



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

November 28, 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: DEFFERRAL OF CASES WILL BE ANNOUCED 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-2018-001735
(1002062)
SD-2018-00100 – EXTENSION OF
INFRASTRUCTURE IMPROVEMENTS
AGREEMENT (IIA)
(Public Meeting)**

MARK GOODWIN & ASSOCIATES, PA agent(s) for **GRADY BRANCH, LLC** request(s) the aforementioned action(s) for all or a portion of PARCEL H-12B RIVERVIEW, zoned MX-L, located on COORS BLVD NW between PASEO DEL NORTE NW and MONTANO RD NW, Albuquerque, NM containing approximately 2.15 acre(s). (D-13)

PROPERTY OWNERS: GRADYS BRANCH LLC
REQUEST: 2 YEAR IIA EXTENSION REQUEST

2. **Project# PR-2018-001689**
SI-2018-00200 - SITE PLAN
(Public Meeting)
- TATE FISHBURN ARCHITECT** agent(s) for **M&B INVESTMENTS, LTD. CO.** request(s) the aforementioned action(s) for all or a portion of PARCEL C-3, ATRISCO BUSINESS PARK, zoned NR-BP, located at 7200 BLUEWATER RD NW between UNSER BLVD NW and AIRPORT DR NW, containing approximately 10.3 acre(s). (K-10)*[Deferred from 11/7/18]*
- PROPERTY OWNERS:** M & B INVESTMENTS
REQUEST: 150,000 SF OFFICE/WAREHOUSE FACILITY
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3. **Project# 1011282**
17DRB-70166 MAJOR – SITE DEVELOPMENT PLAN/ SUBDIVISION
17DRB-70168 MAJOR – SITE DEVELOPMENT PLAN/ BUILDING PERMIT
- ANDERSON WAHLEN & ASSOCIATES** agents for **WEST SEVENTY LLC** request the referenced/ above actions for Unplatted Tracts in the Northwest Quarter of Section 15/ Township 11 North/ Range 2 East/ NW¼ S15 T11N R2E, zoned NR-BP (SU-2/VHRC), located on the west corner of PASEO DEL NORTE NW and UNSER BLVD NW containing approximately 33 acres. (C-10) *[Deferred on 7-12-17, 8/16/17, 10/4/18, 12/13/17, 5/23/18, 8/29/18]*
- TO BE DEFERRED TO THE MARCH 27, 2019 HEARING AT THE APPLICANT'S REQUEST.**
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4. **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]*
- PROPERTY OWNERS:** DANIELS FAMILY PROPERTIES, LLC.
REQUEST: VARIANCE TO SECTION **14-16-5-34(E)(2)** OF THE IDO
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5. **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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6. **Project# PR-2018-001579**
(1002202)
SI-2018-00152 – SITE PLAN
(Public Meeting)
SI-2018-00236 – 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, 11/14/18]*
- PROPERTY OWNERS:** WINROCK PARTNERS LLC
REQUEST: SITE PLAN FOR WINROCK TOWN CENTER AND SITE PLAN FOR ROAD B
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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, 11/14/18]*
- PROPERTY OWNERS:** WINROCK PARTNERS LLC
REQUEST: SUBDIVIDE 1 TRACT INTO 8
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MINOR CASES

8. **Project# PR-2018-001632 (1005237)**
SD-2018-00109 – PRELIMINARY/FINAL PLAT
(Public Meeting)

HIGH MESA CONSULTING GROUP agent(s) for **MARK 3S** 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 at 9100 HOLLY AV NE between VENTURA ST NE and HOLBROOK ST NE, containing approximately 1.98 acre(s). (C-20)

PROPERTY OWNERS: MARK 3S INC
REQUEST: CONSOLIDATION OF 2 LOTS INTO 1

9. **Project# PR-2018-001699 (1003449)**
SD-2018-00111 – VACATION OF PUBLIC EASEMENT
(Public Hearing)
SD-2018-00110 – PRELIMINARY/FINAL PLAT
(Public Meeting)

CSI – CARTESIAN SURVEY'S INC. agent(s) for **AHMET TIRYAKI** request(s) the aforementioned action(s) for all or a portion of LOTS 1-5 & 28-32, BLOCK 11 + 18' PORTION OF VACATED CHELWOOD PARK RIGHT OF WAY, GRANDE HEIGHTS, zoned M-XL, located on CHELWOOD PARK NE between ALICE AVE NE and LOMAS BLVD NE, containing approximately 0.7327 acre(s). (J-22 and K-22)

PROPERTY OWNERS: MARTHA AND AHMET TIRYAKI
REQUEST: REPLAT, VACATION AND GRANTING OF EASEMENT(S) AND DEDICATION OF R/W

10. **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, 11/14/18*]

PROPERTY OWNERS: MONTY CARRICO
REQUEST: FINAL SIGN-OFF OF EPC SITE DEVELOPMENT PLAN FOR BUILDING PERMIT FOR AN 81 UNIT APARTMENT DEVELOPMENT

SKETCH PLAT

**11. Project# PR-2018-001792
PS-2018-0041 – 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)

PROPERTY OWNERS: SHAH SUBHAS & CHANDRIKA S

REQUEST: SKETCH PLAT REVIEW AND COMMENT

12. Other Matters:

13. MINUTES: November 14, 2018

ADJOURNED.