. (C-13)  

**PROPERTY OWNERS**: **PARADISE HILLS HOLDING COMPANY INC C/O MCLAUGHLIN MICHAEL A**  
**REQUEST**: EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT

7. **PR-2022-006448**  
*SD-2022-00129 – VACATION OF PUBLIC EASEMENT*  
*SD-2022-00130 – PRELIMINARY/FINAL PLAT*  

**IDO - 2021**  

**JAG PLANNING & ZONING | JUANITA GARCIA** agent for **ALFREDO BARRENECHEA | LOS POLLOS HERMANOS** requests the aforementioned action(s) for all or a portion of: **TRACT C-1-B, ALBUQUERQUE WEST SUBDIVISION** zoned **MX-M**, located at **57TH ST NW between QUAIL RD NW and OURAY RD NW** containing approximately **0.6464 acre(s)**. (H-11)  

**PROPERTY OWNERS**: **LOS POLLOS HERMANOS 5211 GIBSON LLC**  
**REQUEST**: VACATE PORTION OF 20’ WIDE PUBLIC ACCESS AND SANITARY SEWER EASEMENT
8. **PR-2020-004595**  
**SD-2022-00131 – MINOR AMENDMENT TO PRELIMINARY PLAT**  
**IDO - 2021**  
JAG PLANNING & ZONING | 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, LANDS OF ALBUQUERQUE RANCH ESTATES & LANDS OF ALBUQUERQUE ACADEMY zoned R-1D, located at WALKERWAY NE between ACADEMY RD NE and SPAIN RD NE containing approximately 4.649 acre(s). (E-22)

**PROPERTY OWNERS:** 505 SOLUTIONS LLC  
**REQUEST:** MINOR AMENDMENT TO PRELIMINARY PLAT TO REDUCE LOT NUMBER FROM 11 TO 10

9. **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) [Deferred from 9/14/22]

**PROPERTY OWNERS:** 505 SOLUTIONS LLC  
**REQUEST:** REPLAT SIX EXISTING LOTS/TRACTS INTO 10 NEW LOTS, CREATE TWO TRACTS FOR EASEMENTS, VACATE EASEMENTS, GRANT EASEMENTS

10. **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, 9/14/22]

**PROPERTY OWNERS:** FERNANDEZ GERARDO & MAYA SIMONA  
**REQUEST:** REPLAT 2 LOTS INTO 1 LOT
11. **PR-2022-006769**  
**SD-2022-00137** — PRELIMINARY/FINAL PLAT  
**VA-2022-00269** — SIDEWALK WAIVER  
**SD-2022-00138** — VACATION OF PRIVATE EASEMENT  
*IDO - 2021*

CSI – CARTESIAN SURVEYS, INC. agent for JACQUELIN M. FISHMAN requests the aforementioned action(s) for all or a portion of: LOT 1A; LOT A1; AND TRACT 141A1, LANDS OF PAUL AND MARY F. SANCHEZ, ISMAEL VALENZUELA, FRED AND MARY MONDRAGON zoned R-A, located at 1815 GABALDON RD NW between CAMILO LN NW and MOYA RD NW containing approximately 2.3981 acre(s). *(H-12)*

PROPERTY OWNERS: JACQUELINE M. FISHMAN, TRUSTEE FISHMAN RVT, ANDRIA MOY OLSON & NICHOLAS R OLSON, NORA QUINTAL CALVA & COLIN BAUGH  
REQUEST: FINAL PLAT REVIEW TO CREATE 3 NEW TRACTS FROM 3 EXISTING TRACTS BY LOT INE ELIMINATION, VACATE EASEMENT, GRANT 2 EASEMENTS

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**SKETCH PLATS — TO BE HEARD BEGINNING AT 1:30 pm**

