



## DEVELOPMENT HEARING OFFICER AGENDA

*(Via Public Zoom Video Conference)*

**December 6, 2023**

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### Join Zoom Meeting:

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

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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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- [PR-2022-007327](#)**  
**SD-2023-00220 – EXTENSION OF PRELIMINARY PLAT**  
**SD-2023-00222 – EXTENSION OF (8) VACATIONS OF PRIVATE EASEMENT**  
*IDO - 2021*

**CSI – CARTESIAN SURVEYS, INC.** agent for **CONSENSUS PLANNING INC. | CITY OF ALBUQUERQUE** requests the aforementioned action(s) for all or a portion of: **TRACT A-1-A, A-1-B-1, A-1-B-2, & A-A-B-3-A, ACME ACRES** zoned **MX-H; NR-C**, located at **4100 CUTLER AVE NE and CARLISLE BLVD NE and MORNINGSIDE DR NE** containing approximately **6.4764** acre(s). (**H-16, H-17**)

**PROPERTY OWNERS:** KM NM JEANS LLC & REULE, LLC & GREEN JEANS, LLC & TERRAPIN HOSPITALITY  
**REQUEST:** EXTENSION OF OUR APPROVAL FOR PRELIMINARY PLAT (***PR-2022-007327/SD-2022-00188***) TO ADJUST THE INTERIOR LINES OF FOUR EXISTING TRACTS TO CREATE FOUR NEW LOTS AND DEDICATE A PORTION OF RIGHT-OF-WAY TO EXTEND THE PUBLIC PORTION OF CUTLER AVE., EXTENSION OF VACATION OF PORTIONS OF 8 EASEMENTS (***PR-2022-007327/SD-2022-00189-197***)

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  - [PR-2021-005864](#)**  
**SD-2023-00219 – PRELIMINARY/FINAL PLAT**  
*IDO - 2022*

**CSI – CARTESIAN SURVEYS, INC.** agent for **SITE DESIGN COLLABORATIVE (SDC)** requests the aforementioned action(s) for all or a portion of: **TRACT F, RS BLUEWATER ADDITION** zoned **NR-BP**, located at **BLUEWATER ROAD NW between 98<sup>TH</sup> ST NW and ADONAI RD NW** containing approximately **4.8195** acre(s). (**K-09**)

**PROPERTY OWNERS:** RS BLUEWATER LLC  
**REQUEST:** REQUEST PRELIMINARY/FINAL PLAT REVIEW TO CREATE TWO NEW TRACTS FROM EXISTING TRACT F

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  - [PR-2023-009260](#)**  
**SD-2023-00211 -VACATION OF RIGHT-OF-WAY**  
*SKETCH PLAT 10-4-23 (DFT)*  
*IDO - 2022*

**ALBUQUERQUE HOUSING AUTHORITY** requests the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 15 & LOTS 17 THRU 32, PATLILLY SUBDIVISION** zoned **R-ML** located on **KNOTTS LANDING COURT NW between CENTRAL AVE and AVALON RD NW** containing approximately **6.9** acre(s). (**K-11**)

