



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

November 7, 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

- 1. Project# PR-2018-001542**
SD-2018-00089 – VACATION OF PRIVATE EASEMENT
VA-2018-00151 – VARIANCE
(Public Hearing)
To be heard with item #2

ISAACSON & ARFMAN, PA agent(s) for **TITAN NOB HILL, LLC** 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-17)

PROPERTY OWNERS: TITAN NOB HILL LLC
REQUEST: VARIANCE TO DPM REQUIREMENT AND VACATION OF PUBLIC UTILITY EASEMENT

Deferred to November 14, 2018 hearing at the applicant’s request

2. **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, 10/24/18]

PROPERTY OWNERS: TITAN NOB HILL LLC

REQUEST: SITE PLAN FOR A 100+ UNIT APARTMENT DEVELOPMENT

Deferred to November 14, 2018 hearing at the applicant's request

3. **Project# PR-2018-001693**
(1010332)
SD-2018-00091 - EXTENSION OF
INFRASTRUCTURE IMPROVEMENTS
AGREEMENT (IIA)
(Public Meeting)

MARK GOODWIN & ASSOCIATES, PA agent(s) for **98TH STREET LLC** request(s) the aforementioned action(s) for all or a portion of TRACT A SECOND CORRECTION PLAT FOR LOS DIAMONTES SUBDIVISION AND LOTS 1-32, BLK 1 & LOTS 1-16, BLK 2 & LOTS 1-19, BLK 3 & LOTS 1-13, BLK 4 LOS DIAMONTES SUBDIVISION, zoned R1-A and PD, located at the southwest corner of 98TH ST SW and GIBSON BLVD SW east of BLAKE RD SW, containing approximately 25.1635 acre(s). (N-9)

PROPERTY OWNERS: 98TH STREET LLC

REQUEST: 2 YEAR EXTENSION OF IMPROVEMENTS AGREEMENT

4. **Project# PR-2018-001695**
(1003445)
SD-2018-00095 - EXTENSION OF
INFRASTRUCTURE IMPROVEMENTS
AGREEMENT
(Public Meeting)

HUITT ZOLLARS, INC. agent(s) for **NOVUS PROPERTIES LLC.** request(s) the aforementioned action(s) for all or a portion of TRACTS A - I, FOUNTAIN HILLS PLAZA SUBDIVISION zoned NR-C, located at EAGLE RANCH RD NW between PASEO DEL NORTE NW and PARADISE BLVD NW, containing approximately 39.9074 acre(s). (C-12)

