



## DEVELOPMENT HEARING OFFICER AGENDA

(Via Public Zoom Video Conference)

**April 12, 2023**

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Join Zoom Meeting:

<https://cabq.zoom.us/j/84123463458>

(Place mouse cursor over hyperlink, right-click, choose "open hyperlink")

Meeting ID: 817 1191 9604

Find your local number: <https://cabq.zoom.us/u/keAhB7nKeT>

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***David S. Campbell - Development Hearing Officer***  
***Ronald R. Bohannon - Development Hearing Officer***

### Staff

***Jolene Wolfley - Associate Planning Director***

***Jay Rodenbeck – Development Services Planning Manager***

***Angela Gomez - 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:** DEFERRAL REQUESTS WILL BE ANNOUNCED AT THE BEGINNING OF THE AGENDA.

**NOTE:** IF THE APPLICANT/AGENT IS NOT PRESENT WHEN PROJECT APPLICATION IS CALLED, THE REQUEST MAY BE DEFERRED TO THE NEXT APPROPRIATE HEARING DATE.

**NOTE:** TO ACCESS AGENDA CASE LINKS, PLACE MOUSE CURSOR OVER THE HYPERLINK, RIGHT-CLICK, AND CHOOSE "OPEN HYPERLINK"

**A. Call to Order: 9:00 A.M.**

**B. Changes and/or Additions to the Agenda**

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### **MAJOR CASES**

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1. [PR-2020-003484](#)  
**SD-2023-00048** – PRELIMINARY PLAT  
*SKETCH PLAT 1-11-23 (DFT)*  
*IDO - 2021*

**THE GROUP | RON HENSLEY** agent for **NAFEESA PASHTOON** requests the aforementioned action(s) for all or a portion of: **LOTS 2 & 3 BLOCK 12 UNIT 3, VOLCANO CLIFFS SUBD** zoned **R1-D** located on **MOJAVE ST NW** between **UNSER BLVD** and **TESUQUE DR** containing approximately **4.25** acre(s). **(E-10)**

**PROPERTY OWNERS:** PASHTOON NAFEESA  
**REQUEST:** CREATE 19 LOTS FROM EXISTING TRACTS

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2. [PR-2020-003485](#)  
**SD-2023-00066** – VACATION OF RIGHT-OF-WAY  
**SD-2023-00064**– VACATION OF PUBLIC EASEMENT  
*SKETCH PLAT 9-1-21 (DRB)*  
*IDO - 2021*

**ARCH + PLAN LAND USE CONSULTANTS LLC** agent for **BERNALILLO COUNTY METROPOLITAN COURT** requests the aforementioned action(s) for all or a portion of: **TRACT A-1 & LOT 8-A, BLOCK N, BC METRO COURT/MANDELL BUS. & RESIDENCE ADDITION** zoned **MX-M, MX-H, MX-FB-UD** located at **401 LOMAS BLVD NW** between **4<sup>TH</sup> ST** and **5<sup>TH</sup> ST** containing approximately **3.9** acre(s). **(J-14)**

**PROPERTY OWNERS:** BERNALILLO COUNTY METROPOLITAN COURT  
**REQUEST:** VACATION OF REMAINDER OF SLATE AVE BETWEEN 4<sup>TH</sup> AND 5<sup>TH</sup> STREETS. PUBLIC RIGHT-OF-WAY VACATION WILL BE INCORPORATED INTO PROPOSED LOT CONSOLIDATION FOR THE BERNALILLO COUNTY METROPOLITAN COURT.

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### **MINOR CASES**

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3. [PR-2022-007492](#)  
**SD-2023-00074** – PRELIMINARY/FINAL PLAT  
*SKETCH PLAT 8-24-22 (DRB)*  
*IDO - 2021*

**ISAACSON & ARFMAN, INC. | FRED ARFMAN, PE** agent for **LLAVE ENTERPRISES** requests the aforementioned action(s) for all or a portion of: **LOT 18, BLOCK 4 UNIT 3, NORTH ALBUQUERQUE ACRES** zoned **PD**, located at **8950 ALAMEDA BLVD NE** between **VENTURA ST** and **BARSTOW ST** containing approximately **0.8995** acre(s). **(C-20)**

