DEVELOPMENT REVIEW BOARD
Agenda
Plaza del Sol Building Basement Hearing Room

June 13, 2018

Kym Dicom........................................................................................................ DRB Chair
Racquel Michel ................................................................................................. Transportation Development
Jon Ertsgaard ...................................................................................................... Water Authority
Doug Hughes ........................................................................................................... City Engineer/Hydrology
Jason Coffey ......................................................................................................... Parks & Recreation
Jacob 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: 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)
<table>
<thead>
<tr>
<th>Project #</th>
<th>Status Code</th>
<th>Description</th>
<th>Requested Action(s)</th>
<th>Zoning &amp; Location</th>
<th>Property Owners</th>
<th>Request Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. 001186 (1008660) SI-2018-00021</td>
<td>SI-2018-00021</td>
<td>Site Plan for Building Permit</td>
<td>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, <strong>BEL AIR SUBDIVISION</strong>, zoned MX-M (SU-3 MU-UPT/Buffer), located at 5900 MENAUL BLVD. containing approximately .947 acre(s). (H-18)</td>
<td><strong>PROPERTY OWNERS</strong>: FIRST NATIONAL BANK TRUSTEE C/O CONQUISTADORES INC. TRACT B, MILLER INVESTMENTS NC. <strong>REQUEST</strong>: DEMO/REBUILD McDonald’s WITH DRIVE-THRU</td>
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<td>3. 001213 (1011348) SD-2018-00014</td>
<td>SD-2018-00014</td>
<td>Preliminary Plat Amendment</td>
<td>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, <strong>NORTH ABQ ACRES TR A UNIT B</strong> zoned NR-LM, located on PAN AMERICAN FREEWAY NE between VENICE AVE and PASADENA AVE NE containing approximately 1.755 acre(s). (B-18)</td>
<td><strong>PROPERTY OWNERS</strong>: VENICE CAPITAL LLC <strong>REQUEST</strong>: INFRASTRUCTURE LIST REVISION</td>
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<td>4. 001195 (1007140) SD-2018-00037</td>
<td>SD-2018-00037</td>
<td>Site Development Plan for Subdivision</td>
<td>MRWM agent(s) for CITY OF ALBUQUERQUE PARKS &amp; RECREATION request(s) the above action(s) for all or a portion of TRACT 1-C-1 &amp; 1-C-2, <strong>JUAN TABO HILLS UNIT 3A</strong>, 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)</td>
<td><strong>PROPERTY OWNERS</strong>: CITY OF ALBUQUERQUE <strong>REQUEST</strong>: DRB SIGN-OFF OF EPC SITE DEVELOPMENT PLAN FOR SUBDIVISION (3-8-2018)</td>
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<tr>
<td>5. 001191 (1008952) SD-2018-00035</td>
<td>SD-2018-00035</td>
<td>Site Plan for Building Permit</td>
<td>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, <strong>MORNING STAR AT PALOMAS</strong> 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)</td>
<td><strong>PROPERTY OWNERS</strong>: PASEO 2010, LLC <strong>REQUEST</strong>: DRB SIGN-OFF OF EPC SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (3-8-2018)</td>
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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 HIGHLBURY 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]
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]

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**

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 4TH STREET NW between MENAUL BLVD NW and ARVADA AVE NW containing approximately 10.703 acre(s). (H-14)

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

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 86TH 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

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 15TH 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

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
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

18. **Other Matters:**

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

ADJOURNED.