



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

**June 13, 2018**

- Kym Dicome..... DRB Chair
- Racquel Michel ..... Transportation Development
- Jon Ertsgaard ..... Water Authority
- Doug Hughes .....City Engineer/Hydrology
- Jason Coffey..... Parks & Recreation
- Jacobo Martinez.....Code Enforcement

*Angela Gomez ~ Administrative Assistant*

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**NOTE:** UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

**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:** REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

**NOTE:** IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

- A. Call to Order 9:00 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

**PUBLIC HEARING**

- 1. **Project # 001173 (1004245)**  
**SD-2018-00002** – MAJOR - PRELIMINARY PLAT  
**SD-2018-00003** – VACATION OF PUBLIC EASEMENT  
**SD-2018-00006** - VACATION OF RIGHT OF WAY  
**VA-2018-00005** – SIDEWALK VARIANCE  
**VA-2018-00006** – SIDEWALK WAIVER

MARK GOODWIN & ASSOCIATES PA agent(s) for ANASA WEST LLC request(s) the above action(s) for all or a portion of Block(s) 7-14, Portion of Lot 3, 4-9, 9-13, 12, 2-10, **PARADISE HEIGHTS UNIT 5 SUBDIVISION** and Lots L-N ANASAZI RIDGE UNIT 1, zoned R-1B and MX-L (R-1) located on MCMAHON BLVD NW east of WESTSIDE BLVD NW containing approximately 6.98 acre(s). (A-10)

