



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

October 31, 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-2018-001698**
VA-2018-00154 – VARIANCE
(Public Hearing)

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 CONSITUTION AVE NE and east of MOON ST NE, containing approximately 0.1722 acre(s). (J-20) [Deferred from 10/24/18]

PROPERTY OWNERS: YOLANDA & TINO QUINTANA
REQUEST: PROPOSED CARPORT W/IN SETBACK

2. **Project# PR-2018-001579
(1002202)**
SD-2018-00087 - 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)

PROPERTY OWNERS: WINROCK PARTNERS LLC
REQUEST: SUBDIVIDE 1 TRACT INTO 8

3. **Project# PR-2018-001402
VA-2018-000173 – VARIANCE
VA-2018-**
(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)

PROPERTY OWNERS: DANIELS FAMILY PROPERTIES, LLC.
REQUEST: VARIANCES TO SECTION 14-16-5-3(E) AND SECTION 14-16-5-4(E) OF THE IDO

DEFERRAL TO THE NOVEMBER 7TH, 2018 HEARING AT THE APPLICANT'S REQUEST

4. **Project# PR-2018-001346
SI-2018-00110 – SITE PLAN
SD-2018-00072- PRELIMINARY/FINAL
PLAT**
(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]

PROPERTY OWNERS: V MOD LLC
REQUEST: SITE PLAN APPROVAL FOR A COMMERCIAL DEVELOPMENT

DEFERRAL TO THE DECEMBER 12, 2018 HEARING AT THE APPLICANT'S REQUEST

5. **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

6. **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]*

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

REQUEST: CHANGE OF USE FROM HOTEL TO APARTMENTS

7. **Project# PR-2018-001584**
(1000032)
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, 10/24/18]*

PROPERTY OWNERS: UNIVEST-COORS ROAD LLC

REQUEST: SUBDIVIDE ONE TRACT INTO THREE NEW TRACTS

8. **Project# PR-2018-001584 (1000032)**
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, 10/24/18]*
- PROPERTY OWNERS:** UNIVEST-COORS ROAD LLC
REQUEST: EPC SITE PLAN -FINAL SIGN-OFF
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MINOR CASES

9. **Project# PR-2018-001721 SD-2018-00097** – PRELIMINARY/FINAL PLAT
(Public Meeting)
- SURV-TEK INC.** agent(s) for **SWEENEY ET AL., UNSER CLIFFS, LLC** request(s) the aforementioned action(s) for all or a portion of LOTS 13 & 14 BLOCK 1, UNSER CLIFFS SUBDIVISION, zoned R-1D, located at RIM ROCK CIRCLE between east of UNSER BLVD NW and north of MOLTEN ROCK RD NW, containing approximately 0.7617 acre(s). (D-10)
- PROPERTY OWNERS:** SWEENEY WALTER C III & MARY E ETAL
REQUEST: CONSOLIDATION OF 2 LOTS INTO 1
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SKETCH PLAT

10. **Project # PR-2018-001725 PS-2018-00036** – SKETCH PLAT
- ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **PHILLIP R. and CAROYN STEWART-GOETZE/MONTESSORI OF THE RIO GRANDE** request(s) the aforementioned action(s) for all or a portion of 174 –A & 175 A-1-A, MRGCD MAP 35, zoned R-A, located at 1712 & 1714 GABALDON RD NW between CAMILLO LN NW and RICARDO RD, containing approximately 0.5374 acre(s). (H-12)
- PROPERTY OWNERS:** 1714 – CAROLYN GOETZE-STEWART & PHILLIP R GOETZE 1712- MONTESSORI OF THE RIO GRANDE CHARTER SCHOOL
REQUEST: REPLAT OF 2 LOTS
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11. Other Matters:

12. MINUTES:

ADJOURNED.