



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

September 18th, 2019

Kym Dicome..... DRB Chair
Jeanne Wolfenbarger Transportation
Kris Cadena Water Authority
Shahab BiazarCity Engineer/Hydrology
Jacob Martinez.....Code Enforcement
Christina Sandoval.....Parks and Rec
Santiago Chavez.....Ex-Officio Member, CAO

Angela Gomez ~ DRB Hearing Monitor

MAJOR CASES

1. **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)

PROPERTY OWNERS: MERIDAN II REDEVELOPMENT LLC C/O ANGELA BRUNACINI

REQUEST: MAJOR AMENDMENT TO ADD A 97,000 SF WAREHOUSE/OFFICE BUILDING

DEFERRED TO SEPTEMBER 25, 2019

2. **Project #PR-2019-002380**
SI-2019-00219 - SITE PLAN

MARTIN GRUMMER agent(s) for **PETERSON PROPERTIES** request(s) the aforementioned action(s) for all or a portion of LOTS 1-A AND 2 BLOCK 1 LANDS OF ATRISCO LAND GRANT, zoned NR-C, located at the SWC of CENTRAL AVE NW and 98th ST NW, containing approximately 9.0 acre(s). (L-9)[Deferred from 7/31/19]

PROPERTY OWNERS: PPI II LLC


REQUEST: RETAIL DEVELOPMENT

TO BE DEFERRED TO 11/06/19 AT THE APPLICANT’S REQUEST

3. **Project #1011598**
18DRB-70137 - VACATION OF PUBLIC RIGHT-OF-WAY
18DRB-70138 - SIDEWALK VARIANCE
18DRB-70139 - SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS
18DRB-70140 - PRELIMINARY/FINAL PLAT

BOB KEERAN, request(s) the aforementioned action(s) for all or a portion of lot(s) 17 & 18, Block(s) 4, Tract(s) 3, NORTH ALBQ ACRES Unit 3, zoned PD (RD/5DUA), located on VENTURA ST NE between SIGNAL AVE NE and ALAMEDA BLVD NE, containing approximately 2 acre(s). (C-20) [Deferred from 5/16/18, 6/13/18, 7/18/18/, 8/8/18, 9/12/18, 10/24/18, 12/5/18, 12/19/18, 1/9/19, 1/23/19, 2/13/19, 2/27/19, 3/20/19, 4/17/19, 4/24/19, 6/5/19, 7/10/19, 8/7/19].


TO BE DEFERRED TO 10/9/19 AT THE APPLICANT'S REQUEST

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4. **Project #PR-2019-002668**
SI-2019-00251 - SITE PLAN


JEREMY MECHEMBIER/MECHEMBIER 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]

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

DEFERRED TO OCTOBER 2ND, 2019.

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5. **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, 8/28/19]

PROPERTY OWNERS: CARLISLE ASSOCIATES C/O ROSEN ASSOC MGMT GROUP
REQUEST: 120,000+ SF RETAIL DEVELOPMENT

DEFERRED TO OCTOBER 23RD, 2019

6. **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, 8/21/19]

PROPERTY OWNERS: WOODMONT PASEO LLC
REQUEST: DEVELOPMENT OF A 78 RESIDENTIAL LOT SUBDIVISION

DEFERRED TO OCTOBER 16TH, 2019.

MINOR CASES


7. **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)

PROPERTY OWNERS: NOVUS PROPERTIES
REQUEST: REMOVAL OF INTERNAL SIDEWALKS FROM INFRASTRUCTURE LIST

DEFERRED TO SEPTEMBER 25TH, 2019

8. **Project #PR-2018-001429**
SD-2019-00169 – PRELIMINARY/FINAL
PLAT


ARCH + PLAN LAND USE CONSULTANTS agent(s) for **DOS VIENTOS LLC**, request(s) the aforementioned action(s) for all or a portion of LOTS 1, 2, WESTERN HALF OF 3, THE EAST HALF OF LOT 3, 4, AND THE REMAINING PORTIONS OF LOTS 5 AND 6 TOGETHER WITH THE VACATED PORTION OF COMMERCIAL STREET , NE, ADJACENT TO SAID LOT 1, BLOCK 2, COMMERCIAL ADDITION, zoned NR-LM, located on JOHN ST NE south of LOMAS BLVD NE and west of BROADWAY BLVD NE, containing approximately 0.2574 acre(s). (J-14)

