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

MAJOR CASES


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.


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

<table>
<thead>
<tr>
<th>Project #</th>
<th>Description</th>
<th>Requesting Agent(s)</th>
<th>Request(s)</th>
<th>Property Owners</th>
<th>Request</th>
<th>Date Deferral</th>
</tr>
</thead>
<tbody>
<tr>
<td>PR-2019-002678</td>
<td><strong>SD-2019-00143 - EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA)</strong></td>
<td>RESPEC agent(s) for RCS TRAILS TRACT 1 LLC</td>
<td>the aforementioned action(s) for all or a portion of TAOS II AT THE TRAILS, zoned R-1A &amp; PD, located south of PASEO DEL NORTE and east of RAINBOW NW, containing approximately 17.4 acre(s). (C-9)</td>
<td>DR HORTON, RCS TRAILS TRACT 1 LLC VARIOUS LOT OWNERS</td>
<td>IIA EXTENSION</td>
<td></td>
</tr>
<tr>
<td>PR-2018-001198</td>
<td><strong>SI-2019-00254 – SITE PLAN AMENDMENT</strong></td>
<td>CONSENSUS PLANNING, INC. agent(s) for PV TRAILS, LLC</td>
<td>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)</td>
<td>PV TRAILS ALBUQUERQUE LLC</td>
<td>AMENDMENT TO SITE PLAN TO ADD 8 RESIDENTIAL LOTS</td>
<td>DEFERRED TO AUGUST 28TH, 2019</td>
</tr>
<tr>
<td>PR-2019-002668</td>
<td><strong>SI-2019-00251 - SITE PLAN</strong></td>
<td>JEREMY MECHENBIER/MECHENBIER CONSTRUCTION</td>
<td>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 &amp; UNPLATTED POR OF INTERSTATE INDUSTRIAL TRACT &amp; TRACT A ENVIRCO TRACT (NOW COMPRISED TRACTS D-1 D-2 D-3 &amp; 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)</td>
<td>SECURITY SELF STORAGE INC</td>
<td>82,000 SF OFFICE/WAREHOUSE BUILDING</td>
<td>DEFERRED TO SEPTEMBER 11TH, 2019</td>
</tr>
</tbody>
</table>
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-2019-00027 – 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 SEPTEMBER 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.

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

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).  

**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).  

**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).  

**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).  

**PROPERTY OWNERS:** MCDONALD’S CORPORATION AND REAL ESTATE 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).  

**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