



## DEVELOPMENT HEARING OFFICER AGENDA

*(Via Public Zoom Video Conference)*

**October 25, 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-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 **0.8864** acre(s). **(B-20)**  
*[Deferred from 10/11/23b]*

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

---

2. [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, 9/27/23b, 10/11/23b]*

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

---

3. [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

---

---

4. [PR-2023-009350](#)  
[SD-2023-00177](#) –  
PRELIMINARY/FINAL PLAT  
IDO - 2022

FIDELITY NATIONAL TITLE requests the aforementioned action(s) for all or a portion of: **LOTS 1 and 2, THE SANTA FE ADDITION** zoned **R-1A**, located at **1001 10<sup>TH</sup> ST SW between 10<sup>th</sup> ST SW and SANTA FE SW** containing approximately **0.143** acre(s). **(K-13)**

**PROPERTY OWNERS:** CRAWFORD JESSE B & JENCKA  
LOUIS A

**REQUEST:** REPLAT TO ALLOW EXISTING IMPROVEMENTS SITUATED ON THE PREMISES TO CONFORM TO CURRENT ZONING ORDINANCES

---

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)**

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

**REQUEST:** EXTENSION OF PRELIMINARY PLAT APPROVAL FOR DURANGO UNIT 2

---

6. [PR-2022-006674](#)  
[SD-2023-00197](#) –  
PRELIMINARY/FINAL PLAT  
[VA-2023-00311](#) – SIDEWALK  
WAIVER  
*SKETCH PLAT 3-9-22 (DRB)*  
IDO - 2022

CSI – CARTESIAN SURVEYS, INC. agent for **HOLLY ARROYO** requests the aforementioned action(s) for all or a portion of: **LOT 16 & 17, LAND OF RAYMOND ORTIZ** zoned **R-A**, located at **1825 PATRICK PLACE NW between GUADALUPE TR NW and RIO GRANDE BLVD NW** containing approximately **0.2831** acre(s). **(F-13)**

**PROPERTY OWNERS:** ARROYO HOLLY

**REQUEST:** INTERIOR LOT LINE ADJUSTMENT BETWEEN TWO EXISTING LOTS TO CREATE TWO NEW LOTS, SIDEWALK WAIVER FOR PATRICK AVE

---

---

7. [PR-2019-002114](#)  
[SD-2023-00198](#)–  
PRELIMINARY/FINAL PLAT  
[VA-2023-00312](#) – SIDEWALK  
WAIVER  
SKETCH PLAT 3-15-23 (DFT)  
IDO - 2022

CSI – CARTESIAN SURVEYS, INC. agent for LA VIDA LLENA requests the aforementioned action(s) for all or a portion of: **SECTION 33, T.11N., R.4E, LA VIDA LLENA** zoned **R-ML**, located at **10501 LAGRIMA DE ORO RD NE between MORRIS ST NE and JUAN TABO BLVD NE** containing approximately **16.8937** acre(s). **(F-21)**

**PROPERTY OWNERS:** LA VIDA LLENA  
**REQUEST:** MINOR SUBDIVISION TO CREATE ONE NEW PARCEL FROM TWO EXISTING PARCELS. PLAT RECORDS VACATION OF UTILITY AND WATERLINE EASEMENT, GRANTS DRAINAGE EASEMENTS THROUGHOUT PROPERTY. WAIVER REQUEST FROM SIDEWALK REQUIREMENT (4FT WIDE EXISTING WITH PASS ZONES VERSUS 5 FT REQUIRED)

---

8. [PR-2019-002411](#)  
[SD-2019-00186](#) – EXTENSION OF  
PRELIMINARY PLAT  
IDO - 2022

ISSACSON & ARFMAN, INC. | JUSTIN THOR SIMENSON agent for HERITAGE TRAILS DEVELOPMENT I,LLC | SCOTT STEFFEN requests the aforementioned action(s) for all or a portion of: **TRACT FD2 & FD3, UNIT 1, ASPIRE SUBDIVISION** zoned **R-1A**, located on **AMOLE MESA AVE SW & COLOBEL AVE SW between BIG SPRINGS RD SW and MESSINA DR SW** containing approximately **31.18** acre(s). **(N-08)**

**PROPERTY OWNERS:** D R HORTON INC  
**REQUEST:** EXTENSION OF PRELIMINARY PLAT APPROVAL

---

9. [PR-2023-008487](#)  
[SD-2023-00195](#) – AMENDMENT TO  
PRELIMINARY/FINAL PLAT  
SKETCH PLAT 4-19-23 (DFT)  
IDO - 2022

EDO HOLDINGS LLC requests the aforementioned action(s) for all or a portion of: **LOT 1 BLOCK 16, HUNING HIGHLAND ADDITION** zoned **R-1A**, located at **301 EDITH BLVD SE between SILVER ST and LEAD AVE** containing approximately **0.163** acre(s). **(K-14)**

**PROPERTY OWNERS:** EDO HOLDINGS LLC  
**REQUEST:** CREATE TWO SEPARATE LOTS FROM ONE EXISTING LOT. SANITARY SEWER LOCATION HAS BEEN RE-LOCATED SERVING PROPOSED LOT 1-B AND THE ASSOCIATED EASEMENT ON THE PLAT.

---

---

10. [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)**

**PROPERTY OWNERS:** LANDCO II LLC  
**REQUEST:** LOT CONSOLIDATION: 2 LOTS INTO 1 LOT

---

11. [PR-2022-007153](#)  
[SD-2023-00179](#) –  
**PRELIMINARY/FINAL PLAT**  
**SKETCH PLAT 6-7-23 (DFT)**  
*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 18<sup>TH</sup> ST and 20<sup>TH</sup> ST** containing approximately **5.3** acre(s). **(J-13)** *[Deferred from 10/11/23L]*

**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

---

12. [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)** *[Deferred from 10/11/23L]*

**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.

---

---

13. [PR-2023-008767](#)  
[SD-2023-00180](#) –  
PRELIMINARY/FINAL PLAT  
[VA-2023-00306](#) – SIDEWALK  
WAIVER  
FINAL EPC SIGN OFF 10-4-23 (DFT)  
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)**  
*[Deferred from 10/11/23L]*

**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.

---

**Other Matters:**

**ADJOURN**