



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
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

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**

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB RECOMMENDS APPROVAL OF THE VACATION OF RIGHT-OF-WAY TO THE CITY COUNCIL AS INDICATED IN EXHIBITS IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO.

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)**

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

REQUEST: SITE PLAN AMENDMENT

DEFERRED 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

DEFERRED 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

DEFERRED TO SEPTEMBER 28TH, 2022.

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

DEFERRED TO SEPTEMBER 21ST, 2022.

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

DEFERRED TO OCTOBER 6TH, 2022.

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

DEFERRED TO SEPTEMBER 21ST, 2022.

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

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE FINAL PLAT. FINAL SIGN-OFF IS DELEGATED TO PLANNING FOR THE AGIS DXF FILE.

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)

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

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

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

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

SKETCH PLAT COMMENTS WERE PROVIDED TO THE APPLICANT.

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

SKETCH PLAT COMMENTS WERE PROVIDED TO THE APPLICANT.

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

SKETCH PLAT COMMENTS WERE PROVIDED TO THE APPLICANT.

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

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

Other Matters - None

Action Sheet Minutes were approved for August 31, 2022

DRB Member Signing Session for Approved Cases

ADJOURNED