12. **PR-2022-007616**  
**PS-2022-00202** — SKETCH PLAT  
*IDO - 2021*

CSI - CARTESIAN SURVEYS, INC. agent for SICHLER FARMS, LLC requests the aforementioned action(s) for all or a portion of: LOTS 1 THRU 12 AND A PORTION OF VACATED RIGHT OF WAY zoned MX-M, located at 820 SAN MATEO NE between SAN JUAN RD NE and ROMA AVE NE containing approximately 0.4809 acre(s). *(K-14)*

PROPERTY OWNERS: MARTINEZ JOSE ALFREDO & AILDA  
REQUEST: ELIMINATE ALL INTERIOR LOT LINES

13. **PR-2022-007623**  
**PS-2022-00209** — SKETCH PLAT  
*IDO - 2021*

CSI - CARTESIAN SURVEYS, INC. agent for BRUNACINI DEVELOPMENT LTD. CO. requests the aforementioned action(s) for all or a portion of: LOTS 7-B AND 10, MERIDIAN BUSINESS PARK zoned NR-BP, located at AIRPORT DR NW between LOS VOLCANES NW and MERIDIAN PL NW containing approximately 8.3934 acre(s). *(J-10)*

PROPERTY OWNERS: BRUNACINI BUILDERS I OPPORTUNITY LAND LLC  
REQUEST: ELIMINATE INTERIOR LOT LINE BETWEEN TWO EXISTING LOTS
14. **PR-2022-007617**  
**Ps-2022-00203 – SKETCH PLAT**  
**IDO - 2021**  

CSI - CARTESIAN SURVEYS, INC. agent for NICOLO MUNIZ requests the aforementioned action(s) for all or a portion of: LOTS 4 & 5, BLOCK 90-A, SNOW HEIGHTS ADDITION zoned R-MH, located at 11100 & 11200 TOWNER AVE between COLLET ST NE and JUAN TABO BLVD NE containing approximately 0.3859 acre(s). (H-21)

**PROPERTY OWNERS:** MUNIZ NICOLE & MUNIZ MEGAN  
**REQUEST:** ELIMINATE ALL INTERIOR LOT LINES

15. **PR-2022-007624**  
**PS-2022-00210 – SKETCH PLAT**  
**IDO - 2021**  

CSI - CARTESIAN SURVEYS, INC. agent for HOMEWISE requests the aforementioned action(s) for all or a portion of: LOT 1, LANDS OF PEGGY SANCHEZ zoned R-1A, located at 1529 EDITH BLVD NE between ODELIA RD NE and SAN IGNACIO CT NE containing approximately 8.3934 acre(s). (J-14)

**PROPERTY OWNERS:** SANCHEZ PEGGY R  
**REQUEST:** SUBDIVIDE EXISTING PARCEL INTO TWO NEW LOTS

16. **PR-2022-007615**  
**PS-2022-00201 – SKETCH PLAT**  
**IDO - 2021**  

ARCH + PLAN LAND USE CONSULTANTS LLC agent for LINDA RASCON requests the aforementioned action(s) for all or a portion of: LOTS 5 & 6, BOCK E, CARLOS REY SUBDIVISION zoned NR-C, located at 809 OLD COORS DR SW between CARLOS REY CIR and RIO VISTA DR containing approximately 0.4591 acre(s). (L-11)

**PROPERTY OWNERS:** SOTELO LINDA DOLORES RASCON  
**REQUEST:** LOT CONSOLIDATION FOR TWO LOTS INTO ONE LOT

17. **PR-2022-007613**  
**PS-2022-00200 – SKETCH PLAT**  
**IDO - 2021**  

ARCH + PLAN LAND USE CONSULTANTS LLC agent for CHAVEZ PROPERTIES – AIRPORT PARKING requests the aforementioned action(s) for all or a portion of: TRACT 1-A-1-A, LANDS OF PARKING CO. OF AMERICA zoned NR-C, located at 2801 YALE BLVD SE between RANDOLPH RD and SUNPORT BLVD containing approximately 15.6466 acre(s). (M-15)