**PROPERTY OWNERS:** City of Albuquerque, COLLATZ LLC and Westway Homes LLC

**REQUEST:** APPROVAL OF AFOREMENTIONED ACTIONS (Expired April 2015)

2. **Project # 001186 (1008660)**  
**SI-2018-00021** – SITE PLAN FOR BUILDING PERMIT
- ADAMS ENGINEERING agent(s) for MCDONALD’S LLC request(s) the above action(s) for all or a portion of Lots A and B, Block 101, **BEL AIR SUBDIVISION**, zoned MX-M (SU-3 MU-UPT/Buffer), located at 5900 MENAUL BLVD. containing approximately .947 acre(s). (H-18)
- PROPERTY OWNERS:** FIRST NATIONAL BANK TRUSTEE C/O CONQUISTADORES INC. TRACT B, MILLER INVESTMENTS NC.  
**REQUEST:** DEMO/REBUILD MCDONALD’S WITH DRIVE-THRU
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3. **Project# 001213 (1011348)**  
**SD-2018-00014** - PRELIMINARY PLAT AMENDMENT
- RESPC agent(s) for VENICE CAPITAL, LLC request(s) the above action(s) for all or a portion of TRACT A-1, Block 3 Unit B, **NORTH ABQ ACRES TR A UNIT B** zoned NR-LM, located on PAN AMERICAN FREEWAY NE between VENICE AVE and PASADENA AVE NE containing approximately 1.755 acre(s). (B-18)
- PROPERTY OWNERS:** VENICE CAPITAL LLC  
**REQUEST:** INFRASTRUCTURE LIST REVISION
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4. **Project# 001195 (1007140)**  
**SD-2018-00037** –SITE DEVELOPMENT PLAN FOR SUBDIVISION (18EPC-10010)
- MRWM agent(s) for CITY OF ALBUQUERQUE PARKS & RECREATION request(s) the above action(s) for all or a portion of TRACT 1-C-1 & 1-C-2, **JUAN TABO HILLS UNIT 3A**, zoned NR-PO-B, located on MONACHOS RD SE between JUAN TABO BLVD SE and VIA POSADA SE containing approximately 27 acre(s). (M-22)
- PROPERTY OWNERS:** CITY OF ALBUQUERQUE  
**REQUEST:** DRB SIGN-OFF OF EPC SITE DEVELOPMENT PLAN FOR SUBDIVISION (3-8-2018)
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5. **Project# 001191 (1008952)**  
**SD-2018-00035** –SITE PLAN FOR BUILDING PERMIT (18EPC-40003)
- CONSENSUS PLANNING INC agent(s) for PRIMROSE SCHOOL OF WOODCREEK RESERVE request(s) the above action(s) for all or a portion of TRACT A, **MORNING STAR AT PALOMAS** zoned MX-T (SU-2 FOR O-1), located on PALOMAS AVE NW between WYOMING BLVD NE and BARSTOW STREET NE containing approximately 0.9 acre(s). (D-19)
- PROPERTY OWNERS:** PASEO 2010, LLC  
**REQUEST:** DRB SIGN-OFF OF EPC SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (3-8-2018)
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6. **Project# 001192 (1003993)**  
**SI-2018-00036** – SITE PLAN FOR BUILDING PERMIT  
 (18EPC-40020)
- CONSENSUS PLANNING agent(s) for THAKUR ENTERPRISES LLC request(s) the above action(s) for all or a portion of TRACT A-36-A, **TOWN OF ATRISCO GRANT NORTHEAST UNIT**, zoned MX-L (SU-2 USES PERMISSIVE AND CONDITIONAL IN O-1), located on COORS BLVD NW - north of SEQUOIA RD and east of ATRISCO DRIVE containing approximately 4.04 acre(s). (G-11-Z)
- PROPERTY OWNERS:** MICHAEL MORTAJI & PARASTO BAGHAE-POUR  
**REQUEST:** DRB SIGN OFF OF EPC SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (5-10-2018)
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7. **Project# 001223 (1011553)**  
**SI-2018-00041** – SITE DEVELOPMENT PLAN FOR SUBDIVISION AND SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
 (18EPC-40008 + 40009)
- MODULUS ARCHITECTS, INC agent(s) for 3X1, LLC. request(s) the above action(s) for all or a portion of LOT/TRACT: TRB2A1, **TOWN OF ATRISCO GRANT** zoned SU-1/C-1 & AUTO SALES, located on COORS between SEQUOIA and TUSCON containing approximately 1.9 acre(s). (G-11-Z)
- PROPERTY OWNERS:** 3X1, LLC.  
**REQUEST:** DRB SIGN OFF OF EPC APPROVED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AND EPC APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION (4-12-2018)
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8. **Project# 1003445**  
**18DRB-70061** MAJOR – SITE PLAN for BUILDING PERMIT
- MULLEN HELLER ARCHITECTURE agent(s) for Highbury Properties, LLC request(s) the above action(s) for all or a portion of Tract(s) G, **FOUNTAIN HILLS PLAZA SUBD**, zoned NR-C (SU-1 FOR PDA TO INCLUDE C-3 USES), located at 4011 PASEO DEL NORTE NW containing approximately .95 acre(s). (C-12) *[Deferred from 3/14/18, 4/25/18, 5/9/18, 5/16/18]*
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9. **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]*
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10. **Project# 1011471**  
**18DRB-70127** MINOR - PRELIMINARY/  
FINAL PLAT

CARTESIAN SURVEYS INC agent(s) for SAMIR PATEL request(s) the above action(s) for all or a portion of Tract(s) 2-A-3-C & 2-A-3-D, **MCLEOD BUSINESS PARK**, zoned NR-C (C-3), located on JEFFERSON ST NE between MCLEOD RD NE and I-25 containing approximately 4.9556 acre(s). (F-17) *[Deferred from 4/25/18, 5/16/18, 5/23/18, 6/6/18]*

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11. **Project# 1010693**  
**18DRB-70129** - VACATION OF PUBLIC  
EASEMENT  
**18DRB-70130** - SIDEWALK WAIVER  
**18DRB-70131** – TEMP. DEFERRAL of  
SIDEWALK CONST  
**18DRB-70132** - VACATION OF PRIVATE  
EASEMENT  
**18DRB-70133** - PRELIMINARY PLAT  
**18DRB-70134** - SITE DEVELOPMENT  
PLAN FOR BUILDING PERMIT

BOHANNAN HUSTON INC agent(s) for GAMMA DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) 3B-3 of **TRACT 3B-1, 3B-2 & 3B-3 A SUBD OF TRACT 3B LANDS OF IHS ACQUISITION #120 INC.** zoned R-T (SU-2/LMDR), located on HORIZON BLVD NE between BALLOON MUSEUM DR NE and ALAMEDA BLVD NE containing approximately 7.76 acre(s). (B-17) ) *[Deferred from 5/16/18]*