**PROPERTY OWNERS:** LLAVE ENTERPRISES  
**REQUEST:** GRANT PUBLIC RIGHTS-OF-WAY, AMAFCA DRAINAGE EASEMENT, AND PUE

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4. [PR-2020-004432](#)  
SD-2023-00075 – PRELIMINARY/FINAL  
PLAT  
SD-2023-00076 - VACATION OF PUBLIC  
EASEMENT  
SD-2023-00077 - VACATION OF PRIVATE  
EASEMENT  
SD-2023-00078 - VACATION OF PRIVATE  
EASEMENT  
SD-2023-00079 - VACATION OF PRIVATE  
EASEMENT  
SD-2023-00080 - VACATION OF PRIVATE  
EASEMENT  
*SKETCH PLAT 1-11-23 (DFT)*  
*IDO – 2021*

CSI – CARTESIAN SURVEYS, INC. agent for CORTAZAR LABORATORIES, LLC requests the aforementioned action(s) for all or a portion of: **TRACTS 64-A1A2 & 64-A1A3 LOT 14, PORTION OF LOTS 15-17, VACATED PORTION WESMECO DR SE** zoned **NR-LM**, located at **245 WOODWARD RD SE BETWEEN WILLIAM ST SE and SAN JOSE DRAIN** containing approximately **14.1471** acre(s). **(M-14)**

**PROPERTY OWNERS:** CORTAZAR LABORATORIES LLC  
**REQUEST:** CONSOLIDATION VIA LOT LINE ELIMINATION FOR 7 EXISTING PARCELS INTO ONE NEW TRACT, VACATE EASEMENTS

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5. [PR-2021-005482](#)  
SD-2023-00083 – PRELIMINARY/FINAL  
PLAT  
*SKETCH PLAT 2-1-23 (DFT)*  
*IDO – 2021*

GALLOWAY & COMPANY, INC. agent for I25 & GIBSON LLC requests the aforementioned action(s) for all or a portion of: **LOT C, LOVELACE HEIGHTS ADDITION** zoned **NR-C**, located at **2040 GIBSON BLVD between YALE BLVD and MILES RD** containing approximately **1.18** acre(s). **(M-15)**

**PROPERTY OWNERS:** I25 & GIBSON LLC  
**REQUEST:** SUBDIVIDE EXISTING PLATTED LOT C INTO 2 LOTS

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6. [PR-2023-008364](#)  
SD-2023-00084 – PRELIMINARY/FINAL  
PLAT  
*SKETCH PLAT 3-15-23 (DFT)*  
*IDO - 2021*

BOHANNAN HUSTON INC. |MICHAEL BALASKOVITS PE, agent for **STEVE B. CHAVEZ** requests the aforementioned action(s) for all or a portion of: **TRACTS 6A and 6B, REPLAT OF TRACT 6 BULK LAND PLAT TRACTS 1-15, MDS** zoned **PC**, located between **BROADWAY BLVD SE and I-25** containing approximately **200.8912** acre(s). **(R-15, S-14, S-13, T-13, T-14)**

**PROPERTY OWNERS:** MDS INVESTMENTS LLC  
**REQUEST:** REPLAT OF TRACT 6 BULK LAND PLAT TO CREATE TWO TRACTS, 6A AND 6B

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7. [PR-2023-008468](#)  
SD-2023-00071 – PRELIMINARY/FINAL  
PLAT  
IDO - 2021

TIERRA WEST, LLC agent for RHINO INVESTMENTS NM HOTEL LLC requests the aforementioned action(s) for all or a portion of: TRACTS 1 – 3 UNIT 1 TOGETHER WITH TRACTS 4, 5, 6A UNIT 2, DALE J. BELLAMAHS CARLISLE REPLAT zoned MX-M, located at 2500 CARLISLE NE between CUTLER AVE and MENAUL BLVD containing approximately 11.5521 acre(s). (H-17)

PROPERTY OWNERS: RHINO HOLDINGS BOULEVARD LLC & GGD  
OAKDALE LLC  
REQUEST: PRELIMINARY/FINAL PLAT APPROVAL

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Other Matters:

ADJOURN