



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

October 24, 2018

Kym Dicome..... DRB Chair
Racquel Michel Transportation Development
Kris Cadena Water Authority
Doug HughesCity Engineer/Hydrology
Ben McIntosh.....Code Enforcement

Angela Gomez ~ 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.

- A. Call to Order: 9:00 A.M.**
- B. Changes and/or Additions to the Agenda**

MAJOR CASES

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- 1. **Project# PR-2018-001703**
VA-2018-00155 – VARIANCE
(Public Hearing)

AUSTIN’S CARPORTS agent(s) for **OCTAVIO T. SAENZ** request(s) the aforementioned action(s) for all or a portion of LOT 2 BLOCK 8, VICTORY ADDITION #1, zoned R-1B, located at VASSAR DR. SE between SANTA CRUZ AVE SE and SANTA CLARA AVE SE, containing approximately 0.1309 acre(s). (I-16)

PROPERTY OWNERS: OCTAVIO T. SAENZ
REQUEST: PROPOSED CARPORT W/IN SETBACK

 - 2. **Project# PR-2018-001698**
VA-2018-00154 – VARIANCE
(Public Hearing)

TINO QUINTANA request(s) the aforementioned action(s) for all or a portion of LOT 13 BLOCK C, TIJERAS CLUB ADDITION, zoned R-1C, located at 1509 GARCIA ST. NE between north of CONSITUTION AVE NE and east of MOON ST NE, containing approximately 0.1722 acre(s). (J-20)

PROPERTY OWNERS: YOLANDA & TINO QUINTANA
REQUEST: PROPOSED CARPORT W/IN SETBACK

3. **Project# PR-2018-001633**
SI-2018-00177- MAJOR AMENDMENT TO
SITE PLAN
(Public Meeting)
- DEKKER/PERICH/SABATINI** agent(s) for **ASSOCIATED BUILDERS & CONTRACTORS (ABC)** request(s) the aforementioned action(s) for all or a portion of TRACT M-1 PLAT OF TRACT M-1, GATEWAY INDUSTRIAL PARK, zoned NR-C, located at 2851 BROADWAY BLVD NE, south of CLAREMONT AVE NE and north of MENAUL BLVD NE, containing approximately 2.2412 acre(s). (H-15)
- PROPERTY OWNERS:** ASSOC BLDRS & CTRS INC NM CHAPTER CONST EDUC APPR & TRNG TRUST INC
REQUEST: AMEND EXISTING SITE PLAN TO ADD AN APPROX. 13,000 SF ADDITION
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4. **Project# PR-2018-001632**
(1005237)
SI-2018-00176 – SITE PLAN
(Public Meeting)
- DEKKER/PERICH/SABATINI** agent(s) for **MARK 3S INC.** request(s) the aforementioned action(s) for all or a portion of TRACTS C & D VACATION REQUEST AND PLAT OF TRACTS A-1, C AND D, MARK 3S HOLLY DEVELOPMENT, zoned M-XL, located on HOLLY AVE. NE between VENTURA ST NE and HOLBROOK ST NE, containing approximately 1.9 acre(s). (C-20)
- PROPERTY OWNERS:** MARK 3S INC
REQUEST: SITE PLAN FOR AN ASSISTED LIVING AND MEMORY CARE FACILITY
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5. **Project# PR-2018-001708**
VA-2018-00158 – VARIANCE
(Public Hearing)
- DEKKER/PERICH/SABATINI** agent(s) for **MARK 3S INC.** request(s) the aforementioned action(s) for all or a portion of TRACT C & D VACATION REQUEST AND PLAT OF TRACTS A-1, C AND D, MARK3S HOLLY DEVELOPMENT, zoned M-XL, located on HOLLY AVE NE between VENTURA ST NE and HOLBROOK ST NE, containing approximately 1.9 acre(s). (C-20)
- PROPERTY OWNERS:** MARK 3S INC
REQUEST: VARIANCE TO ALLOW A REDUCTION IN SIDEWALK WIDTH ALONG FRONT FACADE
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6. **Project# PR-2018-001542**
SI-2018-00133 – SITE PLAN
(Public Meeting)
- CONSENSUS PLANNING INC.** agent(s) for **TITAN NOB HILL, LLC C/O TITAN DEVELOPMENT** request(s) the aforementioned action(s) for all or a portion of LOTS 1-19 BLOCK 2, MESA GRANDE ADDITION, zoned MX-M, located on CENTRAL AVE NE between MONTCLAIRE DR NE and SIERRA DR NE, containing approximately 2.2 acre(s). (K-15)
[Deferred from 10/3/18]
- PROPERTY OWNERS:** TITAN NOB HILL LLC
REQUEST: MULTIFAMILY DEVELOPMENT
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7. **Project# PR-2018-001578**
SD-2018-00150 – MAJOR AMENDMENT
 SITE PLAN
 (Public Meeting)
- SOLEIL WEST** agent(s) for **SAN JOSE CATHOLIC CHURCH** request(s) the aforementioned action(s) for all or a portion of TRACT A, SAN JOSE PARISH, zoned R-1B, located on BROADWAY BLVD SE east of ROMANA AVE SE, containing approximately 6.7489 acre(s). (M-14) *[Deferred from 10/3/18, 10/17/18]*
- PROPERTY OWNERS:** ARCHDIOCESE OF SANTA FE CATHOLIC SERVICE BLDG
REQUEST: MAJOR AMENDMENT TO SITE PLAN TO ADD NEW PARISH HALL
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8. **Project# PR-2018-001580**
(1005234)
SI-2018-00153 – SITE PLAN
 (Public Meeting)
- EDI** agent(s) for **RHINO INVESTMENTS NM HOTEL, LLC** request(s) the aforementioned action(s) for all or a portion of TRACTS 1-3 UNIT 1 TOGETHER WITH TRACTS 4, 5 & 6A, UNIT 2, DALE J. BELLAMAHS CARLISLE REPLAT, zoned MX-M, located at 2500 CARLISLE BLVD NE south of MENAUL BLVD NE, containing approximately 11.07 acre(s). (H-17) *[Deferred from 10/10/18]*
- PROPERTY OWNERS:** RHINO INVESTMENTS NM HOTEL LLC ATTN: MRSANJIV CHOPRA
REQUEST: CHANGE OF USE FROM HOTEL TO APARTMENTS
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9. **Project# PR-2018-001584**
(1000032)
SD-2018-00084 – PRELIMINARY PLAT
 (Public Hearing)
- TIERRA WEST LLC** agent(s) for **UNIVEST-COORS ROAD LLC** request(s) the aforementioned action(s) for all or a portion of TRACT 3 PLAT OF TRACTS 1 THRU 4, COORS VILLAGE, zoned MX-L, located at 4500 QUAKER HEIGHTS PL NW south of WESTERN TRAIL NE and west of COORS BLVD NE, containing approximately 13.5446 acre(s). (F-11-Z) *[Deferred from 10/10/18]*
- PROPERTY OWNERS:** UNIVEST-COORS ROAD LLC
REQUEST: SUBDIVIDE ONE TRACT INTO THREE NEW TRACTS
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10. **Project# PR-2018-001584**
(1000032)
SI-2018-00132 – FINAL SIGN OFF OF EPC APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION (08EPC-40030)
SI-2018-00151 FINAL SIGN OFF OF EPC APPROVED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (08EPC-40031)
- TIERRA WEST LLC** agent(s) for **UNIVEST- COORS ROAD LLC** request(s) the aforementioned action(s) for all or a portion of TRACT 3 PLAT OF TRACTS 1 THRU 4, COORS VILLAGE zoned MX-L, located at 4500 QUAKER HEIGHTS PL NW south of WESTERN TRAIL NE and west of COORS BLVD NE, containing approximately 13.5446 acre(s). (F-11-Z) *[Deferred from 9/19/18, 10/3/18, 10/10/18]*
- PROPERTY OWNERS:** UNIVEST-COORS ROAD LLC
REQUEST: EPC SITE PLAN -FINAL SIGN-OFF
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11. **Project# PR-2018-001579
(1002202)**
SI-2018-00152 – SITE PLAN
(Public Meeting)

