



**DEVELOPMENT REVIEW BOARD**

**Agenda**

Plaza del Sol Building Basement Hearing Room

**September 25, 2019**

Maggie Gould.....Acting DRB Chair  
Jeanne Wolfenbarger ..... Transportation  
Kris Cadena .....ABC Water Utility 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-2019-002794 (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 9<sup>th</sup> 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 20<sup>TH</sup>, 2019**

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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 18<sup>TH</sup>, 2019.**


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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 2<sup>ND</sup>, 2019.**

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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 98<sup>th</sup> 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 23<sup>RD</sup>, 2019.**

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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 2<sup>ND</sup>, 2019.**

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**MINOR CASES**

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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 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, 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.**

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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 4<sup>TH</sup> 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.**

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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.**

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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 15<sup>th</sup> 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 2<sup>ND</sup>, 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 2<sup>ND</sup>, 2019.**

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15. Other Matters:

16. **ACTION SHEET MINUTES:  
September 18<sup>th</sup>, 2019**

ADJOURNED.