**PROPERTY OWNERS:** ALBUQUERQUE HOUSING AUTHORITY  
**REQUEST:** VACATION OF THE ENTIRETY OF KNOTTS LANDING COURT NW FOR USE AS A FUTURE PRIVATE DRIVEWAY TO ACCESS NEW HOUSING UNITS AND A COMMUNITY BUILDING
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4. [PR-2020-004049](#)  
[SD-2023-00212](#) – PRELIMINARY/FINAL PLAT  
*IDO - 2022*
- ALDRICH LAND SURVEYING** agent for **WESTERN TRAIL TENANCY IN COMMON, GRAYLAND CORPORATION** requests the aforementioned action(s) for all or a portion of: **TRACT A-2-A, LAVA TRAILS SUBDIVISION** zoned **MX-L**, located at **6461 WESTER TR NW between SOUTHEAST CORNER OF UNSER and WESTERN TR** containing approximately **3.8332** acre(s). **(F-10)**
- PROPERTY OWNERS:** GRAYLAND CORP & J2C LLC & LEE RVT & MESSALL THOMAS J & SPRING FRANK L & ETAL  
**REQUEST:** CREATE 2 TRACTS FROM ONE EXISTING TRACT
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5. [PR-2023-008085](#)  
[SD-2023-00187](#) – PRELIMINARY PLAT  
[SD-2023-00188](#) – VACATION OF PUBLIC EASEMENT  
[VA-2023-00310](#) – WAIVER TO DPM  
*IDO - 2022*
- ISAACSON & ARFMAN, INC.** agent for **LEPPKE INVESTMENTS | LAS VENTANS HOMES** requests the aforementioned action(s) for all or a portion of: **TRACT A-1, SPANISH WALK** zoned **PD** located between **4<sup>TH</sup> ST and CAMINO ESPANOL** containing approximately **2.4401** acre(s). **(E-14)** *[Deferred from 11/8/23x]*
- PROPERTY OWNERS:** LEPPKE INVESTMENTS, APPLICANT LAS VENTANAS HOMES  
**REQUEST:** SUBDIVIDE 2.4 ACRES INTO 17 SINGLE FAMILY LOTS AND 5 HOA TRACTS
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6. [PR-2023-009591](#)  
[SD-2023-00214](#) – PRELIMINARY/FINAL PLAT  
*IDO - 2022*
- ISAACSON & ARFMAN, INC. | FRED ARFMAN** agent for **1224 BELLAMAH LLC** requests the aforementioned action(s) for all or a portion of: **TRACT A, SAWMILL INDUSTRIAL** zoned **NR-LM**, located at **1224 BELLAMAH AVE NW between BELLAMAH and SAWMILL** containing approximately **4.8468** acre(s). **(J-13)**
- PROPERTY OWNERS:** TRACT 5 U26 LLC  
**REQUEST:** DIVIDE EXISTING TRACT A INTO TWO NEW TRACTS
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7. [PR-2022-007712](#)  
**SD-2023-00218** – EXTENSION OF  
PRELIMINARY PLAT  
**SD-2023-00216** – EXTENSION OF (3)  
VACATIONS OF PRIVATE EASEMENT  
*IDO - 2021*
- CONSENSUS PLANNING INC. agent for **GROUP II U26 VC, LLC & TRACT 5 U26, LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 5 & 1, BLOCKS 6 & 2, UNIT 26, VOLCANO CLIFFS** zoned **MX-L & MX-M**, located on **PASEO DEL NORTE and ROSA PARKS RD** containing approximately **8.23 & 9.54** acre(s). **(C-11)**
- PROPERTY OWNERS:** GROUP II U26 VC LLC C/O WRIGHT BILLY J ROOM 115 & TRACT 5 U26 LLC  
**REQUEST:** EXTENSION REQUEST FOR PRELIMINARY PLAT **(PR-2022-007712/SD-2022-00143)** APPROVED BY THE DRB ON NOVEMBER 9<sup>TH</sup>, 2022, EXTENSION OF 3 PRIVATE EASEMENT VACATIONS**(PR-2022-007712/SD-2022-00158,161,162)** APPROVED BY THE DRB ON NOVEMBER 9<sup>TH</sup>, 2022
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8. [PR-2019-002089](#)  
**SD-2023-00196** – PRELIMINARY/FINAL  
PLAT  
*SKETCH PLAT 11-2-22 (DRB)*  
*IDO - 2022*
- ARCH + PLAN LAND USE CONSULTANTS LLC** agent for **LANDCO** requests the aforementioned action(s) for all or a portion of: **LOTS 18-P1 & 19A-P1, UNIT 2, SUNSET FARM** zoned **R-1B**, located at **239-243 ANNA MARIA PL SW** between **SUNSET RD and RIO GRANDE (river)** containing approximately **0.3552** acre(s). **(K-12)** [*Deferred from 10/25/23x, 11/8/23x*]
- PROPERTY OWNERS:** LANDCO II LLC  
**REQUEST:** LOT CONSOLIDATION: 2 LOTS INTO 1 LOT
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9. [PR-2021-005714](#)  
**SD-2023-00165** – PRELIMINARY/FINAL  
PLAT  
*SKETCH PLAT 7-14-21 (DRB)*  
*IDO - 2022*
- ARCH + PLAN LAND USE CONSULTANTS** agent for **MARY ELLEN GONZALES** requests the aforementioned action(s) for all or a portion of: **LOTS 1 & 2 AND 8 THRU 13, MONKBRIDGE ADDITION** zoned **NR-LM**, located at **4000 2<sup>nd</sup> ST NW** between **HEADINGLY AVE and MESCALERO RD** containing approximately **2.0711** acre(s). **(G-14)** [*Deferred from 9/13/23c, 9/27/23c*]
- PROPERTY OWNERS:** J & M DISCOUNT TOWING LLC & GONZALES MARY ELLEN  
**REQUEST:** LOT CONSOLIDATION: 8 LOTS INTO 1 LOT
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10. [PR-2022-006794](#)  
[SD-2023-00224](#) – VACATION OF PRIVATE  
EASEMENT  
[SD-2023-00225](#)– VACATION OF PRIVATE  
EASEMENT  
*SKETCH PLAT 4-6-22 (DRB)*  
*IDO - 2022*

