



**DEVELOPMENT REVIEW BOARD**

**Agenda**

**ONLINE ZOOM MEETING**

**February 1, 2023**

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

*Angela Gomez ~ Hearing Monitor*

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**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**

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1. [PR-2018-001560](#)  
[SD-2022-00172](#) – PRELIMINARY PLAT  
[VA-2022-00332](#) –TEMPORARY DEFERRAL  
OF SIDEWALK  
[SD-2022-00173](#) – VACATION OF PUBLIC  
EASEMENT – (30FT SANITARY SEWER)  
[SD-2022-00174](#) – VACATION OF PUBLIC  
EASEMENT – (10FT WATER, SEWER,  
PUBLIC UTILITY)  
[SD-2022-00175](#) – VACATION OF  
PRIVATE EASEMENT – (CROSS LOT  
BLANKET DRAINAGE EASEMENT)

(SKETCH PLAT 8-17-22)

**BOHANNAN HUSTON INC.** agent for **HOFFMANTOWN CHURCH** requests the aforementioned action(s) for all or a portion of: **TRACT A-2 PLAT OF TRACT A-1 AND A-2 HOFFMANTOWN BAPTIST CHURCH SITE, HOFFMANTOWN** zoned **R1-C**, located on **HARPER RD between VENTURA ST and WYOMING BLVD** containing approximately **14.0** acre(s). **(E-20)** [Deferred from 11/30/22, 12/7/22]]

**PROPERTY OWNERS:** PULTE GROUP  
**REQUEST:** PRELIMINARY PLAT APPROVAL, INFRASTRUCTURE LIST, VACATION OF PUBLIC/PRIVATE EASEMENTS

**\*\* AGENT REQUEST DEFERRAL TO MARCH 1<sup>ST</sup>, 2023.**

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2. [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)** [Deferred from 10/26/22, 11/16/22, 12/14/22, 1/18/23]

**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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3. [PR-2019-002213](#)  
[SI-2022-02430](#) – SITE PLAN AMENDMENT

**MERRICK & COMPANY | KRIS WEST** agent for **CHICK-FIL-A INC.** requests the aforementioned action(s) for all or a portion of: **LOT 3-A-1**, zoned **NR-BP**, located at **8110 SAN PEDRO DR NE between SAN PEDRO DR NE and PASEO DEL NORTE BLVD NE** containing approximately **1.5213** acre(s). **(C-18)** [Deferred from 1/11/23]

**PROPERTY OWNERS:** LEVINE INVESTMENTS LP  
**REQUEST:** THE ADDITION OF A 2<sup>ND</sup> DRIVE-THRU LANE UP TO THE RELOCATED ORDER POINTS, AN OMD CANOPY AND MINOR STRIPPING MODIFICATIONS WITHIN THE PROPERTY

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4. [PR-2018-001252](#)  
[SI-2022-002328](#) – SITE PLAN

**BURNS & MCDONNELL | JOE LAVENDER** agent for **CURIA NEW MEXICO, LLC | OSO BIOPHARMACEUTICAL, LLC C/O** requests the aforementioned action(s) for all or a portion of: **LOT B BLOCK 5, SUNDT'S INDUSTRIAL CENTER** zoned **NR-GM**, located at **4401 ALEXANDER BLVD NE between ALEXANDER BLVD NE and MONTBEL PL NE** containing approximately **11.86** acre(s). **(F-16)** *[Deferred from 1/11/23]*

**PROPERTY OWNERS:** OSO BIOPHARMACEUTICALS MANUFACTURING LLC  
**REQUEST:** TWO STORY EXPANSION FOR ASEPTIC MANUFACTURING, PACKAGING, OFFICE TYPE SUPPORT, UTILITY SPACE

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**MINOR CASES**

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5. [PR-2022-006146](#)  
[SD-2022-00206](#) – PRELIMINARY/FINAL  
PLAT  
SKETCH PLAT 11-3-21  
IDO - 2021

**ARCH + PLAN LAND USE CONSULTANTS** agent for **SUNPORT STORAGE LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 5, 6, 7, 12 & 13, BLOCK 14, CLAYTON HEIGHTS** zoned **MX-M**, located at **1824 BUENA VISTA SE between ROSS AVE and GIBSON BLVD** containing approximately **0.7174** acre(s). **(L-15)** *[Deferred from 12/14/22, 1/11/23]*

**PROPERTY OWNERS:** SUNPORT STORAGE LLC  
**REQUEST:** LOT CONSOLIDATION FOR 5 LOTS INTO 2 LOTS

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Other Matters

Action Sheet Minutes – January 18, 2023

DRB Member Signing Session for Approved Cases

ADJOURN