



DEVELOPMENT REVIEW BOARD

Agenda


Plaza del Sol Building Basement Hearing Room

August 21, 2019

Kym Dicome..... DRB Chair
 Jeanne Wolfenbarger Transportation
 Kris Cadena Water Authority
 Shahab BiazarCity Engineer/Hydrology
 Jacobo Martinez.....Code Enforcement
 Christina Sandoval.....Parks and Rec
 Santiago Chavez.....Ex-Officio Member, CAO

Angela Gomez ~ DRB Hearing Monitor


MAJOR CASES

1. **Project #PR-2019-002651**
(1000530)
SD-2019-00133 – VACATION OF RIGHT OF
WAY


TIERRA WEST LLC agent(s) for **AIRPORT PARKING** request(s) the aforementioned action(s) for all or a portion of SUNPORT BLVD SE west of UNIVERSITY BLVD SE containing approximately 0.1609 acre(s). (M-15)

PROPERTY OWNERS: R & B LLC
REQUEST: VACATION OF A PORTION OF SUNPORT BLVD PUBLIC RIGHT-OF-WAY

DEFERRED TO SEPTEMBER 11TH, 2019.

2. **Project #PR-2019-002671**
(1007140)
SD-2019-00141 - EXTENSION OF
INFRASTRUCTURE IMPROVEMENTS
AGREEMENT (IIA)


MARK GOODWIN & ASSOCIATES, PA agent(s) for **JTH, LLC** request(s) the aforementioned action(s) for all or a portion of JUAN TABO HILLS Unit 3B, zoned R-T, located on JUAN TABO HILLS BLVD SE between MANCHITOS RD SE and the TIJERAS ARROYO, containing approximately 9.54 acre(s). (M-22)

PROPERTY OWNERS: JTH LLC AND VARIOUS LOT OWNERS
REQUEST: IIA EXTENSION

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT.

3. **Project #PR-2019-002678**
(1002962)
SD-2019-00143 - EXTENSION OF
INFRASTRUCTURE IMPROVEMENTS
AGREEMENT (IIA)



RESPEC agent(s) for **RCS TRAILS TRACT 1 LLC** request(s) the aforementioned action(s) for all or a portion of TAOS II AT THE TRAILS, zoned R-1A & PD, located south of PASEO DEL NORTE and east of RAINBOW NW, containing approximately 17.4 acre(s). (C-9)

PROPERTY OWNERS: DR HORTON, RCS TRAILS TRACT 1 LLC VARIOUS LOT OWNERS

REQUEST: IIA EXTENSION

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT.

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4. **Project #PR-2018-001198**
(1010401/1004404)
SI-2019-00254 – SITE PLAN AMENDMENT

CONSENSUS PLANNING, INC. agent(s) for **PV TRAILS, LLC** request(s) the aforementioned action(s) for all or a portion of LOTS 1-32 and TRACTS A, C, D, and OS-3A, VALLE PRADO UNIT 1; LOTS 1 – 29 VALLE PRADO UNIT 2; LOTS 1-24 and TRACTS A and B VALLE PRADO UNIT 3, TRACTS H1 and H2; TRACT 6 THE TRAILS UNIT 3A; and TRACT C VALLE PRADO UNIT 3, zoned R1-B, located on WOODMONT AVE NW west of RAINBOW BLVD NW and south of PASEO DEL NORTE NW, containing approximately 39.43 acre(s). (C-9)

PROPERTY OWNERS: PV TRAILS ALBUQUERQUE LLC

REQUEST: AMENDMENT TO SITE PLAN TO ADD 8 RESIDENTIAL LOTS

DEFERRED TO AUGUST 28TH, 2019

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5. **Project #PR-2019-002668**
SI-2019-00251 - SITE PLAN



JEREMY MECHENBIER/MECHENBIER CONSTRUCTION request(s) the aforementioned action(s) for all or a portion of LOT 28-A OF REPLAT OF TRACT D UNIT 3 - LOT 28 UNIT 4 - TRACT F-1 & UNPLATTED POR OF INTERSTATE INDUSTRIAL TRACT & TRACT A ENVIRCO TRACT (NOW COMPRISING TRACTS D-1 D-2 D-3 & 28A) INTERSTATE INDUSTRIAL TRACT, zoned NR-LM, located at 7101 WASHINGTON ST NE south of HAWKINS ST NE and west of JEFFERSON ST NE, containing approximately 4.9 acre(s). (D-17)

PROPERTY OWNERS: SECURITY SELF STORAGE INC

REQUEST: 82,000 SF OFFICE/WAREHOUSE BUILDING

DEFERRED TO SEPTEMBER 11TH, 2019.

