



## DEVELOPMENT HEARING OFFICER AGENDA

*(Via Public Zoom Video Conference)*

**August 9, 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

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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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1. [PR-2021-005151](#)  
**SD-2023-00138** – VACATION OF PUBLIC  
RIGHT-OF-WAY  
**SD-2023-00139** – VACATION OF PUBLIC  
EASEMENT  
*IDO-2021*
- 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)
- PROPERTY OWNERS:** DENNIS & GEORGE LLC  
**REQUEST:** VACATION OF PUBLIC RIGHT OF WAY
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2. [PR-2021-005151](#)  
**SD-2023-00124** - PRELIMINARY PLAT  
*SKETCH PLAT 11-9-22 (DRB)*  
*IDO – 2021*
- 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*]
- PROPERTY OWNERS:** DENNIS & GEORGE LLC  
**REQUEST:** MAJOR PRELIMINARY PLAT
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3. [PR-2019-002411](#)  
**SD-2023-00141** – MINOR AMENDMENT  
TO PRELIMINARY PLAT  
*IDO - 2017*
- ISAACSON & ARFMAN INC. | JUSTIN THOR SIMENSON agent for **SUCCESS LAND HOLDINGS INC. | SCOTT STEFFEN** requests the aforementioned action(s) for all or a portion of: **TRACT FD2 & FD3** zoned **R-1A**, located at **AMOLE MESA AVE SW & COLOBEL AVE SW** between **BIG SPRINGS RD SW** and **MESSINA DR SW** containing approximately 31.18 acre(s). (N-08)
- PROPERTY OWNERS:** D R HORTON INC  
**REQUEST:** SWITCH PHASE 3 AND PHASE 4 DESIGNATIONS
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4. [PR-2023-008608](#)  
**SD-2023-00144** – VACATION OF PUBLIC  
EASEMENT  
*SKETCH PLAT 05-17-23 (DFT)*  
*IDO – 2022*
- ENRICO QUINTANA AND MICHELLE GALLEGOS requests the aforementioned action(s) for all or a portion of: **LOT 12 BLOCK 7, VOLCANO CLIFFS SUBDIVISION UNIT 5** zoned **X**, located at **8035 KIBO DR** between **SHIPROCK CT** and **END OF CUL DE SAC** containing approximately 0.27 acre(s). (E-10)
- PROPERTY OWNERS:** D & S ONE INC  
**REQUEST:** VACATE UNUSED UTILITY EASEMENT IN BACKYARD OF PROPERTY
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5. [PR-2023-008891](#)  
[SD-2023-00145](#) – PRELIMINARY/FINAL  
PLAT  
SKETCH PLAT 07-12-23 (DFT)  
IDO – 2022

CARTESIAN SURVEYS, INC. agent for 701 CENTRAL LLC requests the aforementioned action(s) for all or a portion of: **LOTS 13 THRU 16, BLOCK 14, NM TOWN CO.'S ORIGINAL TOWNSITE** zoned **MX-FB-UD**, located at **701 CENTRAL AVE NW between 7<sup>TH</sup> ST NW and 8<sup>TH</sup> ST NW** containing approximately 0.3261 acre(s). (K-14)

**PROPERTY OWNERS:** 701 CENTRAL LLC

**REQUEST:** CONSOLIDATE 4 EXISTING LOTS INTO ONE NEW LOT WITH REQUEST FOR DETERMINATIONS TO ALLOW EXISTING CENTRAL AVENUE AND ADJOINING ALLEYWAY RIGHT-OF-WAY WIDTHS, AS THEY ARE DEFICIENT OF THE DPM STANDARD DIMENSIONS

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6. [PR-2021-005037](#)  
[SD-2023-00146](#) – PRELIMINARY/FINAL  
PLAT  
SKETCH PLAT 03-15-23 (DFT)  
IDO – 2022

CARTESIAN SURVEYS, INC. agent for GRADY GROUP LLC requests the aforementioned action(s) for all or a portion of: **LOTS 7 THRU 9, BLOCK 32, TERRACE ADDITION** zoned **MX-M**, located at **1203 COAL AVE SE between CEDAR ST SE and SYCAMORE ST SE** containing approximately 0.4541 acre(s). (K-15)

**PROPERTY OWNERS:** D & S ONE INC

**REQUEST:** CREATE ONE NEW LOT FROM 3 EXISTING LOTS, GRANT ADDITIONAL RIGHTS-OF-WAY TO THE NORTH ADJOINING THE ALLEYWAY. DETERMINATION REQUEST TO ALLOW EXISTING WIDTHS FOR BOTH ALLEYWAY AND COAL AVE SE RIGHTS-OF-WAY

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7. [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]

**PROPERTY OWNERS:** WINROCK PADS LLC C/O COFORGE BPS

**REQUEST:** COMMERCIAL LOT SPLIT

**\*\* AGENT REQUESTS DEFERRAL TO AUGUST 23, 2023.**

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Other Matters:

ADJOURN