**DEVELOPMENT REVIEW BOARD**

**Agenda**

Plaza del Sol Building Basement Hearing Room

**September 11, 2019**

Maggie Gould ............................................................. Acting 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-2019-002496**
   **SI-2019-00180 – SITE PLAN**
   *(to be heard with Item # 11/SD-2019-00161)*

   CONSENSUS PLANNING, INC. agent(s) for BELLA TESORO LLC request(s) the aforementioned action(s) for all or a portion of LOTS 1--4 BLOCK 4 TRACT 3 UNIT 3 NORTH ALBUQUERQUE ACRES, zoned MX-L, located at the SEC of BARSTOW ST NE AND ALAMEDA BLVD NE, containing approximately 3.38 acre(s). (C-19 & 20) [Deferred from 7/17/19, 8/14/19]

   **PROPERTY OWNERS:** MATONI GIUSEPPE & ANNA TRUSTEES MANTONI FAMILY TRUST, LINDBORG PHILIP L
   **REQUEST:** MULTI-FAMILY RESIDENTIAL DEVELOPMENT
2. 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)
   PROPERTY OWNERS: PALONI JOHN & SUNWEST BANK TRPALONI RVT
   REQUEST: PLAT/VACATION FOR A PROPOSED CONVENIENT STORE AND FUELING STATION

3. Project #PR-2019-002770
   (PR-2019-001345)
   SI-2019-00279 – SITE PLAN
   DEKKER, PERICH, SABATINI agent(s) for DBG PROPERTIES LLC request(s) the aforementioned action(s) for all or a portion of TRACT RR-3-A-1 WESTLAND SOUTH TRACTS RR-3-A-1 AND RR-3-A-2, zoned R-ML, located south of DENNIS CHAVEZ BLVD SW and west of 98th ST SW, containing approximately 5.423 acre(s). (P-09)
   PROPERTY OWNERS: DBG PROPERTIES LLC
   REQUEST: 156 UNIT MULTIFAMILY DEVELOPMENT

4. Project #PR-2019-002573
   SI-2019-00190 – SITE PLAN-DRB
   VA-2019-00217 - WAIVER
   (to be heard with Item #10/SI-2019-00160)
   GARCIA/KRAEMER & ASSOCIATES agent(s) for JOHN JONES
   request(s) the aforementioned action(s) for all or a portion of LOT 5 BLOCK 17 TRACT 1 UNIT 3 A UNIT B NORTH ALBUQUERQUE ACRES, zoned PD, located at 8500 GLENDALE AVE NE, east of BARSTOW ST NE and west of VENTURA ST NE, containing approximately 0.8864 acre(s). (B-20) [Deferred from 7/24/19, 7/31/19, 8/7/19, 8/14/19]
   PROPERTY OWNERS: JONES MARK JOHN
   REQUEST: SF HOME WITH MAJOR INFRASTRUCTURE

   **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]

   **PROPERTY OWNERS:** R & B LLC
   **REQUEST:** VACATION OF A PORTION OF SUNPORT BLVD PUBLIC RIGHT-OF-WAY


   **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 COMPROMISING 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]

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


   **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]

   **PROPERTY OWNERS:** CARLISLE ASSOCIATES C/O ROSEN ASSOC MGMT GROUP
   **REQUEST:** 120,000+ SF RETAIL DEVELOPMENT
8. Project #PR-2019-002661  
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). [Deferred from 7/31/19, 8/21/19, 8/28/19]  

PROPERTY OWNERS: PRESBYTERIAN HEALTHCARE SERVICES  
REQUEST: VACATIONS OF VARIOUS EASEMENTS AND REPLAT

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). [Deferred from 6/12/19, 7/10/19, 7/24/19, 8/21/19, 8/28/19]  

