



DEVELOPMENT HEARING OFFICER AGENDA

(Via Public Zoom Video Conference)

August 23, 2023

Join Zoom Meeting:

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

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

Meeting ID: 817 1191 9604

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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

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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1. [PR-2021-005717](#)
[SD-2023-00148](#) - PRELIMINARY PLAT
[SD-2023-00158](#) – FINAL PLAT
[SD-2023-00149](#) - VACATION OF PUBLIC
EASEMENT
[SD-2023-00150](#) - VACATION OF PRIVATE
EASEMENT
[VA-2023-00212](#) – WAIVER IDO - BLOCK
DIMENSION
[VA-2023-00214](#) - STUB STREET WAIVER
[VA-2023-00215](#) - REAR YARDS WAIVER
ALONG ARTERIAL ROADWAY
SKETCH PLAT 8-2-23 (DFT)
IDO - 2022

RESPEC agent for **DR HORTON, INC.** requests the
aforementioned action(s) for all or a portion of: **TRACT 2
UNIT 2, THE TRAILS** zoned **R-ML** located on **OAKRIDGE ST
NW** between **UNIVERSE BLVD NW** and **SILVER MESA ST
NW** containing approximately **10.3941** acre(s). **(C-9)**

PROPERTY OWNERS: D R HORTON INC

REQUEST: CREATE 72 NEW LOTS AND 7 NEW TRACTS, GRANT 6
EASEMENTS, DEDICATE RIGHT-OF-WAY TO THE COA, VACATE PRIVATE
AND PUBLIC DRAINAGE EASEMENT

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2. [PR-2022-006568](#)
[SD-2023-00147](#) - PRELIMINARY PLAT
SKETCH PLAT 8-16-23 (DFT)
IDO - 2022

THE GROUP |RON HENSLEY agent for **DESIGN
DEVELOPMENT GROUP LLC** requests the aforementioned
action(s) for all or a portion of **LOTS 4 AND 5, BLOCK 16
TRACT 3, NORTH ALBUQUERQUE ACRES** zoned **R-1C**
located at **9200 WILSHIRE AVE NE** between **VENTURA** and
HOLBROOK containing approximately **1.99** acre(s). **(C-20)**

PROPERTY OWNERS: AL-SABASSI ABDUL FATTAH

REQUEST: SUBDIVISION OF 2 LOTS INTO 8 LOTS WITH RIGHT-OF-WAY
DEDICATION

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3. [PR-2020-003484](#)
[SD-2023-00048](#) – PRELIMINARY PLAT
SKETCH PLAT 1-11-23 (DFT)
PRELIMINARY PLAT 4-12-23 (DHO)
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)** [*Deferred from 4/12/23,
4/26/23b, 5/10/23b, 5/24/23b, 6/14/23b, 6/28/23b*]

PROPERTY OWNERS: PASHTOON NAFEESA

REQUEST: CREATE 19 LOTS FROM EXISTING TRACTS

4. [PR-2019-003169](#)
[SD-2023-00132](#) – PRELIMINARY PLAT
IDO - 2021
SKETCH PLAT (DFT): 2-15-23

THE GROUP| RON HENSLEY agent for **CLEARBROOK INVESTMENTS INC.** requests the aforementioned action(s) for all or a portion of: **TRACT 401 UNIT 3, ATRISCO GRANT** zoned **MX-M** located on **SAGE RD NW** between **COORS RD AND 75TH ST** containing approximately **9.56** acre(s). (L-10)
[Deferred from 7/23/23b]

PROPERTY OWNERS: HENRY SCOTT TRUSTEE HENRY RVT
REQUEST: THE SUBDIVISION IS A REPLAT OF TRACT INTO 78 LOTS AND 2 TRACTS

5. [PR-2022-007348](#)
[SD-2023-00152](#) – PRELIMINARY/ FINAL PLAT
IDO – 2022
SKETCH PLAT (DFT): 7-27-22

CSI - CARTESIAN SURVEYS, INC. agent for **ARMANDO RODRIGUEZ GALINDO & CECILIA CELIS RODRIGUEZ** requests the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 3 BLOCK 3, APACHE TRAIL** zoned **R-1A**, located at **2401 6TH ST NW** between **PROSPECT AVE NW** and **TOWNER AVE NW** containing approximately **0.1658** acre(s). (H-14)

PROPERTY OWNERS: GALINDO ARMANDO RODRIGUEZ & CECILIA CELIS
REQUEST: CREATE ONE NEW LOT FROM 3 EXISTING LOTS AND THE VACATED PORTIONS OF 6TH ST NW AND PROSPECT AVE NW (1,839 SQ FT)

6. [PR-2022-007589](#)
[SD-2023-00157](#) – FINAL PLAT
IDO – 2021
SKETCH PLAT (DFT): 1-13-23
PRELIMINARY PLAT 2/8/23

CSI – CARTESIAN SURVEYS INC. agent for **RHINO HOLDINGS BOULEVARD, LLC** requests the aforementioned action(s) for all or a portion of: **PARCELS B, C-1, C-2, D, E, TRACTS 3-6-EL-2 AND 3-7-EL-1; LOT 13 & 14, BLOCK 25, TIJERAS PLACE ADDITION** zoned **MX-M** and **MX-L**, located at **300 SAN MATEO BLVD NE** between **COPPER AVE NE** and **DOMINGO RD NE** containing approximately **3.3701** acre(s). (K-18)

