

Andre Sutiono

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Wednesday, March 25, 2026 3:49 PM
To: Andre Sutiono
Subject: 9800 De Vargas Rd SW _ Public Notice Inquiry Sheet Submission
Attachments: M-9.pdf

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date (3/25/26).

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1
Route 66 West NA		Cherise	Quezada	cherquezada@yahoo.com	10304 Paso Fino P
Route 66 West NA		Paul	Fava	paulfava@gmail.com	505 Parnelli Drive
South West Alliance of Neighborhoods (SWAN Coalition)		Jerry	Gallegos	jgallegoswccdg@gmail.com	6301 Central Aven
South West Alliance of Neighborhoods (SWAN Coalition)		Lorenzo	Otero	housealbchrome@gmail.com	1413 Hilda Ct NW
Westgate Heights NA	westgate9901@gmail.com	Matthew	Archuleta	mattearchuleta1@hotmail.com	1628 Summerfield
Westgate Heights NA	westgate9901@gmail.com	Mark	Gering	gering.mark@yahoo.com	9309 Rhonda ST SW
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Rene	Horvath	aboard111@gmail.com	5515 Palomino Dri
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Jane	Baechle	jane.baechle@gmail.com	7021 Lamar Avenu

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.

- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>

Sent: Tuesday, November 18, 2025 1:31 PM

To: Office of Neighborhood Coordination <asutiono@jmcivileng.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Administrative Decision

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Applicant Information

Contact Name

Andre Sutiono

Telephone Number

2147053182

Email Address

asutiono@jmcivileng.com

Company Name

JM Civil Engineering

Company Address

1101 Central Expressway South, Suite 215

City

Allen

State

TX

ZIP

75013

Subject Site Information

Legal description of the subject site for this project:

Lot 1A Snow Vista Investors

Physical address of subject site:

9800 De Vargas Rd SW

Subject site cross streets:

Snow Vista Blvd. SW

Other subject site identifiers:

This site is located on the following zone atlas page:

M-9-Z

Link for map

Captcha

Andre Sutiono

From: Andre Sutiono
Sent: Tuesday, March 31, 2026 1:43 PM
To: 'cherquezada@yahoo.com'; paulfava@gmail.com
Cc: Kyle Flaming; Karla McCommon; Abby Brown
Subject: Circle K 9800 De Vargas Rd SW DFT Site Plan Administrative (Route 66 West NA)
Attachments: Circle K 98th & De Vargas, Albuquerque NM C 100 SITE PLAN.pdf; M-9.pdf; Circle K 9800 De Vargas Elevations.pdf; Emailed-Notice-Administrative-Print&Fill.pdf; Contact Inquiry.pdf

Hi Cherise Quezada,
I hope this email finds you well.

We are in the process of applying for DFT Site Plan Administrative review and approval for a proposed Circle K development located at 9800 De Vargas Road SW, at the southwest corner of De Vargas Road SW and Snow Vista Blvd SW. The site is currently a vacant lot. The proposed development includes a 5,200-sf convenience store and seven fuel pumps (14 fuel dispensers).

Attached for your reference are the Public Notice form, Site Plan, and Building Elevations.
Please let us know if you have any questions.

Thank You



Andre Sutiono, P.E.

Director of Engineering
JM Civil Engineering
1101 Central Expy S., Ste. 215
Allen, Texas 75013
214.705.3182 (direct)
asutiono@jmcivileng.com

Please note: JMCE office is open for a half day on Fridays.

Andre Sutiono

From: Andre Sutiono
Sent: Tuesday, March 31, 2026 1:47 PM
To: jgallegoswccd@gmail.com; housealbchrome@gmail.com
Cc: Kyle Flaming; Karla McCommon; Abby Brown
Subject: Circle K 9800 De Vargas Rd SW DFT Site Plan Administrative (SWAN Coalition)
Attachments: Circle K 98th & De Vargas, Albuquerque NM C 100 SITE PLAN.pdf; M-9.pdf; Circle K 9800 De Vargas Elevations.pdf; Emailed-Notice-Administrative-Print&Fill.pdf; Contact Inquiry.pdf

Good afternoon Jerry Gallegos and Lorenzo Otero

I hope this email finds you well.

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Thank You



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asutiono@jmcivileng.com

Please note: JMCE office is open for a half day on Fridays.

