



**DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL**

**PROJECT NO.** PR-2018-001670  
**Application No.** SI-2019-00181

**TO:**

- Kym Dicome, DRB Chair, Planning Department**
- James Hughes, P.E., Hydrology**
- Racquel Michel, P.E., Transportation Development**
- Kris Cadena, P.E., Albuquerque/ Bernalillo Co. WUA**
- Ben McIntosh, Code Enforcement**
- Jason Coffey, Parks/Municipal Development**

**NOTE: PDF Required**

**\*(Please attach this sheet with each collated set per board member)**

**NEXT HEARING DATE:** August 21, 2019

**NOTE:** REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

**SUBMITTAL DESCRIPTION:** Revised site plan including Solid Waste approval, utility plan, site details, and elevations. Communication with NMDOT and PNM in response to their original comments included.

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**CONTACT NAME:** Jim Strozier or Michael Vos, Consensus Planning

**TELEPHONE:** (505) 764-9801      **EMAIL:** cp@consensusplanning.com  
vos@consensusplanning.com

**From:** [Haynes, Margaret, NMDOT](#)  
**To:** [Timothy Simmons](#)  
**Cc:** [Kubiak, Peter, NMDOT](#); [Sheldon Greer](#); [Nirit Finkelshtin](#); [Perea, Nancy, NMDOT](#); [Haynes, Margaret, NMDOT](#)  
**Subject:** RE: Uhaul 4th @ Cutler (COA P.N. PR-2018-001670)  
**Date:** Tuesday, July 23, 2019 4:09:42 PM

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Good afternoon Tim,  
Thanks for reaching out to us regarding our comment.

Let me meet with Nancy on this one. Although a study will not be required, we had some concerns with this property in the past and I want to make sure those were already addressed.

Thank you,  
Margaret

**Margaret L. Haynes, P.E.**  
*District 3 Assistant Traffic Engineer*  
New Mexico Department of Transportation  
505-288-2086 cell

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**From:** Timothy Simmons <[tsimmons@civiltransformations.com](mailto:tsimmons@civiltransformations.com)>  
**Sent:** Friday, July 19, 2019 3:39 PM  
**To:** Haynes, Margaret, NMDOT <[Margaret.Haynes@state.nm.us](mailto:Margaret.Haynes@state.nm.us)>  
**Cc:** Kubiak, Peter, NMDOT <[Peter.Kubiak@state.nm.us](mailto:Peter.Kubiak@state.nm.us)>; Sheldon Greer <[sheldon.greer@respec.com](mailto:sheldon.greer@respec.com)>; Nirit Finkelshtin <[Nirit.Finkelshtin@respec.com](mailto:Nirit.Finkelshtin@respec.com)>  
**Subject:** [EXT] Uhaul 4th @ Cutler (COA P.N. PR-2018-001670)

Margaret,

Regarding the subject project, attached please find a site plan and design review comments letter dated July 1, 2019, along with the STH form for the site as requested in the letter. Per the STH form, the expected peak trips fall well below the threshold required for a traffic study. Furthermore, there is an existing drivepad at the site opposite of Arvada Ave.

Should you wish to meet with the design team to discuss any further issues, please 'reply all' with your availability to schedule a meeting next week. Otherwise, please advise of any further actions to be taken. Thanks!

*Tim*

Timothy D. Simmons, PE, PTOE  
President and Principal Engineer  
**Civil Transformations Inc.**  
2929 Coors Blvd. NW, Suite 309 | Albuquerque, NM 87120-1425  
Office: (505) 508-3374 | Cell (505) 977-9454  
[tsimmons@civiltransformations.com](mailto:tsimmons@civiltransformations.com)  
[www.civiltransformations.com](http://www.civiltransformations.com)

**From:** [Haynes, Margaret, NMDOT](#)  
**To:** [Timothy Simmons](#)  
**Cc:** [Kubiak, Peter, NMDOT](#); [Sheldon Greer](#); [Nirit Finkelshtin](#); [Armijo, Ernest M.](#); [Haynes, Margaret, NMDOT](#); [Perea, Nancy, NMDOT](#)  
**Subject:** RE: Uhaul 4th @ Cutler (COA P.N. PR-2018-001670)  
**Date:** Thursday, August 1, 2019 3:44:10 PM

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Hi Tim,

My comment was only relevant to the Uhaul at 6<sup>th</sup> so my comment is invalid. Sorry for the confusion.

We have no comments on the storage facility at the proposed location.

Thank you,

M

**Margaret L. Haynes, P.E.**  
*District 3 Assistant Traffic Engineer*  
New Mexico Department of Transportation  
505-288-2086 cell

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**From:** Timothy Simmons <[tsimmons@civiltransformations.com](mailto:tsimmons@civiltransformations.com)>  
**Sent:** Thursday, August 1, 2019 3:35 PM  
**To:** Haynes, Margaret, NMDOT <[Margaret.Haynes@state.nm.us](mailto:Margaret.Haynes@state.nm.us)>  
**Cc:** Kubiak, Peter, NMDOT <[Peter.Kubiak@state.nm.us](mailto:Peter.Kubiak@state.nm.us)>; [sheldon.greer@respec.com](mailto:sheldon.greer@respec.com); Nirit Finkelshtin <[Nirit.Finkelshtin@respec.com](mailto:Nirit.Finkelshtin@respec.com)>  
**Subject:** RE: Uhaul 4th @ Cutler (COA P.N. PR-2018-001670)

Thanks, Margaret.

This is not a relocation of the Uhaul operation, but a new storage facility. I have passed along to Respec your comment regarding the necessity of an Air Space Agreement to cover parking within the NMDOT right-of-way; will follow up with them to ensure this has been resolved.

