



**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 Biazar .....City Engineer/Hydrology**  
**Jacobo Martinez.....Code Enforcement**  
**Christina Sandoval.....Parks and Rec**  
**Santiago Chavez.....Ex-Officio Member, CAO**

*Angela Gomez ~ DRB Hearing Monitor*

\*\*\*\*\*

**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-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

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
- 
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
- 
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
- 
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
-

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

---

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

---

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

---

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

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

---

**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 86<sup>TH</sup> 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

---

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
- 
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 4<sup>TH</sup> 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
- 
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
- 
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
-

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.

---

**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 FAM 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

---

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 OWNERS:** MCDONALD'S CORPORATION AND REALESATE COMPANY  
**REQUEST:** CONSOLIDATE FOR 2 TRACTS INTO 1

---

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 2<sup>ND</sup> 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

---

20. Other Matters:

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

ADJOURN

