



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

MAJOR CASES

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

IN THE MATTER OF THE AFOREMENTIONED APPLICATIONS
THE DRB HAS APPROVED THE VARIANCE.

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

DEFERRED TO OCTOBER 31ST, 2018

3. **Project# PR-2018-001633**
SI-2018-00177- MAJOR AMENDMENT TO
SITE PLAN
(Public Meeting)

DEKKER/PERICH/SABATINI agent(s) for **ASSOCIATED BUILDERS & CONTRACTERS (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

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, THE DRB HAS APPROVED THE AMENDMENT TO THE SITE PLAN WITH FINAL SIGN OFF DELEGATED TO THE WATER AUTHORITY AND TO PLANNING.

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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

DEFERRED TO NOVEMBER 7TH, 2018

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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

IN THE MATTER OF THE AFOREMENTIONED APPLICATIONS THE DRB HAS APPROVED THE VARIANCE.

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

DEFERRED TO NOVEMBER 7TH, 2018.

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

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, THE DRB HAS APPROVED THE AMENDMENT TO THE SITE PLAN.

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

DEFERRED TO OCTOBER 31ST, 2018.

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

DEFERRED TO OCTOBER 31ST, 2018.

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

DEFERRED TO OCTOBER 31ST, 2018.

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

DEFERRED TO NOVEMBER 7TH, 2018.

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]

DEFERRED TO DECEMBER 5TH, 2018.

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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

IN THE MATTER OF THE AFOREMENTIONED APPLICATIONS THE DRB HAS APPROVED THE VARIANCE.

MINOR CASES

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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

IN THE MATTER OF THE AFOREMENTIONED APPLICATIONS, THE PRELIMINARY/FINAL PLAT THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT.

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

IN THE MATTER OF THE AFOREMENTIONED APPLICATIONS, THE PRELIMINARY/FINAL PLAT THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT WITH FINAL SIGN-OFF DELEGATED TO HYDROLOGY AND TO PLANNING.

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

IN THE MATTER OF THE AFOREMENTIONED APPLICATIONS, THE PRELIMINARY/FINAL PLAT THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT WITH FINAL SIGN-OFF DELEGATED TO PLANNING.

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

IN THE MATTER OF THE AFOREMENTIONED APPLICATIONS, THE PRELIMINARY/FINAL PLAT THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT.

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

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

**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

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

20. Minutes: October 17, 2018

Adjourned.