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

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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 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
<table>
<thead>
<tr>
<th>No.</th>
<th>Project #</th>
<th>(Project Number)</th>
<th>Sanitation District</th>
<th>Description</th>
<th>Agent(s)</th>
<th>Request(s)</th>
<th>Property Owners</th>
<th>Request Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>PR-2019-002678</td>
<td>(1002962)</td>
<td>SD-2019-00143</td>
<td>Extension of Infrastructure Improvements Agreement (IIA)</td>
<td>RESPEC</td>
<td>RCS TRAILS TRACT 1 LLC</td>
<td>DR HORTON, RCS TRAILS TRACT 1 LLC VARIOUS LOT OWNERS</td>
<td>IIA EXTENSION</td>
</tr>
<tr>
<td>4</td>
<td>PR-2018-001198</td>
<td>(1010401/1004404)</td>
<td>SI-2019-00254</td>
<td>Site Plan Amendment</td>
<td>CONSENSUS PLANNING, INC.</td>
<td>PV TRAILS, LLC</td>
<td>PV TRAILS ALBUQUERQUE LLC</td>
<td>AMENDMENT TO SITE PLAN TO ADD 8 RESIDENTIAL LOTS</td>
</tr>
<tr>
<td>5</td>
<td>PR-2019-002668</td>
<td>SI-2019-00251</td>
<td>Site Plan</td>
<td></td>
<td>JEREMY MECHENBIER/MECHENBIER CONSTRUCTION</td>
<td>SECURITY SELF STORAGE INC</td>
<td>SECURITY SELF STORAGE INC</td>
<td>82,000 SF OFFICE/WAREHOUSE BUILDING</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

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 0.89 acre(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

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**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
<table>
<thead>
<tr>
<th>Project #</th>
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<th>Request Details</th>
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<tbody>
<tr>
<td>PR-2018-001695</td>
<td>TERRA LAND SURVEYS agent(s) for NOVUS PROPERTIES LLC request(s) the aforementioned action(s) for all or a portion of TRACTS C, F &amp; 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)</td>
<td>Highbury Properties &amp; Novus Properties</td>
<td>PLAT TO COMPLETE VACATION OF EASEMENT AND GRANT NEW EASEMENTS</td>
<td></td>
</tr>
<tr>
<td>PR-2018-001670</td>
<td>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)</td>
<td>Amerco Real Estate Company</td>
<td>SELF STORAGE FACILITY</td>
<td></td>
</tr>
<tr>
<td>PR-2019-002686</td>
<td>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)</td>
<td>Viga Michael &amp; Marilyn Doris Trustees &amp; Lubricar Properties</td>
<td>MINOR PRELIMINARY/FINAL PLAT</td>
<td></td>
</tr>
<tr>
<td>PR-2018-001541</td>
<td>ALDRICHT 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)</td>
<td>Alamo Center LLC</td>
<td>DIVIDE 1 TRACT INTO 2 TRACTS</td>
<td></td>
</tr>
</tbody>
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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).  

Deferred from 8/14/19

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

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**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).  

**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).  

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

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20. **Other Matters:**

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

**ADJOURN**