MODULUS ARCHITECTS INC. agent(s) for **WINROCK PARTNERS LLC** request(s) the aforementioned action(s) for all or a portion of PARCEL A-1-A-1-B SUBD PLAT TRS A-1-A-1-A & A-1-A-1-B WINROCK CENTER ADDN, PARCEL A-2 AND A-3 PLAT OF PARCELS A-1 THRU A-3 & PARCEL C-2A WINROCK CENTER ADDN + PARCEL C-2A1 SUBD PLAT PARCEL C-2A1 & C-2A2 WINROCK CENTER ADDN, PARCEL E1A WINROCK CENTER ADDITION, PARCEL D1A WINROCK CENTER ADDN REPLAT OF PARCEL D1 WINROCK CENTER ADDN AND PARCEL A-1-A-1-A-1-A WINROCK CENTER ADDITION, zoned MX-H, located at 2100 LOUISIANA BLVD NE, containing approximately 83.00 acre(s). (J-19) *[Deferred from 10/10/18]*

PROPERTY OWNERS: WINROCK PARTNERS LLC
REQUEST: SITE PLAN FOR WINROCK TOWN CENTER

12. **Project# 1011598**
18DRB-70137 - VACATION OF PUBLIC RIGHT-OF-WAY
18DRB-70138 - SIDEWALK VARIANCE
18DRB-70139 - SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS
18DRB-70140 - MINOR - PRELIMINARY/FINAL PLAT

BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 4, Tract(s) 3, NORTH ALBQ ACRES Unit 3, zoned PD (RD/5DUA), located on VENTURA ST NE between SIGNAL AVE NE and ALAMEDA BLVD NE, containing approximately 2 acre(s). (C-20) *[Deferred from 5/16/18, 6/13/18, 7/18/18 8/8/18, 9/12/18]*

13. **Project# PR-2018-001477**
VA-2018-000153 – VARIANCE
(Public Hearing)

