



DEVELOPMENT HEARING OFFICER AGENDA

(Via Public Zoom Video Conference)

October 11, 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-2022-006794](#)
[SD-2023-00176](#) – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 4-6-22 (DRB)
IDO - 2022

TIERRA WEST LLC agent for PEABODY ABQ LLC requests the aforementioned action(s) for all or a portion of: **TR B-2 PLAT OF TR B-1 B-2 B-3 FORMERLY BEING TR B ALLWOODS** zoned **MX-H**, located at **4901 SAN MATEO between SAN MATEO and LUMBER AVE NE** containing approximately **7.2554** acre(s). (F-17)

PROPERTY OWNERS: PEABODY ABQ LLC ATTN: EXTRA SPACE STORAGE
REQUEST: LOT LINE ADJUSTMENT AND EXPANSION OF SELF-STORAGE FACILITY TO INCLUDE A NEW BUILDING. ADDITIONAL PARKING SPACES AND NEW UTILITY EASEMENTS WILL BE PROVIDED IN ADDITION TO AN ADJUSTMENT TO AN EXISTING EASEMENT TO MATCH DRIVE AISLE.

2. [PR-2022-007153](#)
[SD-2023-00179](#) – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 11-30-22 (DRB)
IDO - 2022

ARCH + PLAN LAND USE CONSULTANTS LLC agent for SAWMILL BELLAMAH PROPERTIES LLC requests the aforementioned action(s) for all or a portion of: **TRACT A, TRACT A & TRACT 238C1A2A2, LANDS OF STEWART-WALKER/LANDS OF REI** zoned **MX-H**, located at **1904 BELLAMAH AVE NW/1904 MOUNTAIN RD NW between 18TH ST and 20TH ST** containing approximately **5.3** acre(s). (J-13)

PROPERTY OWNERS: SAWMILL BELLAMAH PROPERTIES LLC
REQUEST: REPLAT OF 3 EXISTING TRACTS INTO 3 NEW TRACTS, INTERIOR LOT LINE ADJUSTMENTS, GRANT CROSS LOT DRAINAGE EASEMENT AND PUBLIC DRAINAGE EASEMENT

3. [PR-2023-008767](#)
[SD-2023-00180](#) – PRELIMINARY/FINAL
PLAT
[VA-2023-00306](#) – SIDEWALK WAIVER
IDO - 2022

MODULUS ARCHITECTS & LAND USE PLANNING, INC. AGENT FOR SMITH'S FOOD & DRUG CENTER INC. requests the aforementioned action(s) for all or a portion of: **LOT/TRACT J-1, FOUR HILLS VILLAGE SHOPPING CTR & APT COMPLEX** zoned **MX-M**, located at **200 TRAMWAY BLVD SE BETWEEN TRAMWAY BLVD AND CENTRAL AVE** containing approximately **8.5** acre(s). (L-22, L-23)

PROPERTY OWNERS: SMITH'S FOOD & DRUG CENTER INC.
REQUEST: SUBDIVIDE ONE (1) PARCEL INTO TWO (2) AND GRANT EASEMENTS AS SHOWN ON THE PLAT. SIDEWALK WAIVER FOR AN EXISTING 6' SIDEWALK ALONG WENONAH AVE SE AND TRAMWAY BLVD. 10' WIDE SIDEWALK IS REQUIRED BUT REQUESTING WAIVER TO KEEP SIDEWALK AT EXISTING WIDTH.

4. [PR-2019-002309](#)
SD-2019- 00181 – VACATION OF PUBLIC
EASEMENT
SKETCH PLAT 8-30-23 (DFT)
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: ELIMINATE EXISTING 6' PUBLIC SIDEWALK EASEMENT [41] VIA VACATION AND REPLACE WITH NEW 6' SIDEWALK EASEMENT FOLLOWING THE INSTALLED SIDEWALK, TRAVERSING EXISTING TRACT 4

5. [PR-2023-008993](#)
VA-2023-00307 – SIDEWALK WAIVER
SKETCH PLAT 8-2-23 (DFT)
IDO – 2022

MTV/TWILIGHT HOMES VERONICA JOHNSON agent for **SCOTT & JENAYA HOWARD** requests the aforementioned action(s) for all or a portion of: **TRACT 1 LOT 3, BLOCK 16** zoned **PD**, located at **8400 FLORENCE** between **BARSTOW** and **VENTURA** containing approximately **88.0** acre(s). **(B-20)**

PROPERTY OWNERS: HOWARD SCOTT G & JENAYA
REQUEST: WAIVER OF SIDEWALK, CURB AND GUTTER

6. [PR-2022-006568](#)
SD-2023-00147 - PRELIMINARY PLAT
SKETCH PLAT 8-16-23 (DFT)
IDO - 2022

THE GROUP | RON HENSLEY agent for **DESIGN DEVELOPMENT GROUP LLC** requests the aforementioned action(s) for all or a portion of **LOTS 4 AND 5, BLOCK 16 TRACT 3, NORTH ALBUQUERQUE ACRES** zoned **R-1C** located at **9200 WILSHIRE AVE NE** between **VENTURA** and **HOLBROOK** containing approximately **1.99** acre(s). **(C-20)**
[Deferred from 8/23/23x, 9/13/23x, 9/27/23x]

PROPERTY OWNERS: AL-SABASSI ABDUL FATTAH
REQUEST: SUBDIVISION OF 2 LOTS INTO 8 LOTS WITH RIGHT-OF-WAY DEDICATION

7. [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]*

PROPERTY OWNERS: PASHTOON NAFEESA
REQUEST: CREATE 19 LOTS FROM EXISTING TRACTS

8. [PR-2019-003169](#)
SD-2023-00132 – PRELIMINARY PLAT
SKETCH PLAT 2-15-23 (DFT)
IDO - 2021

THE GROUP| RON HENSLEY agent for **CLEARBROOK INVESTMENTS INC.** requests the aforementioned action(s) for all or a portion of: **TRACT 401 UNIT 3, ATRISCO GRANT** zoned **MX-M** located on **SAGE RD NW** between **COORS RD AND 75TH ST** containing approximately **9.56** acre(s). **(L-10)**
[Deferred from 7/23/23b, 8/23/23b. 9/13/23b, 9/27/23b]

PROPERTY OWNERS: HENRY SCOTT TRUSTEE HENRY RVT
REQUEST: THE SUBDIVISION IS A REPLAT OF TRACT INTO 78 LOTS AND 2 TRACTS

Other Matters:

ADJOURN