REQUEST: ONE YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

5. **Project# PR-2018-001689**
SI-2018-00200 - SITE PLAN
(Public Meeting)
- TATE FISHBURN ARCHITECT** agent(s) for **M&B INVESTMENTS, LTD. CO.** request(s) the aforementioned action(s) for all or a portion of PARCEL C-3, ATRISCO BUSINESS PARK, zoned NR-BP, located at 7200 BLUEWATER RD NW between UNSER BLVD NW and AIRPORT DR NW, containing approximately 10.3 acre(s). (K-10)
- PROPERTY OWNERS:** M & B INVESTMENTS
REQUEST: 150,000 SF OFFICE/WAREHOUSE FACILITY
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6. **Project# PR-2018-001681**
(1003449)
SI-2018-00194 – FINAL SIGN OFF OF EPC SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (18EPC-40032)
(Public Meeting)
- CONSENSUS PLANNING INC.** agent(s) for **JACKSON REAL ESTATE SERVICES INC.** request(s) the aforementioned action(s) for all or a portion of TRACT 52 UNIT 2, TOWN OF ATRISCO GRANT, zoned PD, located on SUNSET GARDENS RD. SW, between 82ND ST SW and 86TH ST SW, containing approximately 6.1 acre(s). (L-09)*[Deferred from 10/17/18]*
- PROPERTY OWNERS:** MONTY CARRICO
REQUEST: FINAL SIGN-OFF OF EPC SITE DEVELOPMENT PLAN FOR BUILDING PERMIT FOR AN 81 UNIT APARTMENT DEVELOPMENT
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7. **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) *[Deferred from 10/24/18]*
- PROPERTY OWNERS:** MARK 3S INC
REQUEST: SITE PLAN FOR AN ASSISTED LIVING AND MEMORY CARE FACILITY
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8. **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, 10/24/18]*
- PROPERTY OWNERS:** WINROCK PARTNERS LLC
REQUEST: SITE PLAN FOR WINROCK TOWN CENTER
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9. **Project# PR-2018-001579 (1002202)**
SD-2018-00087 - PRELIMINARY/FINAL PLAT
(Public Meeting)
- HUITT ZOLLARS INC.** agent(s) for **WINROCK PARTNERS, LLC** request(s) the aforementioned action(s) for all or a portion of PARCEL A-1- A-1- A-1- A-1 WINROCK CENTER ADDITION, zoned MX-H, located on LOUISIANA NE, between I-40 and INDIAN SCHOOL RD, containing approximately 51.6008 acre(s). (J-19) *[Deferred from 10/31/18]*
- PROPERTY OWNERS:** WINROCK PARTNERS LLC
REQUEST: SUBDIVIDE 1 TRACT INTO 8
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10. **Project# PR-2018-001402 VA-2018-000173 – VARIANCE**
(Public Hearing)
- CONSENSUS PLANNING INC.** agent(s) for **GAMMA DEVELOPMENT, LLC** request(s) the aforementioned action(s) for all or a portion of LOT 4-A & TRACT C-1 PLAT OF TRACTS C-1, C-2 & LOT 4-A LANDS OF SUZANNE H POOLE LOTS 1 THRU 3 BLK 1 PLAT OF WEST BANK ESTATES TOGETHER WITH TR A1 LANDS OF SUZANNE H POOLE, zoned R-A, located east of NAMASTE RD NW and south of LA BIENVENIDA PL NW, containing approximately 22.75 acre(s). (F-11 & F-12) *[Deferred from 10/31/18]*
- PROPERTY OWNERS:** DANIELS FAMILY PROPERTIES, LLC.
REQUEST: VARIANCES TO SECTION 14-16-5-3(E)(1) AND SECTION 14-16-5-4(E)(3) OF THE IDO
- Deferred to November 14, 2018 hearing at the applicant's request***
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11. **Project# PR-2018-001346**
SI-2018-00110 – SITE PLAN
(Public Meeting)

JOE SLAGLE ARCHITECT agent(s) for **ROY SOLOMON & ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **VMOD LLC** request(s) the aforementioned action(s) for all or a portion of LOTS 1-6 & 29, BLOCK 29, UNIT B, NORTH ALBUQUERQUE ACRES, zoned NR-BP, located on ALAMEDA BLVD NE east of SAN PEDRO DR NE and north of SIGNAL AVE NE, containing approximately 5.24 acre(s). (C-18)
[Deferred from 9/12/18, 9/19/18, 10/31/18]

PROPERTY OWNERS: V MOD LLC

REQUEST: SITE PLAN APPROVAL FOR A COMMERCIAL DEVELOPMENT

Deferred to December 12, 2018 hearing at the applicant's request

12. **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, 10/24/17, 10/31/18]

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

REQUEST: CHANGE OF USE FROM HOTEL TO APARTMENTS

MINOR CASES

13. **Project# PR-2018-001682**
(1000959)
SD-2018-00101 – PRELIMINARY/FINAL PLAT
(Public Meeting)

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **WILSON FAMILY LLC** request(s) the aforementioned action(s) for all or a portion of TRACT 1A-1A PLAT of TRACTS 1A-1A and 1A-1B ROADRUNNER INDUSTRIAL PARK, zoned NR-LM, located at 4102 EDITH BLVD NE between RANKIN RD NE and INDUSTRIAL AV NE, Albuquerque, NM containing approximately 1.95 acre(s). (G-15)

