



**DEVELOPMENT HEARING OFFICER
Action Sheet Minutes**

(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

Find your local number: <https://cabq.zoom.us/j/84123463458>

***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

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

THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS:

- **PROJECT AND APPLICATION NUMBERS MUST BE ADDED TO THE PLAT**
- **DHO DATE OF APPROVAL MUST BE ADDED TO THE PLAT**
- **AGIS DXF FILE**

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

THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS AND ASSOCIATED DETERMINATIONS:

- **PROJECT AND APPLICATION NUMBERS MUST BE ADDED TO THE PLAT**
- **DHO DATE OF APPROVAL MUST BE ADDED TO THE PLAT**
- **AGIS DXF FILE**
- **RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA)**
- **A DETERMINATION TO MAINTAIN BELLAMAH AT THE EXISTING WIDTH WHICH SHALL BE NOTED ON THE PLAT**

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.

THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS:

- PROJECT AND APPLICATION NUMBERS MUST BE ADDED TO THE PLAT
- DHO DATE OF APPROVAL MUST BE ADDED TO THE PLAT
- AGIS DXF FILE
- RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA)
- 4-FOOT-WIDE ADA PATH AROUND ALL OBSTRUCTIONS

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.

THE EXTENSION OF VACATION OF EASEMENT WAS APPROVED. PER IDO RULES/REGULATIONS, ONE EXTENSION MAY BE GRANTED FOR VACATION, AND WILL EXPIRE AFTER ONE YEAR.

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

THE EXTENSION OF PRELIMINARY PLAT WAS APPROVED.

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

DEFERRED TO DECEMBER 6TH, 2023.

7. [PR-2023-008085](#)
SD-2023-00187 – PRELIMINARY PLAT
SD-2023-00189 – FINAL 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 **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

DEFERRED TO DECEMBER 6TH, 2023.

-
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

THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS:

WATER AUTHORITY:

- **ADD THE FOLLOWING NOTE TO THE COVER OF THE PLAT:**

*ABCWUA Public Water & Sanitary Sewer Easements
Albuquerque Bernalillo County Water Utility Authority
(ABCWUA) is granted perpetual, exclusive easement(s) in gross in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.*

PARKS AND RECREATION:

- **ON THE PLAT, INDICATE THAT THE PARCEL ADJACENT TO THE SUBJECT SITE "BOCA NEGRA ARROYO (150' R/W)" IS ZONED NR-PO-B FOR MAJOR PUBLIC OPEN SPACE - PETROGLYPH NATIONAL MONUMENT.**

PLANNING:

- **REVISE INFRASTRUCTURE LIST NOTES/DRAINAGE TO BE REVISED TO 'CITY STANDARD SPECIFICATIONS.'**

AS A CONDITION OF FINAL PLAT APPROVAL, AN APPROVED SOIL AND EROSION CONTROL SHEET MUST BE APPROVED BY CITY HYDROLOGY ADDRESSING THE SENSITIVE LANDS ISSUES TO THE NORTH AND APPROVED BY THE CITY OF ALBUQUERQUE PRIOR TO ANY GRADING AND DRAINAGE ON THE SITE AND PRIOR TO FINAL PLAT.

Other Matters: None

ADJOURNED