



**DEVELOPMENT REVIEW BOARD**

**Agenda**

**Plaza del Sol Building Basement Hearing Room**

**September 18<sup>th</sup>, 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:** 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-2018-001914  
SI-2019-000287- SITE PLAN AMENDMENT**

**TIERRA WEST** LLC agent(s) for **MERIDAN II REDEVELOPMENT** LLC request(s) the aforementioned action(s) for all or a portion of TRACT C BULK LAND PLAT of TRACTS A THRU D MERIDIAN BUSINESS PARK II (A REPLAT OF LOT 3 & TRACTS S-1A, S-2A-2 ATRISCO BUSINESS PARK UNIT 2), zoned NR-BP, located on GALLATIN PLACE NW between LOS VOLCANES RD NW and FORTUNA RD NW, containing approximately 22.4273 acre(s). (J-10)

**PROPERTY OWNERS:** MERIDAN II REDEVELOPMENT LLC C/O ANGELA BRUNACINI

**REQUEST:** MAJOR AMENDMENT TO ADD A 97,000 SF WAREHOUSE/OFFICE BUILDING

**2. Project #PR-2019-002380**  
**SI-2019-00219 - SITE PLAN**

**MARTIN GRUMMER** agent(s) for **PETERSON PROPERTIES** request(s) the aforementioned action(s) for all or a portion of LOTS 1-A AND 2 BLOCK 1 LANDS OF ATRISCO LAND GRANT, zoned NR-C, located at the SWC of CENTRAL AVE NW and 98<sup>th</sup> ST NW, containing approximately 9.0 acre(s). (L-9)[*Deferred from 7/31/19*]

**PROPERTY OWNERS:** PPI II LLC  
**REQUEST:** RETAIL DEVELOPMENT

**TO BE DEFERRED TO 11/06/19 AT THE APPLICANT'S REQUEST**

---

**3. 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 - PRELIMINARY/FINAL PLAT**

**BOB KEERAN**, request(s) the aforementioned 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, 10/24/18, 12/5/18, 12/19/18, 1/9/19, 1/23/19, 2/13/19, 2/27/19, 3/20/19, 4/17/19, 4/24/19, 6/5/19, 7/10/19, 8/7/19*].

**TO BE DEFERRED TO 10/10/19 AT THE APPLICANT'S REQUEST**

---

**4. 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) ) [*Deferred from 8/21/19, 9/11/19*]

**PROPERTY OWNERS:** SECURITY SELF STORAGE INC  
**REQUEST:** 82,000 SF OFFICE/WAREHOUSE BUILDING

---

5. **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) *[Deferred from 8/21/19, 8/28/19]*

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

**REQUEST:** 120,000+ SF RETAIL DEVELOPMENT

---

6. **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, 8/21/19]*

**PROPERTY OWNERS:** WOODMONT PASEO LLC

**REQUEST:** DEVELOPMENT OF A 78 RESIDENTIAL LOT SUBDIVISION

---

**MINOR CASES**

---

7. **Project #PR-2018-001695**  
**(1003445)**  
**SD-2019-00167 – AMENDMENT TO INFRASTRUCTURE LIST (IL)**

**HUITT-ZOLLARS** agent(s) for **NOVUS PROPERTIES LLC – MICHAEL MONTOYA** request(s) the aforementioned action(s) for all or a portion of TRACTS A2B of PLAT OF TRACTS A2A & A2B FOUNTAIN HILLS PLAZA SUBDIVISION AND TRACTS B, C, E & F PLAT OF FOUNTAIN HILLS PLAZA SUBDIVISION, zoned NR-C, located on NUNZIO AV NW, north of PASEO DEL NORTE NW and west of EAGLE RANCH RD NW, containing approximately 4.6606 acre(s). (C-12)

**PROPERTY OWNERS:** NOVUS PROPERTIES

**REQUEST:** REMOVAL OF INTERNAL SIDEWALKS FROM INFRASTRUCTURE LIST

---

8. **Project #PR-2018-001429**  
**SD-2019-00169** – PRELIMINARY/FINAL  
PLAT

**ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **DOS VIENTOS LLC**, request(s) the aforementioned action(s) for all or a portion of LOTS 1, 2, WESTERN HALF OF 3, THE EAST HALF OF LOT 3, 4, AND THE REMAINING PORTIONS OF LOTS 5 AND 6 TOGETHER WITH THE VACATED PORTION OF COMMERCIAL STREET , NE, ADJACENT TO SAID LOT 1, BLOCK 2, COMMERCIAL ADDITION, zoned NR-LM, located on JOHN ST NE south of LOMAS BLVD NE and west of BROADWAY BLVD NE, containing approximately 0.2574 acre(s). (J-14)