PROPERTY OWNERS: WILSON FAMILY LLC

REQUEST: SUBDIVIDING 1 LOT INTO 3 LOTS

14. **Project# PR-2018-001734**
SD-2018-00099 - PRELIMINARY/FINAL
PLAT
(Public Meeting)

ALPHA PRO SURVEYING LLC agent(s) for **JAMES TAFOYA** request(s) the aforementioned action(s) for all or a portion of LOTS 1 + 2, BLOCK 11, VOLCANO CLIFFS SUBDIVISION UNIT 18, zoned R-1D, located at 6604 + 6600 PETIRROJO RD NW, containing approximately 0.7494 acre(s). (D-10)

PROPERTY OWNERS: HIGHLANDS JOINT VENTUREC/O TAFOYA JAMES
C

REQUEST: CONSOLIDATION OF 2 LOTS INTO 1 LOT

15. **Project# PR-2018-001733**
SD-2018-00098 – PRELIMINARY/FINAL
PLAT
(Public Meeting)

ALPHA PRO SURVEYING LLC agent(s) for **CHRISTIAN PECK AND AMANDA PECK** request(s) the aforementioned action(s) for all or a portion of LOTS 5 + 6, BLOCK 4, VOLCANO CLIFFS SUBDIVISION UNIT 18, zoned R-1D, located at 6604 + 6600 PAPAGAYO RD NW, containing approximately 1.2944 acre(s). (D-10)

PROPERTY OWNERS: PECK CHRISTIAN & AMANDA

REQUEST: REPLAT OF 2 LOTS

SKETCH PLAT

16. **Project# PR-2018-001747**
(1003116)
PS-2018-00037 – SKETCH PLAT

CONSENSUS PLANNING INC. agent(s) for **HOMESITE FIVE LTD.** request(s) the aforementioned action(s) for all or a portion of W/2 SW/4 SE/4 T10N R4E SEC 27 WITHIN FOUR HILLS RANCH TRACT, zoned PD, located west of HIDDEN VALLEY DR SE, containing approximately 10.05 acre(s). (L-22,M-22)

PROPERTY OWNERS: HOMESITE FIVE LTD

REQUEST: 50 LOT SUBDIVISION APPROVED BY EPC/DRB

17. **Project# PR-2018-001748**
PS-2018-00038 – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **HENRY & ESTHER ELIZONDO** request(s) the aforementioned action(s) for all or a portion of TRACT A LANDS OF ZESIGER and TRACT 223E4, MRGCD MAP 35, zoned MX-L, located at the southeast corner of RIO GRANDE BLVD NW and LILAC AVE NW, containing approximately 0.2435 acre(s). (H-13)

PROPERTY OWNERS: ELIZONDO HENRY & ELIZONDO ESTHER + ESTER
ANAYA & CECILIA VALLEJOS

REQUEST:SKETCH PLAT

18. **OTHER MATTERS:**

Project# PR-2018-001331
SD-2018-00076 – PRELIMINARY PLAT
VA-2018-00112 – VARIANCE
VA-2018-00113 – SIDEWALK DEFERRAL
SD-2018-00077 – VACATION OF PUBLIC
EASEMENT
(Public Hearing)

BOHANNAN HUSTON agent(s) for **WESTWAY HOMES** request(s) the aforementioned action(s) for all or a portion of TRACT A-6-B PLAT of TRACTS A-6-A, A-6-B & A-6-C MESA DEL SOL INNOVATION PARK and TRACT B, MESA DEL SOL MONTAGE UNIT 3A, zoned PC, located on UNIVERSITY BLVD SE between STRYKER RD SE and STIEGLITZ AVE SE containing approximately 32.3 acre(s). (R-16/S-16)*[Deferred from 10/3/18]*

PROPERTY OWNERS: HEKTAR LLC C/O HUNTINGTON GROUP AND LAND ADVISORS ORGANIZATION LLC

REQUEST: SUBDIVIDE INTO 135 RESIDENTIAL LOTS AND ASSOCIATED ACTIONS

19. **MINUTES: October 31, 2018**

ADJOURNED.