



**DEVELOPMENT REVIEW BOARD**

**Agenda**

**Plaza del Sol Building Basement Hearing Room**

**December 5, 2018**

- Kym Dicome..... DRB Chair**
- Racquel Michel ..... Transportation Development**
- Kris Cadena .....ABC Water Authority**
- Doug Hughes .....City Engineer/Hydrology**
- Ben McIntosh.....Code Enforcement**

***Angela Gomez ~ Administrative Assistant***

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**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-2018-001402  
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, 11/7/18, 11/7/18, 11/14/18, 11/28/18]

**PROPERTY OWNERS:** DANIELS FAMILY PROPERTIES, LLC.  
**REQUEST:** VARIANCE TO SECTION 14-16-5-3(E)(2) OF THE IDO

2. **Project# PR-2018-001811**  
**VA-2018-000193** – VARIANCE  
(Public Hearing)

**AUSTIN’S CARPORTS** agent(s) for **JUAN A. MEJIAS** request(s) the aforementioned action(s) for all or a portion of LOT 11 BLOCK 13, CARLISLE DEL CERO, zoned R-1C, located at 4600 HILTON AVE NE, containing approximately 0.179 acre(s). (G-17)

**PROPERTY OWNERS:** MEJIAS JUAN  
**REQUEST:** PROPOSED CARPORT W/IN SETBACK

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3. **Project# PR-2018-001812**  
**VA-2018-00194** – VARIANCE  
(Public Hearing)

**AUSTIN’S CARPORTS** agent(s) for **JAMES E. PAYNE** request(s) the aforementioned action(s) for all or a portion of LOT 23, BLOCK 13, ELDER HOMESTEAD ADDN, zoned R-1C, located at 905 GEORGIA ST SE, containing approximately 0.1722 acre(s). (L-18)

**PROPERTY OWNERS:** PAYNE JAMES E & SIGRID J  
**REQUEST:** PROPOSED CARPORT W/IN SETBACK

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4. **Project# PR-2018-001827**  
**VA-2018-00197** – VARIANCE  
(Public Hearing)

**AUSTIN’S CARPORTS** agent(s) for **JOE GARDIN** request(s) the aforementioned action(s) for all or a portion of LOT 52, BLOCK 3, DESERT TERRACE UNIT 5, zoned R-1C, located at 6124 DOWNEY ST NE, containing approximately 0.1742 acre(s). (F-18)

**PROPERTY OWNERS:** GAUDIN JOSEPH D & TERRY STEFANIE F  
**REQUEST:** PROPOSED CARPORT W/IN SETBACK

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5. **Project# PR-2018-001829**  
**VA-2018-00198** – VARIANCE  
(Public Hearing)

**RESPEC INC.** agent(s) for **SUNDOWNER HOSPITALITY INC.** request(s) the aforementioned action(s) for all or a portion of LOTS 1 THRU 5 BLOCK 2 HUNING’S HIGHLAND ADDITION, zoned MX-FB-FX, located at 105 BROADWAY BLVD SE, containing approximately .8035 acre(s). (K-14)