Andre Sutiono

From: Andre Sutiono
Sent: Tuesday, March 31, 2026 1:49 PM
To: Westagate Heights; mattearchuleta1@hotmail.com; gering.mark@yahoo.com
Cc: Kyle Flaming; Karla McCommon; Abby Brown
Subject: Circle K 9800 De Vargas Rd SW DFT Site Plan Administrative (Westgate Heights)
Attachments: Circle K 98th & De Vargas, Albuquerque NM C 100 SITE PLAN.pdf; M-9.pdf; Circle K 9800 De Vargas Elevations.pdf; Emailed-Notice-Administrative-Print&Fill.pdf; Contact Inquiry.pdf

Good afternoon, Matthew Archuleta and Mark Gering

I hope this email finds you well.

We are in the process of applying for DFT Site Plan Administrative review and approval for a proposed Circle K development located at 9800 De Vargas Road SW, at the southwest corner of De Vargas Road SW and Snow Vista Blvd SW. The site is currently a vacant lot. The proposed development includes a 5,200-sf convenience store and seven fuel pumps (14 fuel dispensers).

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Allen, Texas 75013

214.705.3182 (direct)

asutiono@jmcivileng.com

Please note: JMCE office is open for a half day on Fridays.

Andre Sutiono

From: Andre Sutiono
Sent: Tuesday, March 31, 2026 1:51 PM
To: wescona0@gmail.com; aboard111@gmail.com; jane.baechle@gmail.com
Cc: Kyle Flaming; Karla McCommon; Abby Brown
Subject: Circle K 9800 De Vargas Rd SW DFT Site Plan Administrative (Westside Coalition of Neighborhood Associations)
Attachments: Circle K 98th & De Vargas, Albuquerque NM C 100 SITE PLAN.pdf; M-9.pdf; Circle K 9800 De Vargas Elevations.pdf; Emailed-Notice-Administrative-Print&Fill.pdf; Contact Inquiry.pdf

Good afternoon Rene Horvath and Jane Baechle

I hope this email finds you well.

We are in the process of applying for DFT Site Plan Administrative review and approval for a proposed Circle K development located at 9800 De Vargas Road SW, at the southwest corner of De Vargas Road SW and Snow Vista Blvd SW. The site is currently a vacant lot. The proposed development includes a 5,200-sf convenience store and seven fuel pumps (14 fuel dispensers).

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Thank You



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asutiono@jmcivileng.com
Please note: JMCE office is open for a half day on Fridays.

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque Administrative Review/Decision – Electronic Mail

Date of Notice*: 3/31/26

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [§14-16-6-4\(K\) Public Notice](#). This notice is being provided to the Neighborhood Representatives on the attached list from the City of Albuquerque’s Office of Neighborhood Coordination.

Project Information Required by [IDO §14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 9800 De Vargas Road SW
Location Description SW corner of De Vargas Road SW and Snow Vista Blvd. SW
2. Property Owner* Gary Goodman, Trustee of the Lawrence Goodman Revocable Trust u/a/d 12/6/77
3. Agent/Contractor [if other than the property owner] Andre Sutiono
4. Application(s) Type* per IDO [Table 6-1-1](#)
 - Historic Certificate of Appropriateness – Minor
 - Sign Permit
 - Alternative Signage Plan
 - Wall/Fence Permit
 - Site Plan – Administrative

Summary of project/request*:

Proposed Circle K Convenience Store with 7 Fuel pumps (14 Fuel Dispensers)

5. This application will be decided by staff. Please contact devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select option for Development Review Services.
6. Where more information about the project can be found*: [SEE SITE PLAN](#)

Preferred project contact information:

Name: Andre Sutiono

Email: asutiono@jmcivileng.com

Phone: (214) 705-3182

[Note: Items with an asterisk (*) are required.]

- Attachments:
 - Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination*
 - Others: Site Plan

Online website or project page: _____

Project Information Required for Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*¹ M-9-Z

2. Project Illustrations, as relevant*²

- Architectural drawings
- Elevations of the proposed building(s)
- Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above

3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s)
- Variance(s)³
- Waiver(s)⁴

Explanation*: _____

None

4. **For Site Plan – Administrative Applications only***,

Attach the proposed site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas. *
- b. Access and circulation for vehicles and pedestrians. *
- c. Maximum height of any proposed structures, with building elevations. *
- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

¹ Available online here: <http://data.cabq.gov/business/zoneatlas/>

² While not required, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project.

³ Separate notice is required for Variance Applications.

⁴ Separate notice is required for Waiver Applications.

[Note: Items with an asterisk (*) are required.]