DAC ENTERPRISES agent(s) for **JACK BAILLIO** request(s) the aforementioned action(s) for all or a portion of TRACT A-2, BEL AIR SHOPPING CENTER, zoned MX-M, located at 5301 MENAUL BLVD NE, east of SAN MATEO BLVD NE, containing approximately 2.9993 acre(s). (H-18)

PROPERTY OWNERS: PJAB ENTERPRISES LTD
REQUEST: VARIANCE TO DPM STANDARD

MINOR CASES

14. **Project# PR-2018-001477**
SD-2018-00093 – PRELIMINARY/FINAL PLAT
(Public Meeting)

WAYJOHN SURVEYING INC. agent(s) for **PJAB ENTERPRISES LTD. C/O MIKE CONTRERAS** request(s) the aforementioned action(s) for all or a portion of TRACT A-2, BEL AIR SHOPPING CENTER, zoned MX-M, located at 5301 MENAUL BLVD NE east of SAN MATEO BLVD NE, containing approximately 2.9993 acre(s). (H-18)

PROPERTY OWNERS: PJAB ENTERPRISES LTD
REQUEST: SUBDIVDE 1 LOT INTO 2

15. **Project# PR-2018-001700**
SD-2018-00095 – PRELIMINARY/FINAL
PLAT
(Public Meeting)

CSI – CARTESIAN SURVEYS INC. agent(s) for **DAN RICH** request(s) the aforementioned action(s) for all or a portion of LOTS 25 & 28 UNIT 1, LADERA BUSINESS PARK, zoned NR-C, located at VISTA ORIENTE between LA MORADO NW and OLD OURAY RD NW, containing approximately 6.7575 acre(s). (H-9)

PROPERTY OWNERS: LADERA ENTERPRISES LLC
REQUEST: CONSOLIDATING 2 LOTS INTO 1

16. **Project# PR-2018-001701**
SD-2018-00096 - PRELIMINARY/FINAL
PLAT
(Public Meeting)

CSI – CARTESIAN SURVEYS INC. agent(s) for **JERRI ROSE** request(s) the aforementioned action(s) for all or a portion of LOT 82-86, BLK 7, PERFECTO- ARMIJO & BROTHERS ADDITION, zoned R-ML & MX-T, located at ROMA AVE between 7TH ST and 8TH ST, containing approximately 0.2430 acre(s). (J-14)

PROPERTY OWNERS: JEFFERY ROSE AND KAREN A ROSE TRUSTEE ROSE RVT & KAREN A ROSE
REQUEST: CONSOLIDATING 5 LOTS INTO 2

17. **Project # PR-2018-001372**
(1011435)
SD-2018-00080 – PRELIMINARY/FINAL
PLAT
(Public Meeting)

CARTESIAN SURVEYS INC. agent(s) for **JONATHAN ARAGON** request(s) the aforementioned action(s) for all or a portion of TRACT A-1 BULK LAND PLAT PARCELS A-1,B-1, D-1, E-1 AND F-1 FINELAND DEVELOPMENT, zoned MX-L, located 10751 FINELAND DR NW north of McMahan BLVD and east of UNSER BLVD NW, containing approximately 2.6847 acre(s). (A-11)*[Deferred from 9/19/18]*

PROPERTY OWNERS: C3D LLC & VILIA FALCONE LLC & GRAYLANDCORPORATION & SPRING FRANK L & ETAL
REQUEST: SUBDIVIDE ONE LOT INTO 2

SKETCH PLAT

18. **Project# PR-2018-001702**
PS-2018-00035 – SKETCH PLAT

COMMUNITY SCIENCES CORPORATION agent(s) for **NISLY HOMES** request(s) the aforementioned action(s) for all or a portion of LOT 2 TRACT 101-C, SHAMROCK ADDITION & TRACT 101-C, MRGCD MAP 34, zoned MX-L, located at 2415 MATTHEW AVE NW west of RIO GRANDE BLVD NW and south of IRIS RD NW, containing approximately 0.2267 acre(s). (G-12)

PROPERTY OWNERS: US BANK
REQUEST: SUBDIVIDE 2 LOTS INTO 4

19. Project# PR-2018-001699
PS-2018-00034 - SKETCH PLAT

CSI – CARTESIAN SURVEYS INC. agent(s) for **AHMET TIRYAKI AND MARTHA TIRYAKI** request(s) the aforementioned action(s) for all or a portion of: 001 011ELY 18FT VAC CHELWOOD PARK BLVD GRANDVIEW HEIGHTS ADDN LOT VAC ORD 48-1972, BLOCK 11, GRANDVIEW HEIGHTS, zoned MX-L, located at CHELWOOD PARK between ALICE AVE. and LOMAS BLVD, containing approximately 0.7327 acre(s). (J-22, K-22)

PROPERTY OWNERS: TIRYAKI AHMET & MARTHA
REQUEST: SUBDIVIDING 10 LOTS INTO 2 LOTS

20. Minutes: October 17, 2018

Adjourned.