



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

November 14, 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)

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) *[Deferred from 11/7/18]*

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

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, 11/7/18]
- PROPERTY OWNERS:** TITAN NOB HILL LLC
REQUEST: SITE PLAN FOR A 100+ UNIT APARTMENT DEVELOPMENT
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3. **Project# PR-2018-001542**
SD-2018-00102 – PRELIMINARY/FINAL PLAT
(Public Meeting)
- ISAACSON & ARFMAN, PA** agent(s) for **TITAN NOB HILL, LLC** request(s) the aforementioned action(s) for all or a portion of: LOTS 1 THRU 3 & 16 THRU 19 BLK 2 MESA GRANDE ADD & POR OF VA C ALLEY LOT 2, BLOCK 2, MESA GRANDE ADDN, zoned CCR-2, located at 4119 CENTRAL AV NE, Albuquerque, NM, containing approximately 2.2496 acre(s). (K-17)
- PROPERTY OWNERS:** TITAN NOB HILL LLC
REQUEST: CONSOLIDATE 19 LOTS INTO 1 LOT AND COMPLETE A VACATION ACTION
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4. **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, 11/7/18]*
- 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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5. **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, 11/7/18]
- PROPERTY OWNERS:** MARK 3S INC
REQUEST: SITE PLAN FOR AN ASSISTED LIVING AND MEMORY CARE FACILITY
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6. **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, 11/7/18]*
- PROPERTY OWNERS:** WINROCK PARTNERS LLC
REQUEST: SITE PLAN FOR WINROCK TOWN CENTER
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7. **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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8. **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]*
- 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
- TO BE DEFERRED TO THE NOVEMBER 28TH HEARING AT THE AGENT’S REQUEST.**

MINOR CASES

9. **Project# PR-2018-001774 (1000874)**
SI-2018-00103 – PRELIMINARY/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 at DESERT SURF CIRCLE NE between ALEXANDER BLVD, NE and MONTANO RD NE, containing approximately 23.8658 acre(s). (F-16)

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

10. **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) *[Deferred from 11/7/18]*

PROPERTY OWNERS: PECK CHRISTIAN & AMANDA
REQUEST: REPLAT OF 2 LOTS

11. **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)*[Deferred from 11/7/18]*

PROPERTY OWNERS: HIGHLANDS JOINT VENTUREC/O TAFOYA JAMES C
REQUEST: CONSOLIDATION OF 2 LOTS INTO 1 LOT

SKETCH PLAT

12. **Project# PR-2018-001749 PS-2018-0039** – SKETCH PLAT

DOUGLAS KEATY agent(s) for **KELLY WILDER** request(s) the aforementioned action(s) for all or a portion of TRACT 100 B1A MAP 33 PART LT 2 LIVINGSTON PLACE SUB NO 2, zoned R-1D, located at 3324 12TH ST NW, containing approximately .890 acre(s). (G-14)

PROPERTY OWNERS: WILDER DENNIS J & KELLY L
REQUEST: SUBDIVIDE 1 LOT INTO 4 PARCELS

13. **Project# PR-2018-001773**
PS-2018-00040 – SKETCH PLAT

ARCH + LAND USE CONSULTANTS agent(s) for **PHILLIP HOPPER** request(s) the aforementioned action(s) for all or a portion of LOTS 8 & 9, BLOCK 3, GARCIA ADDITION, zoned R-1A, located at 1210 11TH ST NW between BELLAMAH AVE and ROSEMONT AVE, containing approximately 0.1148 acre(s). (J-13)

PROPERTY OWNERS: PHILLIP HOPPER

REQUEST: LOT CONSOLIDATION

14. **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)
[Deferred from 11/7/18]

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

REQUEST:SKETCH PLAT

15. Other Matters:

MINUTES: November 7, 2018

ADJOURNED.