TIERRA WEST, LLC agent for JOHN O’DONNELL requests the  
aforementioned action(s) for all or a portion of: **TR B-2  
PLAT OF TR B-A, B-2 & B-3, ALLWOODS SUBDIVISION**  
zoned **MX-H**, located at **4801 SAN MATEO BLVD NE and  
LUMBER AVE NE and MCLEOD RD NE** containing  
approximately **1.5790** acre(s). **(F-17)** [c]

**PROPERTY OWNERS:** PEABODY ABQ LLC ATTN: EXTRA SPACE  
STORAGE

**REQUEST:** VACATION OF ONE PRIVATE INGRESS/EGRESS  
EASEMENT AND ONE SIGN EASEMENT

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11. [PR-2021-005151](#)  
[SD-2023-00213](#) – FINAL PLAT  
*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, UNIT 1, AMAFCA  
BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS** zoned  
**MX-M**, located at **10850 GOLF COURSE RD** containing  
approximately **7.6716** acre(s). **(A-12)** [c]

**PROPERTY OWNERS:** DENNIS & GEORGE LLC

**REQUEST:** MAJOR SUBDIVISION FINAL PLAT APPROVAL

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12. [PR-2022-006935](#)  
[SD-2023-00191](#) – VACATION OF RIGHT-  
OF-WAY  
[SD-2023-00192](#) – VACATION OF PUBLIC  
EASEMENT  
[SD-2023-00193](#) – VACATION OF PUBLIC  
EASEMENT  
[SD-2023-00194](#) – VACATION OF PUBLIC  
EASEMENT  
[SD-2023-00210](#) – PRELIMINARY PLAT  
*SKETCH PLAT 6-21-23 (DFT)*  
*IDO – 2022*

TIERRA WEST, LLC agent for FAIRWAY VENTURES, LLC &  
CAREFREE INVESTMENTS, LLC requests the  
aforementioned action(s) for all or a portion of: **LOTS 3  
THRU 6, SUBD PLAT MAP FOR JUAN TABO BUSINESS PARK**  
zoned **MX-T** located at **10900, 10901, 10915, & 10916  
JUAN TABO PL NE** between **JUAN TABO BLVD NE and JUAN  
TABO PL NE** containing approximately **2.5** acre(s). **(G-21)**  
*[Deferred from 11/15/23c]*

**PROPERTY OWNERS:** CAREFREE INVESTMENTS LLC & FAIRWAY  
VENTURES, LLC

**REQUEST:** VACATING 3 PUBLIC EASEMENTS AND A PORTION OF  
RIGHT-OF-WAY

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Other Matters:

ADJOURN