Pre-submittal Neighborhood Meeting date, if it occurred: N/A

Brief Meeting Summary:

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

Additional Information from IDO Zoning Map⁵:

- 1. Area of Property [typically in acres] 1.93
- 2. IDO Zone District(s) NR-C
- 3. Overlay Zone(s) [if applicable] _____
- 4. Center or Corridor Area [if applicable] N/A
- 5. Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice for a Site Plan – Administrative application that proposes more than 100 multi-family dwelling units or more than 50,000 s.f. of nonresidential development. To request a facilitated meeting, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select the option for “Development Review Services”.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map:

<https://tinyurl.com/idozoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.

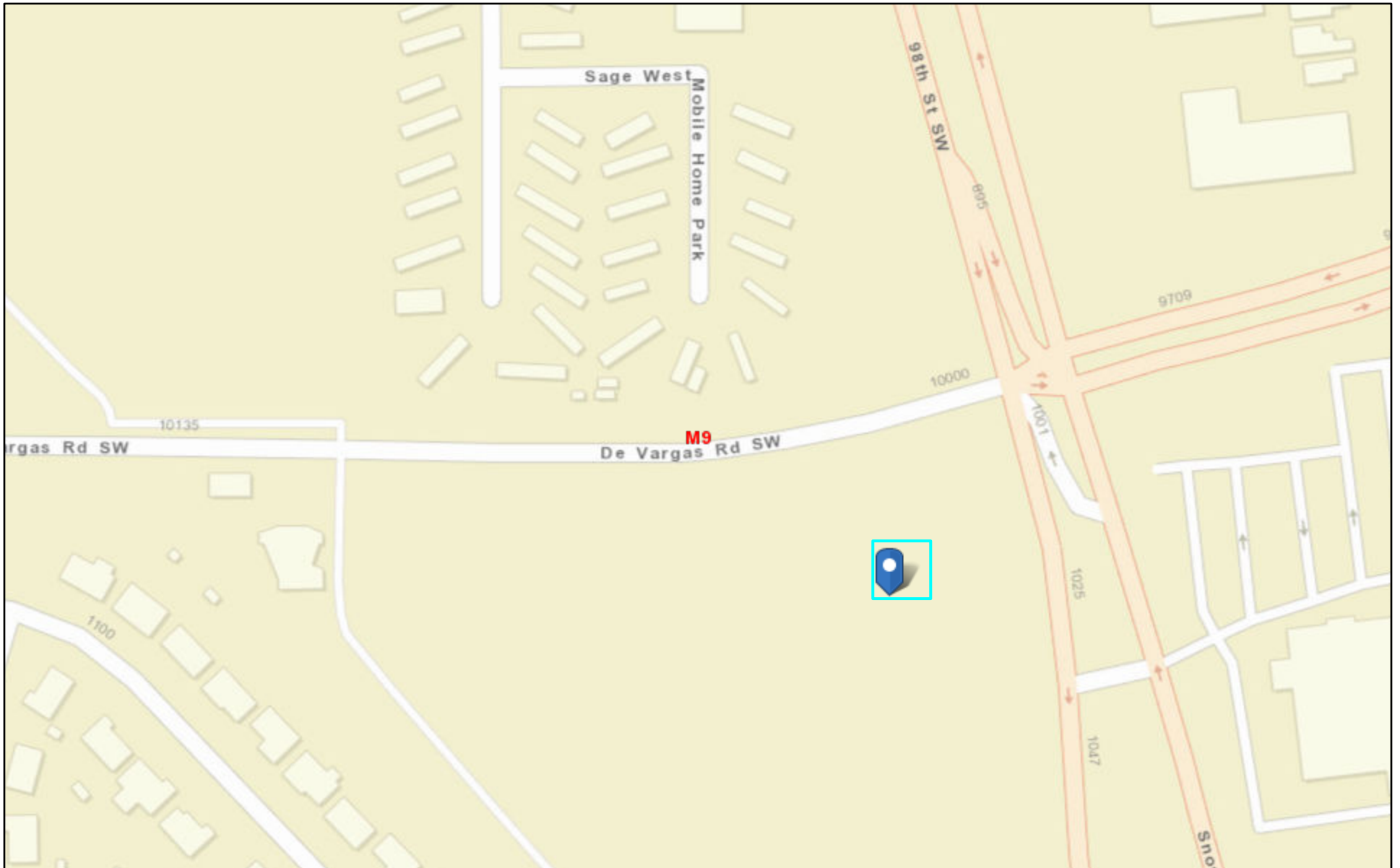
Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

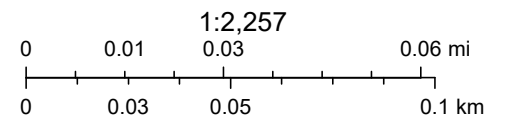
Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaaszil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihgii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

M-9



November 14, 2025



City of Albuquerque, Bernalillo County, NM, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

COPYRIGHT

This drawing is the property of the above referenced Professional and is not to be used for any purpose other than the specific project and site named herein, and cannot be reproduced in any manner without the express written permission from the professional.

