



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: 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 – 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

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2. [PR-2021-006007](#)
[SI-2022-01592](#) – 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)** [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, 2/16/22, 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
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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
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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
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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
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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
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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
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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
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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
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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 NICOLO & MUNIZ MEGAN
REQUEST: ELIMINATE ALL INTERIOR LOT LINES
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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
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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
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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
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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 TOWNSITE 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
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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
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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
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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
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23. [PR-2020-003911](#)
PS-2022-00207 – SKETCH PLAT
IDO - 2021

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