DEVELOPMENT REVIEW BOARD
Agenda
ONLINE ZOOM MEETING

September 28, 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: DEFFERRAL 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

1. PR-2022-007588
   SI-2022-001658 - SITE PLAN AMENDMENT
   IDO - 2021

   ALLEN WHITAKER agent for NEW MEXICO CANCER CENTER LLC (NMCC) | BOB McELAERNEY 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)

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

DRB 2022
2. **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]}  
**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

3. **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)**.  
**PROPERTY OWNERS**: RED SHAMROCK 12 LLC  
**REQUEST**: SUBDIVIDE 1 EXISTING LOT INTO 10 SMALLER LOTS, DEDICATE RIGHT OF WAY, GRANT EASEMENTS

**MINOR CASES**

4. **PR-2020-004680**  
**SD-2022-00139 – PRELIMINARY/FINAL PLAT**  
**SKETCH PLAT 11-18-20**  
**IDO - 2021**  
JUSTIN WISEMAN requests the aforementioned action(s) for all or a portion of: **LOTS 3 & 4, BLOCK 6, MAYO AND ROSA ADDITION** zoned **MX-L**, located at **928/932 EDITH between LOMAS/MOUNTAIN and WALTER/BROADWAY** containing approximately **0.22 acre(s)**.  
{(J-14, J-15) **APPLICANT REQUESTS DEFERRAL TO OCTOBER 19, 2022**.}  
**PROPERTY OWNERS**: WISEMAN JUSTIN & JEANETTE  
**REQUEST**: REPLAT 2 LOTS INTO ONE FOR THE PURPOSE OF BUILDING 4 TOWNHOMES

5. **PR-2022-007143**  
**SD-2022-00140 – PRELIMINARY/FINAL PLAT**  
**SKETCH PLAT 6-22-22**  
**IDO - 2021**  
ISAACSON & ARFMAN, INC | FRED C. ARFMAN agent for ONETEN REI | NICO FRICCHIONE requests the aforementioned action(s) for all or a portion of: **LOT 4 & SOUTHERLY 40’ OF LOT 3, BLOCK B, VISTA GRANDE LAND COMPANY’S ADDN NO. 1** zoned **MX-L**, located at **4201 SAN MATEO BLVD NE between MONTGOMERY BLVD NE and DOUGLAS MACARTHUR RD NE** containing approximately **0.5322 acre(s)**.  
{(G-17) **PROPERTY OWNERS**: BRUNNER KIMBERLY DEE TRUSTEE RUFFIN JR TRUST & BRUNNER KIMBERLY DEE & ETAL  
**REQUEST**: PRELIMINARY/FINAL PLAT}
6. **PR-2020-004284**  
**SD-2022-00141 – AMENDMENT TO INFRASRUCTURE LIST**  
IDO - 2021  
TIERRA WEST, LLC agent for GARCIA REAL ESTATE INVESTMENTS LLC requests the aforementioned action(s) for all or a portion of: TRACTS 230A, 230B, 230C, 231A1, 231A2, 231B1, 231B2, 231B3 & 234A, LANDS OF HARRY GARCIA located at 1100 RIO GRANDE BLVD NW between RIO GRANDE NW and I-40 containing approximately 3.99 acre(s). (H-13)  
**PROPERTY OWNERS:** GARCIA REAL ESTATE INVESTMENTS LLC  
**ATTN:** GARCIA SHELIAH P  
**REQUEST:** AMENDMENT TO INFRASTRUCTURE LIST

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**SKETCH PLATS**

7. **PR-2022-007645**  
**PS-2022-00215 – SKETCH PLAT**  
IDO - 2021  
CSI - CARTESIAN SURVEYS, INC. agent for RAY’S FLOORING SPECIALIST, INC. | VENTURA RUYBAL requests the aforementioned action(s) for all or a portion of: LOT 2 TRACT S-1 UNIT 2, ATRISCO BUSINESS PARK zoned NR-BP, located on LOS VOLCANES NW between GALLATIN PL NW and AIRPORT DR NW containing approximately 11.1793 acre(s). (J-10)  
**PROPERTY OWNERS:** GDCLV LLC  
**ATTN:** GERALD LUCERO  
**REQUEST:** CREATE 3 NEW LOTS FROM ONE EXISTING LOT

8. **PR-2022-007299**  
**PS-2022-00213 – 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: REMAINING PORTION OF TRACT 54, UNIT 6, TOWN OF ATRISCO GRANT, REMAINING PORTION OF TRACT 55, UNIT 6, TOWN OF ATRISCO GRANT, REMAINING PORTION OF TRACT I, COORS PLAZA, zoned NR-C, located on CENTRAL AVE SW between AMANDA ST SW and 75TH ST SW containing approximately 13.2493 acre(s). (K-10)  
**PROPERTY OWNERS:** DIXON FAMILY TRUST  
**REQUEST:** CREATE TWO NEW TRACTS FROM THE REMAINING PORTIONS OF THREE EXISTING TRACTS
CSI - CARTESIAN SURVEYS, INC. agent for DIAMOND REALTY, LLC requests the aforementioned action(s) for all or a portion of: TRACTS H-6B and H-9A, VENTANA SQUARE AT VENTANA RANCH zoned MX-M, located on UNIVERSITY BLVD NW between PASEO DEL NORTE NW and PARADISE BLVD NW containing approximately 4.1916 acre(s). (B-10)

PROPERTY OWNERS: DIAMOND TAIL REALTY LLC
REQUEST: SUBDIVIDE 2 EXISTING TRACTS INTO 3 NEW TRACTS AND VACATE A PORTION OF A PRIVATE ACCESS EASEMENT

Other Matters

Action Sheet Minutes – September 21, 2022

DRB Member Signing Session for Approved Cases

ADJOURN