*Tim*

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[www.civiltransformations.com](http://www.civiltransformations.com)

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**From:** Haynes, Margaret, NMDOT [<mailto:Margaret.Haynes@state.nm.us>]  
**Sent:** Thursday, August 01, 2019 3:24 PM  
**To:** Timothy Simmons  
**Cc:** Kubiak, Peter, NMDOT; [sheldon.greer@respec.com](mailto:sheldon.greer@respec.com); Nirit Finkelshtin  
**Subject:** RE: Uhaul 4th @ Cutler (COA P.N. PR-2018-001670)

Hi Tim,

To clarify this project, is the existing Uhaul relocating from 6<sup>th</sup> to 4<sup>th</sup>? If so that would resolve the conflict with public ROW that was a concern at the existing property. We have no additional comments and this project can proceed.

Thanks,  
M

**Margaret L. Haynes, P.E.**  
*District 3 Assistant Traffic Engineer*  
New Mexico Department of Transportation  
505-288-2086 cell

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**From:** Timothy Simmons <[tsimmons@civiltransformations.com](mailto:tsimmons@civiltransformations.com)>  
**Sent:** Tuesday, July 23, 2019 2:37 PM  
**To:** Haynes, Margaret, NMDOT <[Margaret.Haynes@state.nm.us](mailto:Margaret.Haynes@state.nm.us)>  
**Cc:** Kubiak, Peter, NMDOT <[Peter.Kubiak@state.nm.us](mailto:Peter.Kubiak@state.nm.us)>; [sheldon.greer@respec.com](mailto:sheldon.greer@respec.com); Nirit Finkelshtin <[Nirit.Finkelshtin@respec.com](mailto:Nirit.Finkelshtin@respec.com)>  
**Subject:** [EXT] RE: Uhaul 4th @ Cutler (COA P.N. PR-2018-001670)

Margaret - per the message below, I have revised the STH form to correct the main building area as it has 3 floors. The estimated trips still fall below the threshold for a STA.

Thanks,  
*Tim*

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**From:** Timothy Simmons  
**Sent:** Friday, July 19, 2019 3:39 PM  
**To:** [Margaret.Haynes@state.nm.us](mailto:Margaret.Haynes@state.nm.us)  
**Cc:** [Peter.Kubiak@state.nm.us](mailto:Peter.Kubiak@state.nm.us); Sheldon Greer; Nirit Finkelshtin  
**Subject:** Uhaul 4th @ Cutler (COA P.N. PR-2018-001670)

Margaret,

Regarding the subject project, attached please find a site plan and design review comments letter dated July 1, 2019, along with the STH form for the site as requested in the letter. Per the STH form, the expected peak trips fall well below the threshold required for a traffic study. Furthermore, there is an existing driveway at the site opposite of Arvada Ave.

Should you wish to meet with the design team to discuss any further issues, please 'reply all' with your availability to schedule a meeting next week. Otherwise, please advise of any further actions to be taken. Thanks!

*Tim*  
Timothy D. Simmons, PE, PTOE  
President and Principal Engineer

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## Nirit Finkelshtin

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**From:** Easter, Darrick <Darrick.Easter@pnm.com>  
**Sent:** Monday, August 12, 2019 11:45 AM  
**To:** Nirit Finkelshtin  
**Cc:** Sheldon Greer; Jesus Lopez  
**Subject:** RE: [External] 2217 4th st. (Uhaul site)- upgrade request : 2217 4th Street NW, Albuquerque, NM

Good morning Nirit,

This email serves as confirmation that a PNM electric service eRequest with ESR# COMNEW057072 has been generated for the Uhaul site located at 2217 4<sup>th</sup> Street NW. The project has been assigned to myself (Darrick Easter) to assist the customer with generating an electric distribution design and cost estimate for both the removal of existing overhead distribution facilities and the installation of a new electric service.

Please don't hesitate to contact me with any questions that you have.

Respectfully,

*Darrick Easter*

*PNM: Commercial & Industrial Services*

*Office: 505.241.3467*

*Url: [www.pnm.com](http://www.pnm.com)*

*Applications: [www.pnm.com/erequest](http://www.pnm.com/erequest)*

*Meter Drawings: [www.pnm.com/esg-meter-drawings1](http://www.pnm.com/esg-meter-drawings1)*

*Construction Drawings: [www.pnm.com/esg-construction-drawings](http://www.pnm.com/esg-construction-drawings)*



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**From:** Nirit Finkelshtin <Nirit.Finkelshtin@respec.com>  
**Sent:** Monday, August 12, 2019 10:28 AM  
**To:** Easter, Darrick <Darrick.Easter@pnm.com>  
**Cc:** Sheldon Greer <Sheldon.Greer@respec.com>; Jesus Lopez <Jesus.Lopez@respec.com>  
**Subject:** [External] 2217 4th st. (Uhaul site)- upgrade request : 2217 4th Street NW, Albuquerque, NM

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**CAUTION:** This email was received from an **EXTERNAL** source, use caution when clicking links or opening attachments.  
If you believe this to be a malicious and/or phishing email, please send this email as an attachment to  
[SpamControl@pnmresources.com](mailto:SpamControl@pnmresources.com)  
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Hi Darrick,

We have a DRB hearing on the 21<sup>st</sup> and I want to make sure they have PNM's input on this project.

I spoke to Andrew Gurule today and he said all I need is an email from you saying the project had been assigned to an Engineer and we are working with PNM on this.

Thank you,

**Nirit Finkelshtin**

*ENGINEER I*

**RESPEC**

5971 Jefferson Street NE, Ste. 101

Albuquerque, NM 87109

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