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 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: DEFFERRAL 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

   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

   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 CONSTITUTION 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
3. **Project# PR-2018-001633**  
**SI-2018-00177 - MAJOR AMENDMENT TO SITE PLAN** (Public Meeting)  
**DEKKER/PERICH/SABATINI** agent(s) for **ASSOCIATED BUILDERS & CONTRACTORS (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

4. **Project# PR-2018-001632**  
**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

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

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
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

8. **Project# PR-2018-001580**
   **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

9. **Project# PR-2018-001584**
   **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

10. **Project# PR-2018-001584**
    **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
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

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]  

PROPERTY OWNERS: PJAB ENTERPRISES LTD  
REQUEST: VARIANCE TO DPM STANDARD

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

MINOR CASES

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: SUBDIVIDE 1 LOT INTO 2
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

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

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 McMahon 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

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
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

20. Minutes: October 17, 2018

Adjourned.