



DEVELOPMENT REVIEW BOARD

Action Sheet Minutes

ONLINE ZOOM MEETING

October 26th, 2022

Jolene Wolfley..... DRB Chair
Ernest Armijo..... Transportation
David Gutierrez..... Water Authority
Shahab Biazar.....Hydrology
Jeff Palmer.....Code Enforcement
Cheryl Somerfeldt.....Parks and Rec

Angela Gomez ~ DRB Administrative Assistant

MAJOR CASES

1. [PR-2022-007701](#)

SI-2022-01868 – SITE PLAN
IDO - 2021

JOE SLAGLE agent for **NUSENDA CREDIT UNION** requests the aforementioned action(s) for all or a portion of: **TRACT 13-A-1, BLOCK 79, SNOWHEIGHTS ADDITION** zoned **MX-L**, located at **2801 JUAN TABO** between **CLAREMONT** and **CANDELARIA** containing approximately **1.24** acre(s). **(H-21)**

PROPERTY OWNERS: NEW MEXICO EDUCATORS FEDERAL CREDIT UNION & NUSENDA FEDERAL CREDIT UNION

REQUEST: NEW BUILDING AT CREDIT UNION BRANCH WITH 4 LANE DRIVE THRU CANOPY

DEFERRED TO NOVEMBER 16TH, 2022.

2. [PR-2022-007712](#)

SI-2022-01874 – SITE PLAN
IDO – 2021
SI-2022-01875 – SITE PLAN AMENDMENT
IDO – 2021
SD-2022-00143– PRELIMINARY PLAT
IDO - 2021

CONSENSUS PLANNING, INC. agent for **JUBILEE DEVELOPMENT, LLC** the aforementioned action(s) for all or a portion of: **LOT 5 BLOCK 6 UNIT 26, VOLCANO CLIFFS** zoned **MX-L**, located on **ROSA PARKS RD NW** between **PASEO DEL NORTE** and **ROSA PARKS RD** containing approximately **18.23** acre(s). **(C-11)**

PROPERTY OWNERS: GROUP II U26 VC LLC C/O WRIGHT BILLY J ROOM 115 & TRACT 5 U26 LLC

REQUEST: MULTI-FAMILY DEVELOPMENT AND MAJOR SITE PLAN AMENDMENT TO REMOVE EXISTING SITE PLAN FOR SUBDIVISION, RECONFIGURE 2 LOTS INTO 2 LOTS.

DEFERRED TO NOVEMBER 9TH, 2022.

3. **PR-2022-007588**
SI-2022-01658 - SITE PLAN AMENDMENT
IDO - 2021

ALLEN WHITAKER agent for **NEW MEXICO CANCER CENTER LLC (NMCC)** | **BOB McELARNEY** requests the aforementioned action(s) for all or a portion of: **LOT 1A2B1, JOURNAL CENTER** zoned **NR-BP**, located at **4901 LANG AVENUE** between **HEADLINE BLVD** and **JEFFERSON ST** containing approximately **5.96** acre(s). (D-17) [*Deferred from 9/28/22, 10/19/22*]

PROPERTY OWNERS: NEW MEXICO CANCER CENTER LLC
REQUEST: ADDITION OF 17,500 SQ FT PROTON THERAPY SPACE AND RECONFIGURATION OF SURFACE PARKING

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 AMENDED SITE PLAN. A FINDING SHALL BE INCLUDED IN THE NOTICE OF DECISION INDICATING THAT THE NEW MEXICO CANCER CENTER SHALL RETURN WITHIN 5 YEARS FROM TODAY'S DATE, OCTOBER 26TH, 2022 FOR A REVIEW OF THE OVERALL PARKING SITUATION WITH PARTICULAR FOCUS ON THE SHARED PARKING AGREEMENTS TO DETERMINE IF AN EXTENSION IS NEEDED, OR IF ANY NEW SHARED PARKING AGREEMENTS ARE PUT IN PLACE TO PROVIDE NEEDED PARKING. PLANNING ACCEPTS DELEGATION FOR THE PLAN SHEETS TO BE SEALED AND SIGNED BY THE APPROPRIATE DESIGN PROFESSIONAL, AND FOR THE SHARED PARKING AGREEMENT TO BE SIGNED AND RECORDED WITH THE BERNALILLO COUNTY CLERK PRIOR TO FINAL SIGN-OFF.

