



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

October 2, 2019

Maggie Gould.....Acting 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

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-2018-001842
(1001049, 1011324)
SD-2019-00166 – VACATION OF PUBLIC
EASEMENT
SD-2019-00165 – PRELIMINARY PLAT
VA-2019-00312 - WAIVER**

THE GROUP/RON HENSLEY agent(s) for **CLEARBROOK INVESTMENTS INC.** request(s) the aforementioned action(s) for all or a portion of TRACT 4-A of PLAT OF TRACTS 4-A AND 4-B HORIZON VILLAGE, zoned R-ML, located on HORIZON BLVD NE north of ALAMEDA BLVD NE, containing approximately 2.9201 acre(s). (C-17)

PROPERTY OWNERS: CLEARBROOK INVESTMENTS INC
REQUEST: SUBDIVIDE EXISTING TRACT INTO 30 RESIDENTIAL LOTS

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

PROPERTY OWNERS: R & B LLC

REQUEST: VACATION OF A PORTION OF SUNPORT BLVD PUBLIC RIGHT-OF-WAY

3. **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, 9/18/19]*

PROPERTY OWNERS: SECURITY SELF STORAGE INC

REQUEST: 82,000 SF OFFICE/WAREHOUSE BUILDING

4. **Project #PR-2019-002294 (1011491)**
SD-2019-00152 – VACATION OF PUBLIC DRAINAGE EASEMENT
SD-2019-00151 – FINAL PLAT
SD-2019-00150 - PRELIMINARY PLAT

TIERRA WEST, LLC agent(s) for **MAVERICK, INC.** request(s) the aforementioned action(s) for all or a portion of TRACT OF LAND IN SEC 9 T10N R3E AND BEING IDENTIFIED AS TRACTS A AND B FROM A PORTION OF AN UNPLATTED 6.5774 ACRE TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED FILED MAY 4, 1978 IN BOOK D5A, PAGES 424-426 LESS AND THAN AND ACCEPTING PORTION OUT TO NMDOT R/W BY STIPULATED JUDGEMENT FILED NOVEMBER 20, 2000 AS DOC 200115519 AND THAT PORTION OF TRACT B OUT TO COA R/W BY QUIT CLAIM DEED FILED APRIL 28, 1980 DOCUMENT, zoned NR-LM, located at 1901 MENAUL BLVD NE east of I-40 and west of UNIVERSITY BLVD NE, containing approximately 6.5008 acre(s). (H-15) *[Deferred from 9/11/19, 9/25/19]*

PROPERTY OWNERS: PALONI JOHN & SUNWEST BANK TRPALONI RVT

REQUEST: PLAT/VACATION FOR A PROPOSED CONVENIENT STORE AND FUELING STATION

5. **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) *[Deferred from 9/18/19, 9/25/19]*
- PROPERTY OWNERS:** MERIDAN II REDEVELOPMENT LLC C/O ANGELA BRUNACINI
REQUEST: MAJOR AMENDMENT TO ADD A 97,000 SF WAREHOUSE/OFFICE BUILDING
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MINOR CASES

6. **Project #PR-2019-002762**
SD-2019-00180 – PRELIMINARY/FINAL PLAT
- CSI – CARTESIAN SURVEY’S INC.** agent(s) for **AHMET AND MARTHA TIRYAKI** request(s) the aforementioned action(s) for all or a portion of LOTS 13-20 BLOCK 27 TIJERAS PLACE, zoned MX-T, located on LA VETA DR NE south of ZIA RD NE, containing approximately 0.4596 acre(s). (K-18)
(Sketch Plat – 8-28-2019)
- PROPERTY OWNERS:** FIRST SECURITY II MANAGEMENT INC
REQUEST: CONSOLIDATE 8 LOTS INTO 1 LOT
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7. **Project #PR-2019-002811**
SD-2019-00158 - PRELIMINARY/FINAL PLAT
VA-2019-00288 - WAIVER
- RICHARD CHAVEZ** request(s) the aforementioned action(s) for all or a portion of LOTS 7-10 BLOCK 44 PEREA ADDITION, zoned R-1A, located at NEC of 15th ST NW and GRANITE AVE NW, containing approximately 0.32 acre(s). (J-13) *[Deferred from 9/11/19, 9/25/19]*
- PROPERTY OWNERS:** CHAVEZ RICHARD GERARD
REQUEST: REPLAT 4 LOTS INTO 2 AND S/W WAIVER
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8. **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)
[Deferred from 9/18/19, 9/25/19]

PROPERTY OWNERS: NOVUS PROPERTIES

REQUEST: REMOVAL OF INTERNAL SIDEWALKS FROM
INFRASTRUCTURE LIST

SKETCH PLAT

9. **Project #PR-2019-002899**
PS-2019-00085 – SKETCH PLAT

RAVEN'S WING CONSULTING LLC agent(s) for **MDS
INVESTMENTS LLC** request(s) the aforementioned action(s)
for all or a portion of TRACT O BULK LAND PLAT FOR MESA
DEL SOL INNOVATION PARK II, zoned PC, located at 2730
EASTMAN CROSSING SE between HAWKING DR SE and
UNIVERSITY BLVD SE, containing approximately 7.74
acre(s). (R-16)

PROPERTY OWNERS: MDS INVESTMENTS LLC

REQUEST: INFRASTRUCTURE REQUIREMENTS

10. Other Matters:

11. ACTION SHEET MINUTES:

Septemeber 25, 2019

ADJOURNED.