PROPERTY OWNERS: ACHEN JAMES R TRUSTEE ACHEN FAMILY RVT  
REQUEST: SITE PLAN FOR A 8,125 SF WAREHOUSE/OFFICE BUILDING

MINOR CASES

SI-2019-00160 – PRELIMINARY/FINAL PLAT

GARCIA/KRAEMER & ASSOCIATES agent(s) for JOHN JONES request(s) the aforementioned action(s) for all or a portion of LOT 5 BLOCK 17 TRACT 1 UNIT 3 A UNIT B NORTH ALBUQUERQUE ACRES, zoned PD, located at 8500 GLENDALE AVE NE, east of BARSTOW ST NE and west of VENTURA ST NE, containing approximately 0.8864 acre(s). [Deferred from 7/31/19, 8/21/19, 8/28/19]  

PROPERTY OWNERS: JONES JOHN MARK  
REQUEST: RE-PLAT TO DEDICATE ALAMEDA R/W AND GRANT EASEMENTS
11. Project #PR-2019-002496
SD-2019-00161 - PRELIMINARY/FINAL PLAT

CONSENSUS PLANNING agent(s) for PHIL LINDBERG request(s) the aforementioned action(s) for all or a portion of LOTS 1--4 BLOCK 4 TRACT 3 UNIT 3 NORTH ALBUQUERQUE ACRES, zoned MX-L, located at the SEC of BARSTOW ST NE and ALAMEDA BLVD NE, containing approximately 3.38 acre(s). (C-19 & 20)

PROPERTY OWNERS: MATONI GIUSEPPE & ANNA TRUSTEES MANTONI FAMILY TRUST, LINDBERG PHILIP L
REQUEST: REPLAT 4 INTO 1, DEDICATE R/W AND GRANT EASEMENTS

12. 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)

PROPERTY OWNERS: CHAVEZ RICHARD GERARD
REQUEST: REPLAT 4 LOTS INTO 2 AND S/W WAIVER

13. 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)

PROPERTY OWNERS: VIGA MICHAEL & MARILYN DORIS TRUSTEES & LUBRICAR PROPERTIES
REQUEST: CONSOLIDATE 4 EXISTING LOTS INTO 1

SD-2019-00155 – PRELIMINARY/FINAL PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for KIRK AND JOYCE WESSELINK request(s) the aforementioned action(s) for all or a portion of TRACT 493, TOWN OF ATRISCO GRANT UNIT 7, zoned R-1C, located on 1119 86th ST SW between SAGE RD SW and SAPPHIRE ST SW containing approximately 4.89 acre(s). (M-9) (Deferred from 8/28/19)

PROPERTY OWNERS: WESSELINK KIRK A & JOYCE D
REQUEST: SUBDIVIDE 1 LOT INTO 5 LOTS
15. **Project #PR-2018-001457**  
*SD-2019-00154 – PRELIMINARY/FINAL PLAT*  
**ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **CARL HAWKINS** request(s) the aforementioned action(s) for all or a portion of LOT 13-A PLAT OF LOTS 12-A & 13-A MAJOR ACRES, zoned R-1D, located at 924 MAJOR AV NW east of 12th St NW and south of CANDELARIA RD NW, containing approximately 0.8152 acre(s). (G-14) [Deferred from 8/28/19]  
**PROPERTY OWNERS:** HAWKINS CARL P  
**REQUEST:** CREATE 2 LOTS FROM 1 EXISTING LOT

16. **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 7/24/19, 8/7/19, 8/21/19, 8/28/19]  
**PROPERTY OWNERS:** ALAMO CENTER LLC  
**REQUEST:** DIVIDE 1 TRACT INTO 2 TRACTS

17. **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, 8/21/19]  
**PROPERTY OWNERS:** AMERCO REAL ESTATE COMPANY  
**REQUEST:** SELF STORAGE FACILITY

**SKETCH PLAT**

18. **Project #PR-2019-002791**  
*PS-2019-00079 – SKETCH PLAT*  
**SZU-HAN HO** request(s) the aforementioned action(s) for all or a portion of LOTS 13, 14 & 15 BLOCK 12 ALBRIGHT & MOORE ADDITION, zoned R-1A, located at 1402 LOS TOMASES NW, north of KINLEY AVE NW, containing approximately 0.23 acre(s). (J-14)  
**PROPERTY OWNERS:** HO SZU-HAN  
**REQUEST:** LOT LINE ELIMINATION
Other Matters:

20. ACTION SHEET MINUTES: August 28, 2019

ADJOURNED.