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**MINOR CASES**

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12. **Project# 001217 (1002934)**  
**SD-2018-00016** -PRELIMINARY/ FINAL  
PLAT

ISAACSON & ARFMAN agent(s) for FOUTH STREET & MENAUL INC. request(s) the above action(s) for all or a portion of LOTS 1-A-1 & 1-A-2, **WALGREEN ADDITION**, zoned MX-M, located on 2300 4<sup>TH</sup> STREET NW between MENAUL BLVD NW and ARVADA AVE NW containing approximately 10.703 acre(s). (H-14)

**PROPERTY OWNERS:** FOURTH STREET & MENAUL INC., FOURTH STREET & MENAUL INCC/O CLEAN MACHINE CAR WASH LLC  
**REQUEST:** LOT LINE ADJUSTMENT

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**SKETCH PLAT**

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13. **Project# 001215 (1005324)**  
SD-2018-00015 – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for RHINO INVESTMENTS NM HOTEL LLC request(s) the above action(s) for all or a portion of LOTS 1-6 & N AND O, UNITS 1 & 2, **CARLISLE REPLAT UNIT 2**, zoned MX-M, located on 2500 CARLISLE NE between SAN MATEO BLVD NE and MORNINGSIDE DRIVE containing approximately 11.13 acre(s). (H-16 & H-17)

**PROPERTY OWNERS:** RHINO INVESTMENTS NM HOTEL LLC ATTN: MRSANJIV CHOPRA

**REQUEST:** LOT CONSOLIDATION FROM 8 TRACTS INTO 3 TRACTS

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14. **Project# 001225 (1000460)**  
SD-2018-00017 – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for KIRK & JOYCE WESSELINK request(s) the above action(s) for all or a portion of TRACT 493, **TOWN OF ATRISCO GRANT UNIT 7**, zoned R-1C, located on 1119 86<sup>TH</sup> ST SW between SAGE RD SW and SAPPHIRE ST SW containing approximately 4.89 acre(s). (M-9)

**PROPERTY OWNERS:** WESSELINK KIRK A & JOYCE D

**REQUEST:** LOT CONSOLIDATION

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15. **Project# 001226**  
SD-2018-00018 – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for AGIOLA BEJKO request(s) the above action(s) for all or a portion of LOT 7 & 8 BLOCK 32, **PEREA ADDITION**, zoned R-1A, located on 608 15<sup>TH</sup> ST NW between MARBLE AVE. and ORCHARD PL. NW containing approximately 0.163 acre(s). (J-13)

**PROPERTY OWNERS:** BEJKO AGIOLA

**REQUEST:** LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT

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16. **Project# 001227 (1002776)**  
SD-2018-00019 – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for BAF HOLDINGS LLC request(s) the above action(s) for all or a portion of TRACT Y-2A-1-A-1 & Y-2A-1-C-1, **TAYLOR RANCH**, zoned MX-M, located on 6971/6981 TAYLOR RANCH NW SW between SOONER TRL NW and HOMESTEAD CIRCLE NW containing approximately 4.23 acre(s). (D-11)

**PROPERTY OWNERS:** BAF HOLDINGS LLC

**REQUEST:** LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT

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**17. Project# 001214**  
**SD-2018-00003 - SKETCH PLAT**

JULIANNE TELLES request(s) the above action(s) for all or a portion of LOT 6 & VACATED PORTION OF GOLD HILL AVENUE, BLOCK C, **SOUTH BROADWAY ACRES UNIT 1**, zoned MX-T, located on 2841 ARNO ST SE between BETHEL DRIVE SE and WESMECO DRIVE SE containing approximately .29 acre(s). (M-14)

**PROPERTY OWNERS:** JULIANNE TELLES & HARRY SEGURA  
**REQUEST:** CONSOLIDATION OF 2 PARCELS

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**18. Other Matters:**

**19. MINUTES: JUNE 6, 2018**

ADJOURNED.