



## DEVELOPMENT HEARING OFFICER AGENDA

(Via Public Zoom Video Conference)

**December 6, 2023**

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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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1. [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**) (b)

The DHO has approved the 8 Vacation Extensions requests, and a one-year extension of the Preliminary Plat.

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2. [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) (b)

**PROPERTY OWNERS:** RS BLUEWATER LLC

**REQUEST:** REQUEST PRELIMINARY/FINAL PLAT REVIEW TO CREATE TWO NEW TRACTS FROM EXISTING TRACT F

The Preliminary/Final Plat was approved with the following conditions:

**Hydrology:**

- Hydrology requires a 10ft Private Drainage Easement along the proposed storm sewer along the east property line with a note specifying the beneficiary and maintenance agreement.

**Planning:**

- The project and application numbers must be added to the Plat
- The AGIS DXF file
- The date of the DHO approval shall be recorded on the Final Plat

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3. [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) (b)

**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

The DHO has recommended approval of the Vacation of Right-Of-Way to City Council.

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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) (b)**

**PROPERTY OWNERS:** GRAYLAND CORP & J2C LLC & LEE RVT & MESCALL THOMAS J & SPRING FRANK L & ETAL

**REQUEST:** CREATE 2 TRACTS FROM ONE EXISTING TRACT

**The Preliminary/Final Plat was approved with the following conditions:**

**Planning:**

- **The date of the DHO approval shall be recorded on the Final Plat**

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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 11/8/23b]

**PROPERTY OWNERS:** LEPPKE INVESTMENTS, APPLICANT LAS VENTANAS HOMES

**REQUEST:** SUBDIVIDE 2.4 ACRES INTO 17 SINGLE FAMILY LOTS AND 5 HOA TRACTS

The aforementioned applications were approved with the following conditions:

**Water Authority:**

- Easement dedication language as provided in comment memo is required
- Note 10 shall describe easements as "public" water and "public" sanitary sewer

**Planning:**

- Project and application numbers must be added to the Infrastructure List

The vacation request is consistent with the established neighborhood character per 6-6(P)(3)(a) 1 c. and won't be contrary to the public safety, health, or welfare.

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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

**DEFERRED TO DECEMBER 20<sup>TH</sup>, 2023.**

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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

**The extension of preliminary plat and the 3 extension of private easement vacations are approved through December 22<sup>nd</sup> 2024.**

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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

**DEFERRED TO DECEMBER 20<sup>TH</sup>, 2023.**

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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

**DEFERRED TO JANUARY 10<sup>TH</sup>, 2024.**

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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

**The vacations of private easement are approved with the following conditions:**

**Hydrology:**

- Hydrology must verify the existing structures in relationship to the plat - an aerial exhibit is acceptable
- It must be determined where the approved Conceptual Grading & Drainage Plan is located within the plat.
- Add a Cross Lot Drainage Easement note specifying the beneficiary and maintenance agreement

**Planning:**

- The Project and Application number must be added to the vacation sheets prior to final sign-off, and matching the plat sheets.
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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

**The Final Plat is approved with the following conditions:**

**Planning:**

- The date of DHO approval must be added to the plat prior to final sign-off
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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

The Vacation actions and the Preliminary Plat were approved with the following conditions:

The plat must contain a condition specifying that no vehicular access will be granted to areas to the west, only pedestrian access shall be granted.

**Planning:**

- The Project and application numbers must be added to the Plat prior to final sign-off
- AGIS DXF File
- The date of the DHO approval shall be recorded on the Plat

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Other Matters: None

ADJOURNED