**PROPERTY OWNERS:** CHAVEZ PROPERTIES AIRPORT PARKING ALBUQ C/O MANUAL CHAVEZ  
**REQUEST:** SUBDIVIDE ONE LOT INTO 2 LOTS
18. **PR-2021-005904**  
**PS-2022-00211 – SKETCH PLAT**  
*IDO - 2021*

ALPHA PRO SURVEYING LLC | GARY GRITSKO agent for DOMINICA M. MOYA TRUST requests the aforementioned action(s) for all or a portion of: LOTS 19 THRU 27, BLOCK 10, ORIGINAL TOWSITE OF WESTLAND zoned MX-M, located at 9700 – 9722 CENTRAL SW containing approximately 1.41 acre(s). (K-9, L-9)

**PROPERTY OWNERS:** MOYA D M  
**REQUEST:** LOT CONSOLIDATION FOR 9 LOTS INTO ONE LOT

19. **PR-2022-006746**  
**PS-2022-00192 – SKETCH PLAT**  
*IDO - 2021*

RM DESIGN INC. agent for MICHELLE D. FLORES requests the aforementioned action(s) for all or a portion of: A-26, A-25, A-24, BLOCK 4, VISTA MAGNIFICA zoned R-T, located at 1756, 1752, 1748 CLIFFSIDE DR. NW containing approximately 0.3636 acre(s). (H-11)

**PROPERTY OWNERS:** FLORES MICHELLE D  
**REQUEST:** CHANGE DIRECTION OF PROPERTY LINES

20. **PR-2022-007597**  
**PS-2022-00198 – SKETCH PLAN**  
*IDO - 2021*

ANTHONY GONZALES requests the aforementioned action(s) for all or a portion of: LOT 18 BLOCK 1, YEAROUT/KNOB-HEIGHTS zoned R-MH, located at 3525 SMITH AVE containing approximately 0.155 acre(s). (L-16)

**PROPERTY OWNERS:** GONZALES ANTHONY A  
**REQUEST:** LOT LINE ADJUSTMENT

21. **PR-2022-007620**  
**PS-2022-00206 – SKETCH PLAT**  
*IDO - 2021*

FIERRO & COMPANY agent for LEO NUNEZ requests the aforementioned action(s) for all or a portion of: LOT 1 & 2, TRUSWELL ADDITION zoned MX-L, located at 1119 CANDELARIA NW between 12TH ST NW and 11TH ST NW containing approximately 1.07 acre(s). (G-14)

**PROPERTY OWNERS:** NUNEZ LEO  
**REQUEST:** COMBINE TWO EXISTING LOTS INTO ONE NEW LOT

22. **PR-2022-007619**  
**PS-2022-00204 – SKETCH PLAT**  
*IDO - 2021*

FIERRO & COMPANY agent for 3K1 LLC requests the aforementioned action(s) for all or a portion of: TRACT D-1-A-1, AEROSPACE TECHNOLOGY PARK zoned NR-SU, located at 7401 ATRISCO VISTA BLVD between AIRPORT RD and SHOOTING RANGE ACCESS RD containing approximately 129.48 acre(s). (F-6)

**PROPERTY OWNERS:** 3 KI LLC  
**REQUEST:** SUBDIVIDE ONE TRACT OF LAND INTO FIVE TRACTS
FIERRO & COMPANY agent for JOSE ALFREDO MARTINEZ & AILDA MARTINEZ requests the aforementioned action(s) for all or a portion of: TRACT B, and SEDILLO TRACT BLOCK 5, LOS ALTOS SUBDIVISION zoned MX-M & NR-C, located at BRIDGE BLVD SW between CORTEZ DR SW and OLD COORD DR SW containing approximately 1.31 acre(s). (L-11)

PROPERTY OWNERS: MARTINEZ JOSE ALFREDO & AILDA
REQUEST: COMBINE TWO TRACTS INTO ONE NEW TRACT

Other Matters

Action Sheet Minutes – September 14, 2022

DRB Member Signing Session for Approved Cases

ADJOURN