



## DEVELOPMENT REVIEW BOARD

### Agenda

#### ONLINE ZOOM MEETING

**January 18, 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 ~ 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/j/81711919604>

### MAJOR CASES

1. [PR-2020-004596](#)

[SD-2022-00212](#) – PRELIMINARY PLAT

**HUITT-ZOLLARS, INC. | DONALD DUNEMAN** agent for **ISSA RABADI** requests the aforementioned action(s) for all or a portion of: **LOT 1 BLOCK 8, VOLCANO CLIFFS SUBDIVISION** zoned **MX-L**, located on **UNIVERSE BLVD NW between PEREZOSO TR NW and ROSA PARKS RD NW** containing approximately **30.126** acre(s). **(D-10)**

**PROPERTY OWNERS:** RABADI ISSA & NANCY

**REQUEST:** 30 ACRE DEVELOPMENT TO INCLUDE 162 TOWNHOME LOTS, 2 MULTI-FAMILY RESIDENTIAL LOTS WITH 196 APARTMENT UNITS AND 2 COMMERCIAL LOTS WITH A TOTAL OF APPROXIMATELY 29,000 SQUARE FEET OF BUILDING SPACE

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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]*

**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

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

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3. [PR-2022-007875](#)  
[SI-2022-02109](#) – SITE PLAN  
*IDO - 2021*

**DEVELOPMENT MANAGING CONSULTANTS** agent for **BETA INVESTMENTS LLC** requests the aforementioned action(s) for all or a portion of: **LOT 1, VOLCANO CLIFFS SUBDIVISION** zoned **R-ML**, located on **ROSA PARKS** between **KIMMICK** and **VALIENTE** containing approximately **3.24** acre(s). **(C-11)** *[Deferred from 12/7/22, 1/11/23]*

**PROPERTY OWNERS:** BETA INVESTMENTS LLC  
**REQUEST:** MULTI-FAMILY TOWNHOME COMMUNITY

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### **MINOR CASES**

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4. [PR-2019-002118](#)  
[SD-2022-00201](#) – AMENDMENT TO  
INFRASTRUCTURE LIST  
*IDO - 2021*

**MARK GOODWIN & ASSOCIATES, PA** agent for **JTH LLC** requests the aforementioned action(s) for all or a portion of: **TRACT B & C, VOLTERRA VILLAGE SUBDIVISION** zoned **MX-M**, located at **1501/1601 DOMINO DR.** between **CICADIA RD** and **MANACHOS DR** containing approximately **2.1986** acre(s). **(M-21)** *[Deferred from 12/14/22]*

**PROPERTY OWNERS:** JTH LLC  
**REQUEST:** INFRASTRUCTURE LIST AMENDMENT TO REMOVE DEFERRED SIDEWALKS

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5. [PR-2022-007324](#)  
SD-2022-00203 – PRELIMINARY/FINAL  
PLAT  
SKETCH PLAT 7-20-22  
IDO - 2021

**ARCH + PLAN LAND USE CONSULTANTS** agent for **VIA REAL ESTATE LLC** requests the aforementioned action(s) for all or a portion of: **BLOCK 4, TRACTION PARK & CITY ELECTRIC ADDITION** zoned **MX-M**, located at **2100 & 2124 CENTRAL SW between RIO GRANDE BLVD and CLAYTON ST** containing approximately 1.0665 acre(s). (J-13) *[Deferred from 12/14/22]*

**PROPERTY OWNERS:** VIA REAL ESTATE LLC

**REQUEST:** REPLAT & CREATE 2 LOTS FROM EXISTING UNPLATTED TRACTS

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**Other Matters**

Action Sheet Minutes – January 11, 2023

DRB Member Signing Session for Approved Cases

ADJOURN