



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

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: DEFERRAL 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-2019-002794
(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

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

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

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

-
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

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

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

MINOR CASES

9. **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, 9/18/19}*
- PROPERTY OWNERS:** AMERCO REAL ESTATE COMPANY
REQUEST: SELF STORAGE FACILITY
-
10. **Project #PR-2018-001670**
SD-2019-00174 – 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
-
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
-
12. **Project #PR-2019-002261**
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
-

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

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

15. Other Matters:

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

ADJOURNED.