PROFESSIONAL

REVISION

Δ	ISSUE	DATE

PROFESSIONAL IN CHARGE

AM

PROJECT MANAGER

CD

QUALITY CONTROL

AM

DRAWN BY

CD

PROJECT NAME

CIRCLE K STORES, INC.

SWC 98th ST & SAGE RD.
 ALBUQUERQUE, NM 87121

PROTOCOL # R0 03/07/25



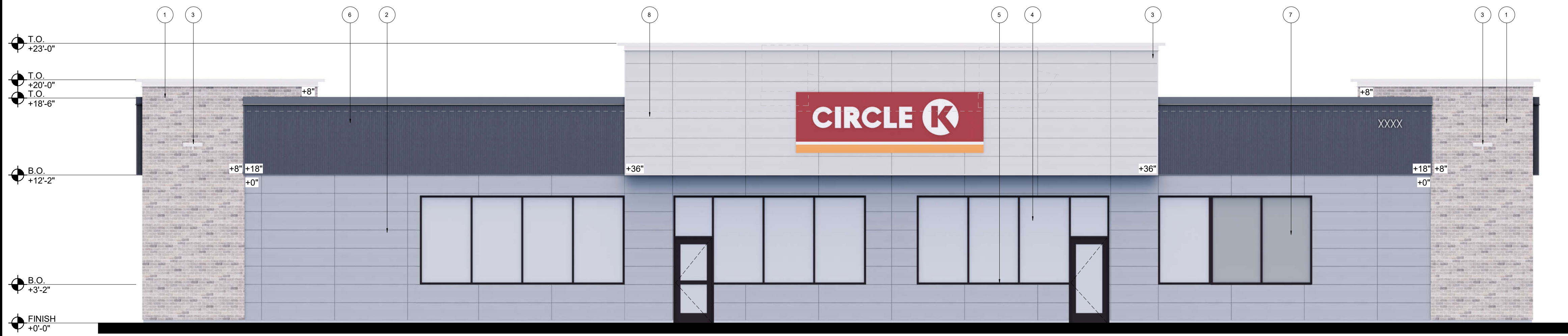
CIRCLE K STORES, INC.

PROJECT NUMBER:

