



DEVELOPMENT HEARING OFFICER AGENDA

(Via Public Zoom Video Conference)

May 10, 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 THE 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-2021-005628](#)
SD-2023-00094 – VACATION OF PUBLIC EASEMENT
SD-2023-00095 – VACATION OF PRIVATE EASEMENT
SD-2023-00096 – AMENDMENT TO FINAL PLAT
IDO – 2021
BOHANNAN HUSTON INC. | MICHAEL BALASKOVITS PE agent for **STEVE B. CHAVEZ | MDS INVESTMENTS** requests the aforementioned action(s) for all or a portion of: **TRACTS A THRU M, CITY CENTER** zoned **PC**, located between **UNIVERSITY BLVD and STRYKER RD SE** containing approximately **134.7249** acre(s). **(R-16, R-17, S-16)**

PROPERTY OWNERS: MDS Investments
REQUEST: VACATION OF PUBLIC EASEMENT (ABCWUA, VACATION OF PRIVATE EASEMENT, AND AMENDMENT TO FINAL PLAT)

 2. [PR-2021-005597](#)
SD-2023-00092 – FINAL PLAT
IDO - 2021
MODULUS ARCHITECTS AND LAND USE PLANNING agent for **RED SHAMROCK 12 LLC** requests the aforementioned action(s) for all or a portion of: **X2A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER** zoned **NR-C**, located at **3801 COORS BLVD NW between COORS BLVD and ST JOSEPH’S** containing approximately **26.5** acre(s). **(G-11)**

PROPERTY OWNERS: RED SHAMROCK 12 LLC
REQUEST: SUBDIVIDE ONE EXISTING LOT INTO 10 SMALLER LOTS, GRANT ACCESS EASEMENTS, DEDICATE RIGHT-OF-WAY

 3. [PR-2023-008614](#)
SD-2023-00097 – PRELIMINARY/FINAL PLAT
VA-2023-00124 – SIDEWALK WAIVER
SKETCH PLAT 8-10-22 (DRB)
PR-2022-007416
IDO - 2021
MODULUS ARCHITECTS & LAND USE PLANNING agent for **HUTTON ST 17, LLC | POLLMAN DEAN TRUSTEE MOLLMAN FAMILY RVT** requests the aforementioned action(s) for all or a portion of: **H WLY PORTION OF AND EXC NLY 20 & G1 BLOCK 8, BUENA VISTA** zoned **MX-H**, located at **113 EUBANK BLVD NE between EUBANK BLVD NE and CENTRAL AVE NE** containing approximately **1.6** acre(s). **(K-20)**

PROPERTY OWNERS: POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT
REQUEST: REPLAT ALLEY INTO THE SUBJECT SITE. MAKE 2 LOTS INTO 1 LOT, GRANT UTILITY EASEMENTS, AND WAIVER TO THE EXISTING SIDEWALK ALONG EUBANK

 4. [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)** [*Deferred from 4/12/23, 4/26/23b*]

PROPERTY OWNERS: PASHTOON NAFEESA
REQUEST: CREATE 19 LOTS FROM EXISTING TRACTS
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5. [PR-2022-006841](#)
[SD-2023-00090](#) – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 6-22-22 (DRB)
IDO - 2021

CSI – CARTESIAN SURVEYS, INC. agent for VINODH PERUMAL requests the aforementioned action(s) for all or a portion of: **LOTS 1, 2 & 5, BLOCK 3, SIGMA CHI ADDITION** zoned **R-MH**, located at **1801 MESA VISTA DR NE between BUENA VISTA ST NE and YALE BLVD NE** containing approximately **0.4672** acre(s). **(J-15)**

PROPERTY OWNERS: 1801 MESA VISTA LLC

REQUEST: INTERIOR LOT LINE ELIMINATION FOR 3 EXISTING LOT CONSOLIDATIONS INTO ONE NEW LOT. DETERMINATION REQUEST TO ALLOW EXISTING ADJOINING 16 FT ALLEYWAY WIDTH TO REMAIN UNCHANGED

6. [PR-2022-007324](#)
[VA-2023-00129](#) – SIDEWALK WAIVER
SKETCH PLAT 7-20-22
IDO - 2021

ARCH + PLAN LAND USE CONSULTANTS agent for VIA REAL ESTATE LLC requests the aforementioned action(s) for all or a portion of: **BLOCK 4, TRACTION PARK & CITY ELECTRIC ADDITION** zoned **MX-M**, located at **2100 & 2124 CENTRAL SW between RIO GRANDE BLVD and CLAYTON ST** containing approximately **1.0665** acre(s). **(J-13)**

PROPERTY OWNERS: VIA REAL ESTATE LLC

REQUEST: SIDEWALK WAIVER TO MAINTAIN THE EXISTING 6-FOOT SIDEWALK WIDTH ALONG A PREMIUM TRANSIT-DESIGNATED STREET (CENTRAL AVENUE)

7. [PR-2022-007645](#)
[SD-2023-00053](#) – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 9-28-22 (DRB)
IDO - 2021

CSI - CARTESIAN SURVEYS, INC. agent for RAY'S FLOORING SPECIALISTS INC. requests the aforementioned action(s) for all or a portion of: **LOT 2 TRACT S-1, UNIT 2, ATRISCO BUSINESS PARK**, zoned **NR-BP**, located on **LOS VOLCANES NW between GALLATIN PL NW and AIRPORT DR NW** containing approximately **11.1793** acre(s). **(J-10)** *[Deferred from 3/22/23, 4/26/23c]*

PROPERTY OWNERS: GDCLV LLC ATTN: GERALD LUCERO

REQUEST: TO SUBDIVIDE ONE EXISTING LOT TO CREATE 3 NEW LOTS, GRANT PUBLIC EASEMENTS AND SIDEWALK WIDTH DETERMINATION

Other Matters:

ADJOURN