6. **Project #PR-2019-002677**
SI-2019-00252 – SITE PLAN

MODULUS ARCHITECTS, INC. agent(s) for **CARLISLE ASSOCIATES LP** request(s) the aforementioned action(s) for all or a portion of TRACTS A & B CARLISLE & INDIAN SCHOOL SUBDIVISION BEING A PART OF BLOCKS 16 & 17 AND A PART OF BLOCKS 14 & 15 NETHERWOOD PARK SECOND FILING EXCLUDING PORTIONS OUT TO R/W, zoned MX-M, located at the NEC of INDIAN SCHOOL RD NE and CARLISLE BLVD NE, containing approximately 10.2 acre(s). (H-16)

PROPERTY OWNERS: CARLISLE ASSOCIATES C/O ROSEN ASSOC MGMT GROUP

REQUEST: 120,000+ SF RETAIL DEVELOPMENT

DEFERRED TO SEPTEMBER 11TH, 2019.

7. **Project #PR-2018-001991**
(1004404)
SD-2019-00026 – PRELIMINARY PLAT
VA-2019-00033 – TEMPORARY DEFERRAL OF SIDEWALK
SD-2019-0027 – VACATION OF TEMPORARY PUBLIC DRAINAGE EASEMENT

PRICE LAND AND DEVELOPMENT GROUP agent(s) for **PV TRAILS ALBUQUERQUE, LLC** request(s) the aforementioned action(s) for all or a portion of TRACT 6 BULK LAND PLAT OF THE TRAILS UNIT 3A & TRACT C CORRECTION PLAT OF VALLE PRADO UNIT 3 (AKA VALLE PRADO UNITS 4 & 5), zoned R-1D, located on WOODMONT AVE between RAINBOW AVE and PASEO DEL NORTE BLVD, containing approximately 15.52 acre(s). (C-9) [Deferred from 2/13/19, 3/6/19, 3/20/19, 3/27/19, 4/10/19, 5/8/19, 6/5/19, 6/26/19, 7/31/19]

PROPERTY OWNERS: PV TRAILS ALBUQUERQUE LLC

REQUEST: PRELIMINARY PLAT FOR 93 RESIDENTIAL LOTS

DEFERRED TO AUGUST 28TH, 2019

8. **Project #PR-2018-001198**
(1002942)
VA-2019-00111 - WAIVER
SD-2019-00067 - VACATION OF PUBLIC EASEMENT
VA-2019-00113 – TEMPORARY DEFERRAL OF SIDEWALK
VA-2019-00143- SIDEWALK WAIVER
SD-2019-00068 – PRELIMINARY PLAT

PRICE LAND & DEVELOPMENT GROUP agent(s) for **PV TRAILS ALBUQUERQUE, LLC** request(s) the aforementioned action(s) for all or a portion of TRACT 2 BULK LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 & OS-2 THE TRAILS UNIT 3 & TRACT 12 THE TRAILS UNIT 2) (TO BE KNOWN AS CATALONIA), zoned R-1B & R-1D, located at west of WOODMONT AVE NW and south of PASEO DEL NORTE, containing approximately 20.2878 acre(s). (C-9)[Deferred from 4/24/19, 6/19/19, 7/24/19, 8/14/19]

PROPERTY OWNERS: WOODMONT PASEO LLC

REQUEST: DEVELOPMENT OF A 78 RESIDENTIAL LOT SUBDIVISION

DEFERRD TO SEPTEMER 18TH, 2019.