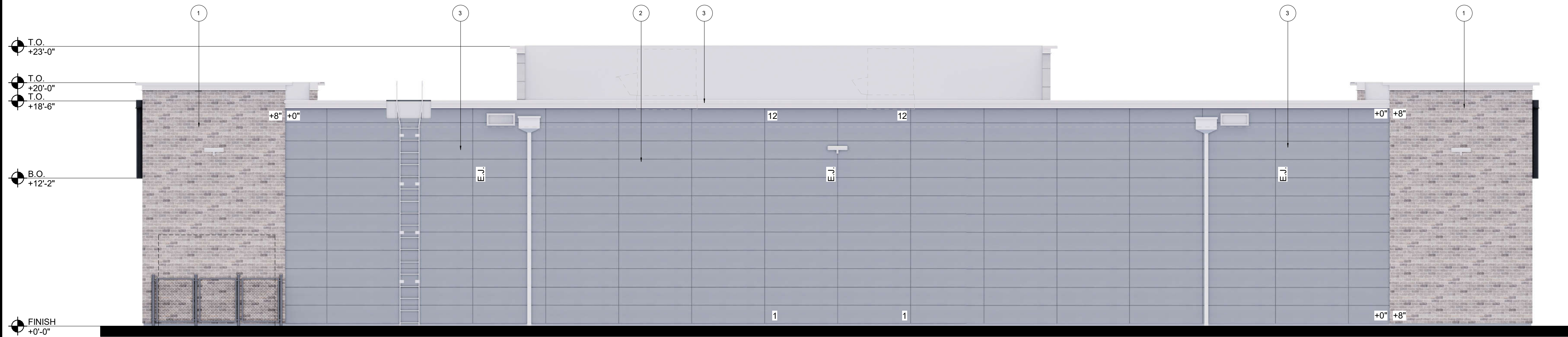
230-603

5200 V2.0 COLOR ELEVATIONS

A2.01



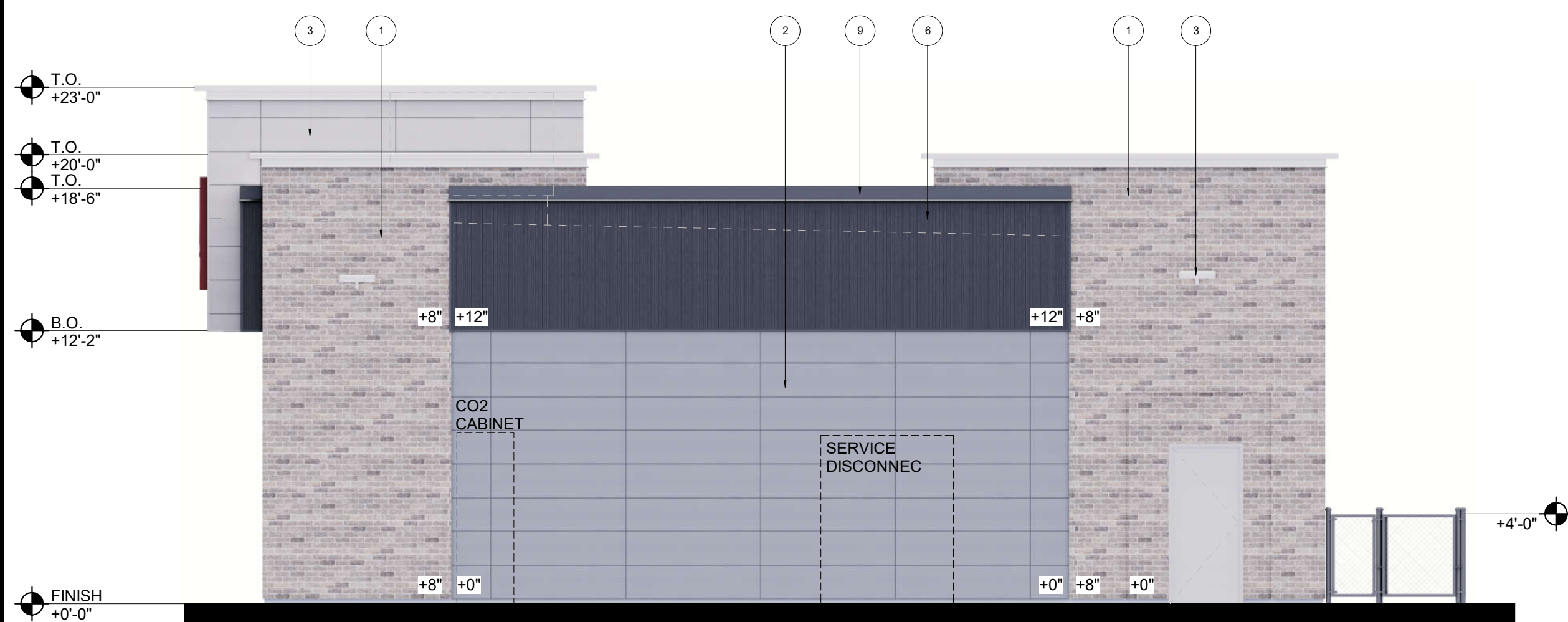
FRONT ELEVATION (EAST) | 1
 12" = 1'-0"