PROPERTY OWNERS: RHINO HOLDING TOWER 10 LLC, RHINO HOLDINGS TOWER 17 LLC
REQUEST: INTERIOR LOT LINE ELIMINATION OF 9 PARCELS TO CREATE 2 NEW PARCELS. PLAT ALSO GRANTS 3 NEW EASEMENTS (PUBLIC SIDEWALK AND PUBLIC UTILITY)

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7. [PR-2022-006746](#)
SD-2023-00155 – AMENDMENT TO
PRELIMINARY PLAT
IDO – 2022
SKETCH PLAT (DFT): 6-21-23
- MAIA MARTIN agent for MICHELLE FLORES requests the
aforementioned action(s) for all or a portion of: **A24, A25
AND A26, BLOCK 4 UNIT A, VISTA MAGNIFICA** zoned R-T,
located at **1748, 1752 & 1756 CLIFFSIDE between CLIFFSIDE
DR and CASCADE PL** containing approximately **0.35** acre(s).
(H-11)
- PROPERTY OWNERS:** MICHELLE D FLORES
REQUEST: PROPOSED REPLAT OF LOTS A-25, A-24, A-26 IN VISTA
MAGNIFICA SUBDIVISION. TURN 3 EXISTING LOTS INTO TWO NEW LOTS
A-26A & A-26-B
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8. [PR-2023-008616](#)
SD-2023-00154 – PRELIMINARY/ FINAL
PLAT
IDO – 2022
SKETCH PLAT (DFT): 5-17-23
- MAIA MARTIN agent for JOE ROMERO requests the
aforementioned action(s) for all or a portion of: **LOT 8-A
BLOCK 2 UNIT 19, VOLCANO CLIFFS SUBDIVISION** zoned R-
1D, located at **7805 AGUILA ST NW between AGUILA ST
and CAMINO DEL OESTE ST NW** containing approximately
0.71 acre(s). **(D-10)**
- PROPERTY OWNERS:** JOE ROMERO
REQUEST: LOT SUBDIVISION
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9. [PR-2018-001560](#)
SD-2023-00156 – FINAL PLAT
IDO – 2022
SKETCH PLAT (DFT): 3-29-23
- BOHANNAN HUSTON, INC. | YOLANDA MOYER, PE agent
for PULTE GROUP requests the aforementioned action(s)
for all or a portion of: **TRACT A-2 PLAT OF TRACTS A-1 & A-
2 HOFFMANTOWN BAPTIST CHURCHSITE** zoned R1-C,
located on **HARPER RD between VENTURN ST and
WYOMIND BLVD** containing approximately **14.0** acre(s).
(E-20)
- PROPERTY OWNERS:** PULTE HOMES
REQUEST: FINAL PLAT APPROVAL FOR ESTATES AT ACADEMY
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10. [PR-2021-005151](#)
SD-2023-00138 – VACATION OF PUBLIC
RIGHT-OF-WAY
SD-2023-00139 – VACATION OF PUBLIC
EASEMENT
IDO-2021
SKETCH PLAT 11-9-22 (DRB)
- TIERRA WEST LLC agent for DENNIS & GEORGE LLC
requests the aforementioned action(s) for all or a portion
of: **TRACT D-1 PLAT OF TRACTS D-1, E-1, AMAFCA BLACK
ARROYO CHANNEL ROW PARADISE HEIGHTS** zoned MX-M
located between **GOLF COURSE RE and WESTSIDE BLVD SE**
containing approximately **7.6716** acre(s). **(A-12)** *[Deferred from
8/9/23c]*
- PROPERTY OWNERS:** DENNIS & GEORGE LLC
REQUEST: VACATION OF PUBLIC RIGHT OF WAY
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11. [PR-2021-005151](#)
SD-2023-00124 - PRELIMINARY PLAT
IDO – 2021
SKETCH PLAT 11-9-22 (DRB)

TIERRA WEST LLC agent for DENNIS & GEORGE LLC requests the aforementioned action(s) for all or a portion of: **TRACT D-1 PLAT OF TRACTS D-1, E-1, AMAFCA BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS** zoned **MX-M** located between **GOLF COURSE RE** and **WESTSIDE BLVD SE** containing approximately **7.6716** acre(s). **(A-12)** *[Deferred from 7/12/23c, 8/9/23c]*

PROPERTY OWNERS: DENNIS & GEORGE LLC
REQUEST: MAJOR PRELIMINARY PLAT

12. [PR-2018-001579](#)
SD-2023-00098 – PRELIMINARY/FINAL PLAT
IDO – 2021

SCOTT EDDINGS | HUITT-ZOLLARS agent for **WINROCK PARTNERS LLC** requests the aforementioned action(s) for all or a portion of: **PARCEL D1A, WINROCK CENTER ADDITION** zoned **MX-M**, located on **INDIAN SCHOOL RD** between **UPTOWN LOOP** and **PENNSYLVANIA** containing approximately **4.13** acre(s). **(J-19)** *[Deferred from 5/24/23c, 6/14/23c, 6/28/23c, 7/12/23c, 8/9/23c]*

PROPERTY OWNERS: WINROCK PADS LLC C/O COFORGE BPS
REQUEST: COMMERCIAL LOT SPLIT

Other Matters:

ADJOURN