



**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*

**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

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED SEPTEMBER 11<sup>TH</sup>, 2019, THE DRB HAS APPROVED THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO: ZONING TO ADDRESS CARPORT PLACEMENT AND TO PLANNING FOR THE INFRASTRUCTURE LIST IMPROVEMENTS (IIA).**


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

**DEFERRED TO SEPTEMBER 25<sup>TH</sup>, 2019.**

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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 98<sup>th</sup> ST SW, containing approximately 5.423 acre(s). (P-09)

**PROPERTY OWNERS:** DBG PROPERTIES LLC  
**REQUEST:** 156 UNIT MULITFAMILY DEVELOPMENT

**DEFERRED TO SEPTEMBER 25<sup>TH</sup>, 2019.**

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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

IN THE MATTER OF THE AFOREMENTIONED APPLICATION THE SITE PLAN WAS **WITHDRAWN**.

IN THE MATTER OF THE AFOREMENTIONED APPLICATION THE WAIVER HAS BEEN **DENIED**.

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5. **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]

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

**DEFERRED TO OCTOBER 2<sup>ND</sup>, 2019.**

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6. **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]

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

**DEFERRED TO SEPTEMBER 18<sup>TH</sup>, 2019.**

7. **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]*

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

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

**DEFERRED TO SEPTEMBER 18<sup>TH</sup>, 2019.**

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8. **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, 8/21/19, 8/28/19]*

**PROPERTY OWNERS:** PRESBYTERIAN HEALTHCARE SERVICES

**REQUEST:** VACATIONS OF VARIOUS EASEMENTS AND REPLAT

**DEFERRED TO SEPTEMBER 25<sup>TH</sup>, 2019.**

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9. **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, 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

**DEFERRED TO SEPTEMBER 25<sup>TH</sup>, 2019.**

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**MINOR CASES**

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10. **Project #PR-2019-002573**  
**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). (B-20)

**PROPERTY OWNERS:** JONES JOHN MARK

**REQUEST:** RE-PLAT TO DEDICATE ALAMEDA R/W AND GRANT EASEMENTS

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED SEPTEMBER 11<sup>TH</sup>, 2019 THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO: HYDROLOGY FOR COMMENTS AND TO PLANNING FOR THE INFRASTRUCTURE LIST IMPROVEMENTS (IIA).**

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, LINDBORG PHILIP L

**REQUEST:** REPLAT 4 INTO 1, DEDICATE R/W AND GRANT 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: WATER AUTHORITY AND TO PLANNING.**

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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 15<sup>th</sup> 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

**DEFERRED TO SEPTEMBER 25<sup>TH</sup>, 2019.**

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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

**DEFERRED TO SEPTEMBER 18<sup>TH</sup>, 2019.**

14. **Project #PR-2018-001225**  
**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 86<sup>TH</sup> 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

**DEFERRED TO OCTOBER 30<sup>TH</sup>, 2019**

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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 12<sup>th</sup> 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

**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.**

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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 7/24/9, 8/7/19, 8/21/19, 8/28/19]*

**PROPERTY OWNERS:** ALAMO CENTER LLC

**REQUEST:** DIVIDE 1 TRACT INTO 2 TRACTS

**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: HYDROLOGY FOR EASEMENTS AND COVENANTS AND TO PLANNING FOR UTILITY COMPANIES SIGNATURES.**

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 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*}


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

**DEFERRED TO SEPTEMBER 18<sup>TH</sup>, 2019.**

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**SKETCH PLAT**

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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

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

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Other Matters: None

20. **ACTION SHEET MINUTES: August 28, 2019**

ADJOURNED.