9. **Project #PR-2019-002661 (1000575)**
SD-2019-00134 – VACATION OF PUBLIC EASEMENT
SD-2019-00135 – VACATION OF PUBLIC EASEMENT
SD-2019-00136 – VACATION OF PUBLIC EASEMENT
SD-2019-00137 – VACATION OF PUBLIC EASEMENT
SD-2019-00138 – VACATION OF PRIVATE EASEMENT
SD-2019-00139 – PRELIMINARY/FINAL PLAT
SD-2019-00140 – PRELIMINARY/FINAL PLAT

BOHANNAN HUSTON INC. agent(s) for **PRESBYTERIAN HEALTHCARE SERVICES** request(s) the aforementioned action(s) for all or a portion of LOTS 1-A THRU 4-A AND 5-9 PRESBYTERIAN HOSPITAL-MAIN CAMPUS PHASE ONE, zoned MX-H, located at 1100 CENTRAL AV SE east of I-25 and north of LEAD AVE SE, containing approximately 11.9575 acre(s). (K-15)*[Deferred from 7/31/19]*

PROPERTY OWNERS: PRESBYTERIAN HEALTHCARE SERVICES
REQUEST: VACATIONS OF VARIOUS EASEMENTS AND REPLAT

DEFERRED TO AUGUST 28TH, 2019.

10. **Project #PR-2019-002423**
SI-2019-00130 - SITE PLAN

SCOTT ANDERSON agent(s) for **JIM ACHEN** request(s) the aforementioned action(s) for all or a portion of LOT 11, BLOCK 29, NORTH ALBUQUERQUE ACRES TRACT A UNIT B, zoned NR-BP, located at 6504 ALAMEDA BLVD NE, west of LOUISIANA BLVD NE, containing approximately 0.89acre(s). (C-18) *[Deferred from 6/12/19, 7/10/19, 7/24/19]*

PROPERTY OWNERS: ACHEN JAMES R TRUSTEE ACHEN FAMILY RVT
REQUEST: SITE PLAN FOR A 8,125 SF WAREHOUSE/OFFICE BUILDING

DEFERRED TO AUGUST 28TH, 2019.

MINOR CASES


11. **Project #PR-2018-001389 (1007204)**
SD-2019-00149 – AMENDMENT TO INFRASTRUCTURE LIST



BOHANNAN HUSTON INC. agent(s) for **ARMSTRONG DEVELOPMENT PROPERTIES** request(s) the afore-mentioned action(s) for all or a portion of TRACTS 1-14 PLAT OF UNSER CROSSING, zoned MX-M, located on CENTRAL AVE SW between 86TH ST SW and UNSER BLVD SW, containing approximately 50.0 acre(s). (K-9/ K-10)

PROPERTY OWNERS: ARMSTRONG DEVELOPMENT, LOWES HOME CENTERS INC, BLANCHARD PROPERTIES
REQUEST: AMEND THE INFRASTRUCTURE LIST

THE AMENDMENT TO INFRASTRUCTURE LIST WAS APPROVED.

12. **Project #PR-2018-001695**
SD-2019-00148 – PRELIMINARY/FINAL


TERRA LAND SURVEYS agent(s) for **NOVUS PROPERTIES LLC** request(s) the aforementioned action(s) for all or a portion of TRACTS C, F & G FOUNTAIN HILLS SUBDIVISION, zoned NR-C, located off NUNZIO AVE NW west of EAGLE RANCH RD NW and north of PASEO DEL NORTE NW, containing approximately 4.6606 acre(s). (C-12)

PROPERTY OWNERS: HIGHBURY PROPERTIES & NOVUS PROPERTIES
REQUEST: PLAT TO COMPLETE VACATION OF EASEMENT AND GRANT NEW EASEMENTS

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO: TRANSPORTATION AND TO PLANNING.

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13. **Project #PR-2018-001670**
VA-2019-00267 – WAIVER
VA-2019-00268 - WAIVER
SI-2019-00181 - SITE PLAN

CONSENSUS PLANNING INC. agent(s) for **AMERCO REAL ESTATE COMPANY** request(s) the aforementioned action(s) for all or a portion of TRACT C OF ALEXANDER CENTER, zoned MX-M, located at 4TH STREET NW AND CUTLER AVE NW, containing approximately 2.5277 acre(s). (H-14){*site plan deferred from 7/17/19*}

PROPERTY OWNERS: AMERCO REAL ESTATE COMPANY
REQUEST: SELF STORAGE FACILITY

DEFERRED TO SEPTEMBER 11TH, 2019

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14. **Project #PR-2019-002686**
SD-2019-00144 – PRELIMINARY/FINAL
PLAT

