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

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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: DEFFERRAL OF CASES WILL BE ANNOUCED 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 RESIDENTIAL 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

   - **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
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 0.89 acre(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 ATRISICO 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

   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

    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
    0.89 acre(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**  
**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.