



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: 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>

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

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). **(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, 9/21/22]

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)**

PROPERTY OWNERS: WISEMAN JUSTIN & JEANETTE
REQUEST: REPLAT 2 LOTS INTO ONE FOR THE PURPOSE OF BUILDING 4 TOWNHOMES

**** APPLICANT REQUESTS DEFERRAL TO OCTOBER 19, 2022.**

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

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6. [PR-2020-004284](#)
[SD-2022-00141](#) – AMENDMENT TO
INFRASTRUCTURE 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

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

9. [PR-2020-004024](#)
PS-2022-00217 – SKETCH PLAT
IDO - 2021

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 **UNIVERSE 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