



## DEVELOPMENT REVIEW BOARD

### Agenda

#### ONLINE ZOOM MEETING

**October 26<sup>th</sup>, 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*

**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>

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### **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

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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 **2.53** 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 TO LOTS.

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3. [PR-2022-007588](#)  
[SI-2022-001658](#) - SITE PLAN AMENDMENT  
*IDO - 2021*

ALLEN WHITAKER agent for **NEW MEXICO CANCER CENTER LLC (NMCC) | BOB McELAEERNEY** requests the aforementioned action(s) for all or a portion of: **LOT 1A2B1, JOURNAL CENTER** zoned **NR-BP**, located at **4901 LANG AVE NE 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

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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

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## **MINOR CASES**

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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 ADDTION** 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
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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 **118<sup>TH</sup> 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 EASEMET
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### **SKETCH PLATS**

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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
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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
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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

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**Other Matters**

Action Sheet Minutes - October 19, 2022

DRB Member Signing Session for Approved Cases

**ADJOURN**