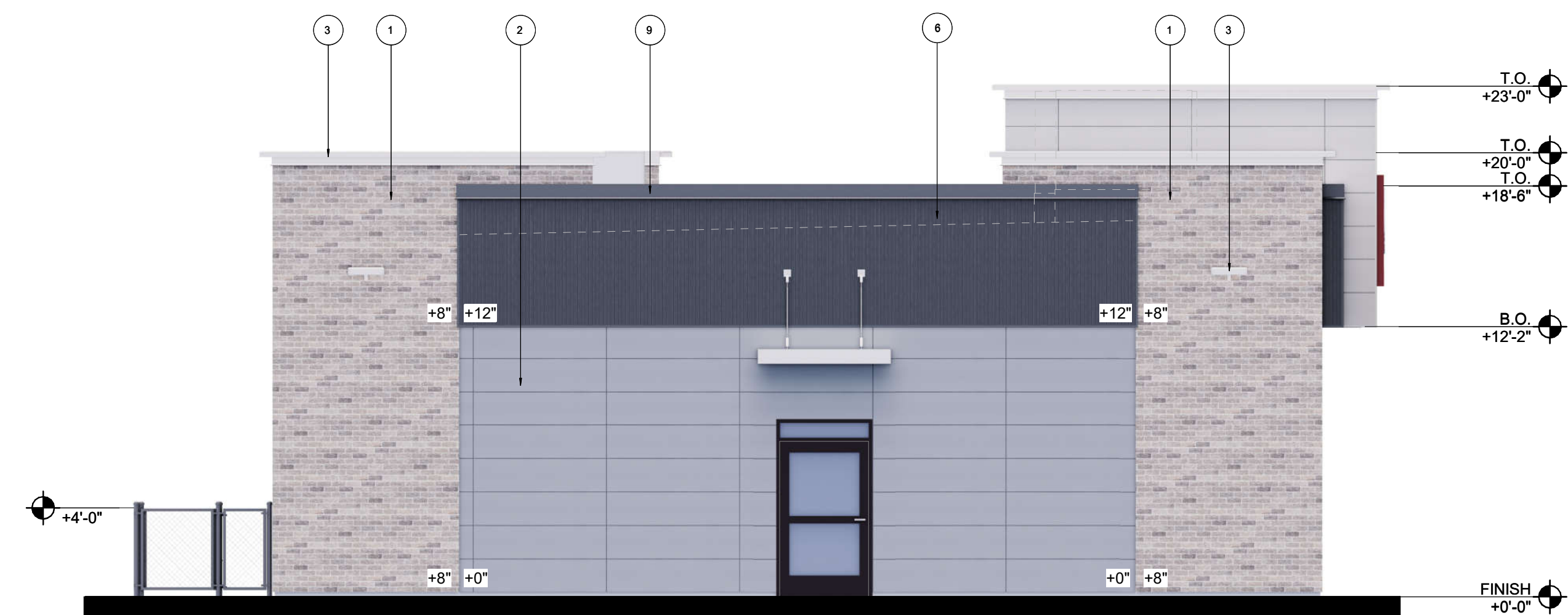
REAR ELEVATION (WEST) | 2
 12" = 1'-0"

- 9. METAL COPING, CORNICE AND GUTTER
SHERMAN WILLIAMS 1051 "WEB GRAY"
- 8. NICHHA TUFFBLOCK
SHERMAN WILLIAMS 9101 "SOFT OF HEAT"
- 7. SPANDREL GLASS
- 6. NICHHA RIBBED
SHERMAN WILLIAMS 1051 "WEB GRAY"
- 5. ANODIZED WINDOW AND DOOR FRAMING
COLOR: DAWN BRONZE
- 4. 1" INSULATED CLEAR GLASS
- 3. METAL COPING, CORNICE AND GUTTER
SHERMAN WILLIAMS 1051 "SNOWBOUND"
- 2. NICHHA
SHERMAN WILLIAMS 9101 "MORNING FOG"
- 1. NICHHA CANYONBRICK
"SMALL BROWN"

MATERIAL LEGEND |
 N.T.S.



SIDE ELEVATION (NORTH) | 3
 12" = 1'-0"



SIDE ELEVATION (SOUTH) | 4
 12" = 1'-0"

Andre Sutiono

From: Westgate Heights <westgate9901@gmail.com>
Sent: Tuesday, November 25, 2025 9:46 AM
To: Andre Sutiono
Cc: Joseph Kiffe
Subject: Re: FW: Circle K 9800 De Vargas Rd SW - DFT Site Plan Administrative

Thank you for your email. B. Davis with Westgate NA

On Mon, Nov 24, 2025 at 4:04 PM Andre Sutiono <asutiono@jmcivileng.com> wrote:

Hi Westgate Heights NA Association

I hope this email finds you well.

We are in the process of applying for DFT Site Plan Administrative review and approval for a proposed Circle K development located at 9800 De Vargas Road SW, at the southwest corner of De Vargas Road SW and Snow Vista Blvd SW. The site is currently a vacant lot. The proposed development includes a 5,200-sf convenience store and seven fuel pumps (14 fuel dispensers).

Attached for your reference are the Public Notice form, Site Plan, and Building Elevations.

Please let us know if you have any questions.

Thank You



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Director of Engineering
JM Civil Engineering

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