PROPERTY OWNERS: DOS VIENTOS LLC

REQUEST: LOT CONSOLIDATION PLAT AND VACATED PORTION OF COMMERCIAL ST NE

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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9. **Project #PR-2019-002608**
(1009036, 1008042)
SD-2019-00170 – PRELIMINARY/FINAL
PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **TANAGER COMPANY** request(s) the aforementioned action(s) for all or a portion of LOTS 6-12 INCLUSIVE IN BLOCK 17 OF THE PARIS ADDITION, zoned NR-GM, located at NEC of 1ST ST NW and KINLEY AVE NW, containing approximately 1.0 acre(s). (J-14)

PROPERTY OWNERS: SUNWEST BANK TRUST FOR CE LS & LS
BLAUGUND C/O TANGER CO & TANGER COMPANY

REQUEST: LOT CONSOLIDATION FROM 7 LOTS TO 2 LOTS


DEFERRED TO OCTOBER 9TH, 2019

10. **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, 9/11/19*}

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

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDOTHE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO: PLANNING FOR AGIS DXF AND FOR THE INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA).

11. **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, 9/11/19*}

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

DEFERRED TO SEPTEMBER 25TH, 2019.


SKETCH PLAT

12. **Project #PR-2019-002823**
(1004341)
PS-2019-00081 – SKETCH PLAT

DAVID SOULE request(s) the aforementioned action(s) for all or a portion of LOTS 1-60, B-P1 & AP1, MESA DEL RIO SUBDIVISION, zoned R-ML, located on MESA DEL RIO ST NW east of 76th ST NW and south of GLENRIO RD NW, containing approximately 4.0 acre(s). (J-10)

PROPERTY OWNERS: VARIOUS PROPERTY OWNERS
REQUEST: REMOVAL OF INFRASTRUCTURE LIST IMPROVEMENTS


THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

13. **Project #PR-2019-002862**
(1000599, 1003458, 1000570)
PS-2019-00083 – SKETCH PLAT


BOHANNAN HUSTON INC. agent(s) for **WESTERN ALBUQUERQUE LAND HOLDINGS LLC/GARRETT DEVELOPMENT CORPORATION** request(s) the aforementioned action(s) for all or a portion of PARCEL E-1 and F-1, PLAT OF PARCELS C-2-A, C-3-A, C-3-B, C-3-C, D-1-A, D-1-B, E-1, F-1, G-1 & H-1 WESTLAND NORTH and northerly portion of TRACTS 14-20, ROW 4, UNIT A, WEST OF WESTLAND, TOWN OF ATRISCO GRANT, zoned PC and SU-2 for TOWN CENTER, located north of I-40 and west of 98th ST NW, containing approximately 114.18 acre(s). (K-7, K-8)

PROPERTY OWNERS: WESTERN ALBUQUERQUE LAND HOLDINGS LLC/GARRETT DEVELOPMENT CORPORATION/JEFF GARRETT
REQUEST: BULK LAND WAIVER AND PLAT INTO 3 TRACTS


THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

14. **Project #PR-2019-002863**
PS-2019-00084 – SKETCH PLAT


COMMUNITY SCIENCES CORPORATION agent(s) for **JIM DOYLE TRUSTEE, DOYLE FAMILY TRUST** request(s) the aforementioned action(s) for all or a portion of the southerly 18 ft of the easterly 200 ft of LOT 4 & the easterly 200 ft of LOT 5 & the northerly 50 ft of the easterly 200 ft of LOT 6 BLOCK B SOUTH BROADWAY ACRES, zoned NR-C, located at 2905 BROADWAY BLVD SE, containing approximately 0.7704 acre(s). (M-14)

PROPERTY OWNERS: DOYLE FAMILY TRUST
REQUEST: CONSOLIDATE 3 LOTS INTO 1 LOT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

15. **Project #PR-2019-002841**
PS-2019-00082 – SKETCH PLAT


WAYJOHN SURVEYING INC. agent(s) for **FREDERICK REED** request(s) the aforementioned action(s) for all or a portion of LOTS 7-12 and northerly 15 ft of LOT 13, BLOCK 11, VALLEY VIEW ADDITION, zoned MX-T, located at 325 JEFFERSON ST SE south of COAL AVE SE and east of ADAMS ST SE, containing approximately 0.4735 acre(s). (K-17)

PROPERTY OWNERS: 321 JEFFERSON LLC
REQUEST: CONSOLIDATE 7 LOTS INTO 1 LOT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED

16. Other Matters: None

17. **ACTION SHEET MINUTES:** 
Approved for September 11, 2019

ADJOURNED.