



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

September 25, 2019

Maggie Gould.....Acting DRB Chair
Jeanne Wolfenbarger Transportation
Kris CadenaABC Water Utility 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

MAJOR CASES

- 1. **Project #PR-2019-002794
(1004472)
VA-2019-00280 – EXTENSION OF
INFRASTRUCTURE IMPROVEMENTS
AGREEMENT (IIA)**



PULTE HOMES OF NEW MEXICO request(s) the
aforementioned action(s) for all or a portion of Lots 1-27
CORRECTION FINAL PLAT FOR TIERRA SERENA
SUBDIVISION, zoned MX-L, located on GLENDALE AVE NE
west of MODESTO AVE NE, containing approximately
4.7676 acre(s). (B-18)

PROPERTY OWNERS: PULTE HOMES

REQUEST: EXTENSION OF INFRASTRUCTURE IMPROVEMENTS
AGREEMENT

**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 ONE
YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT
AGREEMENT.**

2. **Project #PR-2018-001501 (1010023)**
SD-2019-00163 - VACATION OF PRIVATE EASEMENT
SD-2019-00162 – VACATION OF PUBLIC EASEMENT
VA-2019-00290 – WAIVER
VA-2019-00289 – WAIVER
SI-2019-00299 – SITE PLAN



ISAACSON & ARFMAN, LLC agent(s) for **MONTANO FAMILY HOMES LLC** request(s) the aforementioned action(s) for all or a portion of TRACT 6-A-2 PLAT OF LOTS 6-A-1 AND 6-A-2 NORTH FOURTH STREET HOMESITES ADDN, zoned R-A, located at 712 MONTANO RD NW between 9th ST NW and HARWOOD LATERAL, Albuquerque, NM, containing approximately 1.7110 acre(s). (F-14)

PROPERTY OWNERS: PERLA SARITA R TRUSTEE PERLA LVTC/O JEFFREY PARKS

REQUEST: CLUSTER DEVELOPMENT OF 8 RESIDENTAL LOTS WITH ASSOCIATED OPEN SPACE

DEFERRED TO NOVEMBER 20TH, 2019

-
3. **Project #PR-2019-002046 (1010582, 1001515)**
SI-2019-00032 - SITE PLAN – DRB

WILSON & COMPANY, agent(s) for **COA SOLID WASTE MANAGEMENT DEPT.**, request(s) the aforementioned action(s) for all or a portion of a northerly portion of TRACT 107B1A1 excluding portions of Right of Way and excluding a northerly portion, TRACT 107B1A2 excluding portion of Right of Way, TRACT in the SW Corner – TRACT 107B1B, TRACT 108A3A1A, TRACT 108A3A1B, and TRACT 108A3B, TRACTS 108A1A1B1B & 108A1A2B2, TRACT 108A1A2B1A, TRACT 107B2A2 excluding Rights of Way, TRACT 107B2A1, excluding portion of Right of Way, MRGCD Map#33, zoned NR-LM, located at 4600 EDITH BLVD NE (SE corner of COMANCHE RD NE AND EDITH BLVD NE), containing approximately 22.0 acre(s). (G-15) *[Deferred from 2/27/19, 3/27/19, 5/1/19, 5/22/19, 6/19/19, 7/31/19]*

PROPERTY OWNERS: CITY OF ALBUQUERQUE

REQUEST: SITE PLAN FOR NEW ADMIN BUILDING, VEHICLE MAINTENANCE BUILDING, BIN REPAIR/WELD SHOP BUILDING AND STORAGE AREA, GUARD SHACK, RECYCLING DROP OFF AREA, PARKING AREAS AND CNG FUELING STATION

DEFERRED TO DECEMBER 18TH, 2019.

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]*

PROPERTY OWNERS: PALONI JOHN & SUNWEST BANK TRPALONI RVT
REQUEST: PLAT/VACATION FOR A PROPOSED CONVENIENT STORE AND FUELING STATION

DEFERRED TO OCTOBER 2ND, 2019.

-
5. **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) *[Deferred from 9/11/19]*

PROPERTY OWNERS: DBG PROPERTIES LLC
REQUEST: 156 UNIT MULTIFAMILY DEVELOPMENT

DEFERRED TO OCTOBER 23RD, 2019.

6. **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, 9/11/19*]

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

To be deferred to October 9th at the applicant's request

-
7. **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, 9/11/19*]

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

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 25, 2019 THE DRB HAS APPROVED THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO: WATER AUTHORITY FOR COMMENTS AND TO PLANNING FOR EXECUTION OF THE INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA).

8. **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]*

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

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

DEFERRED TO OCTOBER 2ND, 2019.

MINOR CASES

9. **Project #PR-2018-001670**
VA-2019-00267 – WAIVER (changed to temporary deferral of sidewalk)
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, 9/18/19*}

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

IN THE MATTER OF THE AFOREMENTIONED APPLICATION (VA-2019-00267), BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT IN THE PLANNING FILE.

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 WAIVER.

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 SITE PLAN FOR. FINAL SIGN-OFF IS DELEGATED TO: PLANNING FOR THE INFRASTRUCTURE IMPROVEMENTS AGREEMENT AND FOR THE ALTERNATIVE LANDSCAPE PLAN.

-
10. **Project #PR-2018-001670**
SD-2019-00174 – VACATION OF PUBLIC EASEMENT
SD-2019-00175 – VACATION OF PUBLIC EASEMENT
SD-2019-00176 – VACATION OF PUBLIC EASEMENT

CSI – CARTESIAN SURVEYS INC. agent(s) for **U-HAUL INTERNATIONAL/AMERCO REAL ESTATE** 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)

PROPERTY OWNERS: AMERCO REAL ESTATE COMPANY
REQUEST: VACATE PUBLIC UTILITY EASEMENT


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 VACATIONS AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO.

11. **Project #PR-2019-002423**
SD-2019-00173 – PRELIMINARY/FINAL
PLAT

CSI – CARTESIAN SURVEYS INC. 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)

PROPERTY OWNERS: ACHEN JAMES R TRUSTEE ACHEN FAMILY RVT
REQUEST: RIGHT-OF-WAY DEDICATION

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: PLANNING FOR UTILITY COMPANY SIGNATURES AND AGIS DXF.

12. **Project #PR-2019-002261**
(2018-001411)
SD-2019-00177 – AMENDMENT TO
INFRASTRUCTURE LIST (IL)


TIERRA WEST, LLC agent(s) for **MAVERICK INC.** request(s) the aforementioned action(s) for all or a portion of LOT A + B REDIVISION OF BLOCK 8 LA CUESTA SUBD (EXC POR OUT TO R/W), zoned MX-M, located at SEC of JUAN TABO BLVD NE and COPPER AVE NE, containing approximately 1.41 acre(s). (K-22)

PROPERTY OWNERS: MAVERIK INC
REQUEST: AMENDMENT TO INFRASTRUCTURE LIST

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 AMENDED INFRASTRUCTURE LIST.

13. **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]*

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

DEFERRED TO OCTOBER 2ND, 2019.

14. **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]*

PROPERTY OWNERS: NOVUS PROPERTIES

REQUEST: REMOVAL OF INTERNAL SIDEWALKS FROM
INFRASTRUCTURE LIST

DEFERRED TO OCTOBER 2ND, 2019.

15. Other Matters:

16. **ACTION SHEET MINUTES:
September 18th, 2019**

ADJOURNED.