**PROPERTY OWNERS:** DOS VIENTOS LLC

**REQUEST:** LOT CONSOLIDATION PLAT AND VACATED PORTION OF COMMERCIAL ST NE

---

9. **Project #PR-2019-002608**  
**(1009036, 1008042)**  
**SD-2019-00170** – PRELIMINARY/FINAL  
PLAT

**ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **TANAGER COMPANY** request(s) the aforementioned action(s) for all or a portion of LOTS 6-12 INCLUSIVE IN BLOCK 17 OF THE PARIS ADDITION, zoned NR-GM, located at NEC of 1<sup>ST</sup> ST NW and KINLEY AVE NW, containing approximately 1.0 acre(s). (J-14)

**PROPERTY OWNERS:** SUNWEST BANK TRUST FOR CE LS & LS  
BLAUGUND C/O TANGER CO & TANGER COMPANY

**REQUEST:** LOT CONSOLIDATION FROM 7 LOTS TO 2 LOTS

---

10. **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, 8/21/19, 9/11/19]*

**PROPERTY OWNERS:** VIGA MICHAEL & MARILYN DORIS TRUSTEES &  
LUBRICAR PROPERTIES

**REQUEST:** CONSOLIDATE 4 EXISTING LOTS INTO 1

---

11. **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, 8/21/19, 9/11/19*}

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

---

**SKETCH PLAT**

---

12. **Project #PR-2019-002823**  
**(1004341)**  
**PS-2019-00081** – SKETCH PLAT

**DAVID SOULE** request(s) the aforementioned action(s) for all or a portion of LOTS 1-60, B-P1 & AP1, MESA DEL RIO SUBDIVISION, zoned R-ML, located on MESA DEL RIO ST NW east of 76<sup>th</sup> ST NW and south of GLENRIO RD NW, containing approximately 4.0 acre(s). (J-10)

**PROPERTY OWNERS:** VARIOUS PROPERTY OWNERS  
**REQUEST:** REMOVAL OF INFRASTRUCTURE LIST IMPROVEMENTS

---

13. **Project #PR-2019-002862**  
**(1000599, 1003458, 1000570)**  
**PS-2019-00083** – SKETCH PLAT

**BOHANNAN HUSTON INC.** agent(s) for **WESTERN ALBUQUERQUE LAND HOLDINGS LLC/GARRETT DEVELOPMENT COPORATION** request(s) the aforementioned action(s) for all or a portion of PARCEL E-1 and F-1, PLAT OF PARCELS C-2-A, C-3-A, C-3-B, C-3-C, D-1-A, D-1-B, E-1, F-1, G-1 & H-1 WESTLAND NORTH and northerly portion of TRACTS 14-20, ROW 4, UNIT A, WEST OF WESTLAND, TOWN OF ATRISCO GRANT, zoned PC and SU-2 for TOWN CENTER, located north of I-40 and west of 98<sup>th</sup> ST NW, containing approximately 114.18 acre(s). (K-7, K-8)

**PROPERTY OWNERS:** WESTERN ALBUQUERQUE LAND HOLDINGS LLC/GARRETT DEVELOPMENT CORPORATION/JEFF GARRETT  
**REQUEST:** BULK LAND WAIVER AND PLAT INTO 3 TRACTS

---

**14. Project #PR-2019-002863  
PS-2019-00084 – SKETCH PLAT**

**COMMUNITY SCIENCES CORPORATION** agent(s) for **JIM DOYLE TRUSTEE, DOYLE FAMILY TRUST** request(s) the aforementioned action(s) for all or a portion of the southerly 18 ft of the easterly 200 ft of LOT 4 & the easterly 200 ft of LOT 5 & the northerly 50 ft of the easterly 200 ft of LOT 6 BLOCK B SOUTH BROADWAY ACRES, zoned NR-C, located at 2905 BROADWAY BLVD SE, containing approximately 0.7704 acre(s). (M-14)

**PROPERTY OWNERS:** DOYLE FAMILY TRUST  
**REQUEST:** CONSOLIDATE 3 LOTS INTO 1 LOT

---

**15. Project #PR-2019-002841  
PS-2019-00082 – SKETCH PLAT**

**WAYJOHN SURVEYING INC.** agent(s) for **FREDERICK REED** request(s) the aforementioned action(s) for all or a portion of LOTS 7-12 and northerly 15 ft of LOT 13, BLOCK 11, VALLEY VIEW ADDITION, zoned MX-T, located at 325 JEFFERSON ST SE south of COAL AVE SE and east of ADAMS ST SE, containing approximately 0.4735 acre(s). (K-17)

**PROPERTY OWNERS:** 321 JEFFERSON LLC  
**REQUEST:** CONSOLIDATE 7 LOTS INTO 1 LOT

---

**16. Other Matters:**

**17. ACTION SHEET MINUTES:  
September 11, 2019**

ADJOURNED.