TIERRA WEST, LLC agent(s) for **LUBRICAR PROPERTIES II LC** request(s) the aforementioned action(s) for all or a portion of LOTS 1-3 AND WEST 38 FEET OF LOT 4 BLOCK 8 SOMBRA DEL MONTE, zoned MX-M, located on MENAUL BLVD NE west of WYOMING BLVD NE, containing approximately 7.9 acre(s). (H-19){*Deferred from 8/7/19*}

PROPERTY OWNERS: VIGA MICHAEL & MARILYN DORIS TRUSTEES & LUBRICAR PROPERTIES
REQUEST: MINOR PRELIMINARY/FINAL PLAT


DEFERRED TO SEPTEMBER 11TH, 2019.

15. **Project #PR-2018-001541**
SD-2019-00130 – PRELIMINARY/FINAL
PLAT

ALDRICH LAND SURVEYING agent(s) for **ALAMO CENTER LLC** request(s) the aforementioned action(s) for all or a portion of TRACTS E-1 ALAMEDA WEST, zoned NR-C, located at 10131 COORS BLVD NW, north of SEVEN BAR LOOP NW and south of OLD AIRPORT AV NW containing approximately 11.6063 acre(s). (B-14)[*Deferred from 7/24/9, 8/7/19*]

PROPERTY OWNERS: ALAMO CENTER LLC
REQUEST: DIVIDE 1 TRACT INTO 2 TRACTS

DEFERRED TO AUGUST 28TH, 2019.

16. **Project #PR-2019-002114**
(10003807)
SI-2019-00117 – EPC SITE PLAN SIGN OFF


THE DESIGN GROUP agent(s) for **LA VIDA LLENA** request(s) the aforementioned action(s) for all or a portion of AMENDED PLAT LAND in SEC 33 T11N R4E LA VIDA LLENA, zoned R-ML, located at 10501 LAGRIMA DE ORO RD NE between MORRIS ST NE and JUAN TABO BLVD NE, containing approximately 16.89 acre(s). (F-21)[*Deferred from 8/14/19*]

PROPERTY OWNERS: LA VIDA LLENA
REQUEST: ADD TWO NEW BUILDINGS AND A PARKING AREA.

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO: PLANNING FOR THE INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA).

SKETCH PLAT

17. **Project # PR-2019-002558**
PS-2019-00071 – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **VINCENT & NANCY PRICE** request(s) the aforementioned action(s) for all or a portion of TRACTS 91-A, 91-B & 91-C MRGCD MAP 34, zoned R-A, located at 2026 CANDELARIA RD NW, east of the GREIGOS DRAIN and west of INDIAN FARM LN NW, containing approximately 1.4 acre(s). (G-13)

PROPERTY OWNERS: PRICE VINCENT B & NANCY R
REQUEST: CREATE 3 NEW TRACTS FROM 3 EXISTING TRACTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

**18. Project #PR-2019-002738
PS-2019-00070 – SKETCH PLAT**



ARCH + PLAN LAND USE CONSULTANTS agent(s) for **MCDONALD'S REAL ESTATE COMPANY** request(s) the aforementioned action(s) for all or a portion of TRACTS "A" & "B" BLOCK 101 BEL-AIR, zoned MX-M, located at the SWC of MENAUL BLVD NE and SAN PEDRO DR NE, containing approximately 0.9457 acre(s). (H-18)

PROPERTY OWNERSMCDONALD'S CORPORATION AND REALESATE COMPANY

REQUEST: CONSOLIDATE FOR 2 TRACTS INTO 1

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

**19. Project #PR-2019-002734
PS-2019-00069 – SKETCH PLAT**



CSI – CARTESIAN SURVEY'S INC. agent(s) for **GUILLAUME DUPONT** request(s) the aforementioned action(s) for all or a portion of LOTS 1 THRU 9 BLOCK 14 PARIS ADDITION, zoned NR-LM, located on 2ND ST NW between SUMMER AVE NW and ROSEMONT AVE NW, containing approximately 0.7340 acre(s). (J-14)

PROPERTY OWNERS: DUPONT & DUPONT LLC

REQUEST: CONSOLIDATE 9 LOTS INTO 1

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

20. Other Matters: None

**ACTION SHEET MINUTES: August 14, 2019
Approved.**

ADJOURNED: 10:08