**PROPERTY OWNERS:** SUNDOWNER HOSPITALITY LLC  
**REQUEST:** VARIANCE TO DPM REQUIREMENT FOR DEDICATING R/W

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6. **Project# PR-2018-001361 (1000845)**  
**SD-2018-00105** - VACATION OF PUBLIC RIGHT OF WAY  
**SD-2018-00104** – VACATION OF PRIVATE EASEMENT  
(Public Hearing)
- TIERRA WEST LLC** agent(s) for **BEN E. KEITH COMPANY AND SWIRE PACIFIC HOLDINGS, INC.** request(s) the aforementioned action(s) for all or a portion of LOT 1A BULK OF PLAT OF LOT 1-A UNSER TOWNE CROSSING + LOT 8 SUBD PLAT OF UNSER TOWNE CROSSING, zoned NR-BP, located on UNSER BLVD. NW between LOS VOLCANES RD NW and GALLATIN PL NW containing approximately 53.4218 acre(s). (J-10)
- PROPERTY OWNERS:** BEN E KEITH CO AND SWIRE PACIFIC HOLDINGS, INC DBA SWITE COCA-COLA USA  
**REQUEST:** VACATE A REMNANT ROAD R/W AND PRIVATE ACCESS EASEMENT
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7. **Project# PR-2018-001786 SD-2018-00108** - VACATION OF EASEMENT  
(Public Hearing)
- MYERS, McCREADY & MYERS P.C.** agent(s) for **KKMM, LLC** request(s) the aforementioned action(s) for all or a portion of LOTS 1 – 5 + 16’ STRIP, BLOCK B, DURAN & ALEXANDER ADDN, zoned MX-L, located at the SWC of 4TH ST NW and MOUNTAIN RD NW containing approximately .7816 acre(s). (J-14)
- PROPERTY OWNERS:** WU CHUAN-TA & SUE JEAN TR WU LVT & LIU S DER S & CAFEN C LIU FAMILY LVT & CHENG SYUNG UTA & CHENG F CHUI CHENG LVT  
**REQUEST:** VACATE AN EASEMENT
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8. **Project# PR-2018-001373 SI-2018-00233** - SITE PLAN  
(Public Meeting)
- LEE GAMELSKY FCS** agent(s) for **CITY OF ALBUQUERQUE** request(s) the aforementioned action(s) for all or a portion of TRACT OF LAND WITHIN NW/4 NW/4 NW/4 EXC A S'WLY POR SEC 33 T10N R2E, zoned NR-C, located at 10001 DE VARGAS RD SW west of 98<sup>th</sup> STREET SW, containing approximately 12.84 acre(s). (M-09)
- PROPERTY OWNERS:** CITY OF ALBUQUERQUE  
**REQUEST:** SITE PLAN FOR A PROPOSED CITY COMMUNITY CENTER
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9. **Project# PR-2018-001774  
(1000874)**

**SD-2018-00103** – PRELIMINARY PLAT  
(Public Hearing)  
**SD-2018-00113** - FINAL PLAT  
(Public Meeting)

**TIERRA WEST LLC** agent(s) for **MONTANO 1-25 BEACH ACQUISITION PROPERTY LLC** request(s) the aforementioned action(s) for all or a portion of PARCEL B-1+C-1 PLAT OF PARCELS C-1, C-2, C-3, C-4 & B-1, RENAISSANCE CENTER III, zoned NR-C, located on DESERT SURF CIRCLE NE between ALEXANDER BLVD, NE and MONTANO RD NE, containing approximately 23.8658 acre(s). (F-16)[*Deferred from 11/14/18*]

**PROPERTY OWNERS:** MONTANO I-25 BEACH PROPERTY LLC  
**REQUEST:** LOT LINE ADJUSTMENT, GRANTING OF EASEMENTS AND COMPLETE VACATION ACTION

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10. **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, 10/24/18*]

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**MINOR CASES**

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11. **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 82<sup>ND</sup> ST SW and 86<sup>TH</sup> ST SW, containing approximately 6.1 acre(s). (L-09)[*Deferred from 10/17/18, 11/7/18, 11/14/18, 11/28/18*]

**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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**SKETCH PLAT**

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**12. Project# PR-2018-001809  
PS-2018-00042 – SKETCH PLAT**

**THE GROUP** agent(s) for **NAZISH LLC** request(s) the aforementioned action(s) for all or a portion of LOT 31-A OF LOTS 31-A AND 32-A, BLOCK 4, TRACT 2, NORTH ALBUQUERQUE ACRES, zoned MX-L, located at 7011 SIGNAL AV NE south of ALAMEDA BLVD NE and east of LOUISIANA BLVD NE, containing approximately 0.4905 acre(s). (C-19)

**PROPERTY OWNERS:** VAGH FIROZ S & JABEEN TRUSTEES VAGH RVT  
**REQUEST:** SKETCH PLAT REVIEW AND COMMENT

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**13. Project# PR-2018-001792  
PS-2018-00041 – SKETCH PLAT**

**THE GROUP** agent(s) for **NAZISH LLC** request(s) the aforementioned action(s) for all or a portion of LOT 31 BLOCK 5 NORTH ALBUQUERQUE ACRES UNIT 3 TRACT 2, zoned MX-T, located at 7011 WILSHIRE AV NE east of LOUISIANA BLVD NE and south of SIGNAL AVE NE, containing approximately 1.56 acre(s). (C-19)*[Deferred from 11/28/18]*

**PROPERTY OWNERS:** SHAH SUBHAS & CHANDRIKA S  
**REQUEST:** SKETCH PLAT REVIEW AND COMMENT

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**14. Other Matters:**

**15. MINUTES: November 28, 2018**

ADJOURNED.