4. **PR-2022-006547**
SI-2022-00216 – SITE PLAN
IDO - 2020

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, 9/21/22, 9/28/22, 10/19/22*]

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

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST ON OCTOBER 26, 2022, THE DRB HAS APPROVED THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO HYDROLOGY FOR THE GRADING AND DRAINAGE PLAN TO BE INCLUDED IN THE FINAL PLAN SET, AND TO PLANNING FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT PRIOR TO FINAL SIGN-OFF.

MINOR CASES

5. **PR-2022-007466**
SD-2022-00142 – PRELIMINARY/FINAL
PLAT
IDO - 2021
- JAG PLANNING & ZONING, LLC | JUANITA GARCIA** agent for **EVAN DAVIS | SILVER TOWNHOMES, LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 11 THRU 22 BLOCK 30, VALLEY VIEW ADDITION** zoned **MX-T**, located on **JEFFERSON SE** between **CENTRAL AVE SE** and **SILVER AVE SE** containing approximately **0.8609** acre(s). **(K-17)** *[Deferred from 10/19/22]*
- PROPERTY OWNERS:** S: MCCANNA R J IIX
REQUEST: COMBINE 12 LOTS INTO 1 LOT AND GRANT EASEMENTS
- DEFERRED TO NOVEMBER 9TH, 2022.**
-

6. **PR-2019-002411**
SD-2022-00152 – EXTENSION OF
PRELIMINARY PLAT
SD-2022-00151 – VACATION OF PRIVATE
EASEMENT
IDO - 2021
- ISAACSON & ARFMAN, INC. | ÅSA NILSSON-WEBER** agent for **SUCCESS LAND HOLDING, INC. | SCOTT STEFFEN** requests the aforementioned action(s) for all or a portion of: **TRACT FD1 UNIT 1, ASPIRE SUBDIVISION** zoned **R-1A**, located at **118TH ST NW** and **AMOLE MESA AVE SW** and **COLOBEL AVE SW** containing approximately **27.48** acre(s). **(N-08)**
- PROPERTY OWNERS:** BERNCO INVESTORS LLC
REQUEST: APPROVAL FOR EXTENSION OF PRELIMINARY PLAT AND VACATION OF PRIVATE EASEMENT
- IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT AND THE VACATION OF PRIVATE EASEMENT.**
-

SKETCH PLATS

7. [PR-2019-002765](#)
[PS-2022-00230](#) – SKETCH PLAT
IDO - 2021

CSI - CARTESIAN SURVEYS & KIMLEY-HORN agent(s) for RED SHAMROCK R, LLC requests the aforementioned action(s) for all or a portion of: **TRACTS 8-A, 8-B, 8-C, 9-A, 9-C, COORS PAVILION**, zoned **NR-C**, located at **ST. JOSEPH'S DR NW between COORS BLVD NW and ATRISCO** containing approximately **13.0470** acre(s). **(C-11)**

PROPERTY OWNERS: RED SHAMROCK 4 LLC

REQUEST: PLAT TO CREATE ONE NEW TRACT FROM 5 EXISTING TRACTS, GRANT AND VACATE EASEMENTS, SITE PLAN FOR BIG BOX RETAIL STORE

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

8. [PR-2022-007782](#)
[PS-2022-00232](#) – SKETCH PLAT
IDO - 2021

ARCH + PLAN LAND USE CONSULTANTS agent for GERLACH CAPITAL GROUP requests the aforementioned action(s) for all or a portion of: **LOT 10-A BLOCK 3, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES** zoned **NR-LM**, located at **5700 PASADENA NE between I-25 and SAN MATEO BLVD** containing approximately **3.103** acre(s). **(B-18)**

PROPERTY OWNERS: GERLACH CAPITAL GROUP ATTN: JACK GERLACH

REQUEST: CREATE 2 LOTS FROM ONE EXISTING LOT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

9. [PR-2022-007783](#)
[PS-2022-00234](#) – SKETCH PLAT
IDO - 2021

JUANITA IBARRA requests the aforementioned action(s) for all or a portion of: **LOTS 3 THRU 10, BLOCK 52, PARKLAND HILLS ADDITION** zoned **MX-L**, located on **SAN MATEO SE between BELL SE and TRUMBULL SE**. **(L-17)**

PROPERTY OWNERS: IGLESIA DEL DIOS VIVO COLUMNA Y APOYO DE LA VERDAD LA LUZ DEL MUNDO

REQUEST: COMBINE 8 LOTS INTO ONE NEW LOT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

Other Matters - None

Action Sheet Minutes were approved for October 19, 2022.

DRB Member Signing Session for Approved Cases

ADJOURNED

