



DEVELOPMENT HEARING OFFICER AGENDA

(Via Public Zoom Video Conference)

November 8, 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-2019-002309](#)
[SD-2023-00184](#) – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 8-30-23 (DFT)
VACATION OF EASEMENT 10-11-23 (DHO)
IDO - 2022

CSI – CARTESIAN SURVEYS, INC. agent for TALLGRASS HOLDINGS II, LLC requests the aforementioned action(s) for all or a portion of: **TRACT 4, WYMONT SUBDIVISION** zoned **MX-M**, located on **WYOMING** between **MONTGOMERY** and **LA MIRADA PL NE** containing approximately 0.7279 acre(s). (G-19)

PROPERTY OWNERS: WYMONT LLC

REQUEST: REVIEW OF MINOR SUBDIVISION PLAT RECORDING THE ELIMINATION OF EXISTING 6' PUBLIC SIDEWALK EASEMENT [41] AND REPLACING WITH NEW 6' PUBLIC SIDEWALK EASEMENT THAT FOLLOWS THE INSTALLED SIDEWALK TRAVERSING EXISTING TRACT 4 OF WYMONT SUBDIVISION

2. [PR-2023-008856](#)
[SD-2023-00200](#) – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 7-12-23 (DFT)
IDO - 2022

CSI – CARTESIAN SURVEYS, INC. agent for MARIO CONTRUCCI requests the aforementioned action(s) for all or a portion of: **LOT 10 AND NORTH ½ OF LOT 9, ALBRIGHT-MOORE ADDITION** zoned **R-1A**, located at **807 BELLAMAH AVE NW** between **8TH ST NW** and **7TH ST NW** containing approximately 0.3111 acre(s). (J-14)

PROPERTY OWNERS: CONTRUCCI GROUP INVESTMENTS LLC & ORTEGA ROBERT A JR & MONICA A

REQUEST: CREATE 3 NEW LOTS FROM 2 EXISTING PARCELS, & DETERMINATION REQUEST TO ALLOW EXISTING RIGHT-OF-WAY WIDTH FOR BELLAMAH AVE NW

3. [PR-2022-006657](#)
[SD-2023-00201](#) – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 8-10-22 (DRB)
VACATION OF RIGHT OF WAY 1-25-23 (DHO)
IDO - 2022

CSI – CARTESIAN SURVEYS, INC. agent for B3 DEVELOPMENT LLC requests the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 9 and VACATED PORTION OF RIGHT-OF-WAY OF SAN MATEO BLVD SE, ESPERANZA ADDITION** zoned **MX-L**, located at **1000 SAN MATEO BLVD SE** between **SOUTHERN AVE SE** and **KATHRYN AVE SE** containing approximately 1.1931 acre(s). (L-17)

PROPERTY OWNERS: B3 DEVELOPMENT LLC & HORTON ALEX

REQUEST: CONSOLIDATION OF 9 LOTS AND A VACATED PORTION OF PUBLIC RIGHT-OF-WAY FROM SAN MATEO BLVD SE INTO ONE NEW LOT. FUTURE DEVELOPMENT WILL BE MIXED – USE FAMILY HOUSING AND COMMERCIAL SPACE.

4. **PR-2019-001996**
SD-2023-00205 – EXTENSION OF
VACATION
SKETCH PLAT 5-25-22 (DRB)
PRELIMINARY PLAT 11-2-22 (DRB)
VACATION OF EASEMENT 11-16-22 (DRB)
IDO - 2022

CSI – CARTESIAN SURVEYS, INC. agent for **SONATA GREEN OWNER, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT G & TRACT D UNIT 1 & UNIT 3, DURANGO** zoned **PD**, located on **WEMINUCHE RD NW** between **STRATER ST NW** and **VALLE JARDIN LN NW** containing approximately 3.8066 acre(s). (C-09)

PROPERTY OWNERS: SONATA GREEN OWNER LLC ATTN: MULTIGREEN PROPERTIES LLC

REQUEST: EXTENSION OF THREE VACATED EASEMENTS AS A PART OF A PRELIMINARY PLAT APPROVAL FOR A MAJOR SUBDIVISION FOR DURANGO UNIT 2.

5. **PR-2019-001996**
SD-2023-00185 – EXTENSION OF
PRELIMINARY PLAT
SKETCH PLAT 5-25-22 (DRB)
PRELIMINARY PLAT 11-2-22 (DRB)
VACATION OF EASEMENT 11-16-22 (DRB)
IDO - 2022

CSI – CARTESIAN SURVEYS, INC. agent for **SONATA GREEN OWNER, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT G & TRACT D, UNITS 1 & 3, DURANGO SUBDIVISION** zoned **PD**, located on **WEMINUCHE RD NW** between **STRATER ST NW** and **VALLE JARDIN LN NW** containing approximately 3.8066 acre(s). **(C-9)** *[Deferred from 10/25/23b]*

PROPERTY OWNERS: SONATA GREEN OWNER LLC ATTN: MULTIGREEN PROPERTIES LLC

REQUEST: EXTENSION OF PRELIMINARY PLAT APPROVAL FOR DURANGO UNIT 2

6. **PR-2019-002089**
SD-2023-00196 – PRLEIMINARY/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]*

PROPERTY OWNERS: LANDCO II LLC

REQUEST: LOT CONSOLIDATION: 2 LOTS INTO 1 LOT

7. **PR-2023-008085**
SD-2023-00187 – PRELIMINARY PLAT
SD-2023-00189 – FINAL PLAT
SD-2023-00189 – VACATION OF PUBLIC
EASEMENT
VA-2023-00310 – WAIVER TO DPM
IDO - 2022

ISAACSON & ARFMAN, INC. agent for LEPPKE INVESTMENTS | LAS VENTANAS HOMES requests the aforementioned action(s) for all or a portion of: **TRACT A-1, SPANISH WALK** zoned **PD** located between **4TH ST** and **CAMINO ESPANOL** containing approximately **2.4401** acre(s). (E-14)

PROPERTY OWNERS: LEPPKE INVESTMENTS, APPLICANT LAS VENTANAS HOMES

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

8. **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, 8/23/23b, 10/11/23b*]

PROPERTY OWNERS: PASHTOON NAFEESA

REQUEST: CREATE 19 LOTS FROM EXISTING TRACTS

Other Matters:

ADJOURN