



DEVELOPMENT HEARING OFFICER AGENDA

(Via Public Zoom Video Conference)

September 13, 2023

Join Zoom Meeting:

<https://cabq.zoom.us/j/84123463458>

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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-2023-008274](#)
SD-2023-00151- PRELIMINARY PLAT
SKETCH PLAT 3-15-23 (DFT)
IDO – 2022
- THE GROUP | RON HENSLEY** agent for **NAFEESA PASHTOON** requests the aforementioned action(s) for all or a portion of: **LOTS 10 & 11 BLOCK 9 UNIT 3, NORTH ALBUQUERQUE ACRES** zoned **MX-L** located at **7330 CARMEL AVE** between **SAN PEDRO** and **LOUISIANA** containing approximately **2.0** acre(s). **(C-19)**
- PROPERTY OWNERS:** PASHTOON KHALID A & NAFEESA
REQUEST: REPLAT OF LOTS 10 AND 11 UNIT 3, RIGHT OF WAY DEDICATION
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2. [PR-2021-006308](#)
SD-2023-00159 – PRELIMINARY PLAT
SKETCH PLAT 2-1-23 (DFT)
IDO – 2022
- JAG PLANNING & ZONING, LLC | JUANITA GARCIA** agent for **DANNY SPURLOCK** requests the aforementioned action(s) for all or a portion of: **LOT 17, TRACT 2 BLOCK 4 UNIT 3, NORTH ALBUQUERQUE ACRES** zoned **R-1A** located on **WYOMING BLVD** between **ALAMEDA BLVD NE** and **SIGNAL AVE NE** containing approximately **0.6148** acre(s). **(C-19)**
- PROPERTY OWNERS:** LUXURY DESIGN BUILDERS
REQUEST: DIVIDE ONE EXISTING LOT INTO THREE LOTS, DEDICATE EASEMENTS
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3. [PR-2023-008487](#)
SD-2023-00163 – 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 on **301 EDITH BLVD SE** between **SILVER ST** and **LEAD AVE** containing approximately **0.163** acre(s). **(K-14)**
- PROPERTY OWNERS:** SPERLING JANICE LEE
REQUEST: CREATE TWO LOTS FROM ONE EXISTING LOT
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4. [PR-2021-005714](#)
SD-2023-00165 – PRELIMINARY/FINAL PLAT
SKETCH PLAT 7-14-21 (DRB)
IDO – 2022
- ARCH + PLAN LAND USE CONSULTANTS** agent for **MARY ELLEN GONZALES** requests the aforementioned action(s) for all or a portion of: **LOTS 1 & 2 AND 8 THRU 13, MONKBRIDGE ADDITION** zoned **NR-LM**, located at **4000 2nd ST NW** between **HEADINGLY AVE** and **MESCALERO RD** containing approximately **2.0711** acre(s). **(G-14)**
- PROPERTY OWNERS:** J & M DISCOUNT TOWING LLC & GONZALES
MARY ELLEN
REQUEST: LOT CONSOLIDATION: 8 LOTS INTO 1 LOT
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5. [PR-2019-002114](#)
SD-2023-00166 - VACATION OF PRIVATE EASEMENT
SD-2023-00167 - VACATION OF PRIVATE EASEMENT
 SKETCH PLAT 3-15-23 (DFT)
 IDO - 2022
- CSI-CARTESIAN SURVEYS, INC. agent for LA VIDE LLENA requests the aforementioned action(s) for all or a portion of: **AMENDED PLAT LAND IN SEC 33 T11N R4E LA VIDA LLENA CONT 16,8937 AC** zoned **R-ML** located on **10501 LAGRIMA DE ORO RD NE** between **MORRIS STREET NE** and **JUAN TABO BLVD NE** containing approximately **16.8937** acre(s). (F-21)
- PROPERTY OWNERS: LA VIDA LLENA
REQUEST: VACATION OF WATERLINE AND UTILITY EASEMENTS
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6. [PR-2023-008906](#)
SD-2023-00168 – PRELIMINARY/FINAL PLAT
 SKETCH PLAT 7-12-23 (DFT)
 IDO – 2022
- JUANITA GARCIA – JAG PLANNING & ZONING, LLC agent for **27 HUNDRED LLC, STEPHEN BROWN** requests the aforementioned action(s) for all or a portion of: **TRACTS 1 & 2, JONES INDUSTRIAL PARK** zoned **NR-LM**, located on **VASSAR DR NE** between **PHOENIX AVE NE** and **LOS ARBOLES NE** containing approximately **1.0324** acre(s). (H-16)
- PROPERTY OWNERS: 27 HUNDRED LLC
REQUEST: COMBINE TWO LOTS INTO ONE LOT AND DEDICATE EASEMENTS
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7. [PR-2023-008998](#)
SD-2023-00171 - VACATION OF PRIVATE EASEMENT
SD-2023-00172 - VACATION OF PRIVATE EASEMENT
SD-2023-00169 – PRELIMINARY/FINAL PLAT
 SKETCH PLAT 8-16-23 (DFT)
 IDO – 2022
- CSI-CARTESIAN SURVEYS, INC. agent for **DAVID AND SHIRLEY FITE** requests the aforementioned action(s) for all or a portion of: **LOT 72, THE HIGHLANDS AT HIGH DESERT** zoned **R-1D**, located at **13724 APACHE PLUME PL NE** between **ELENA GALLEGOS PL NE** and **FOOTHILLS OF THE SANDIAS** containing approximately **0.6132** acre(s). (E-24)
- PROPERTY OWNERS: DAVID AND SHIRLEY FITE
REQUEST: ADJUST THE BUILDING ENVELOPE WHICH SERVES AS AN EXCLUSION AREA FOR THE DRAINAGE EASEMENT, DHO DETERMINATION TO ALLOW FRONTAGE TO REMAIN AS-IS
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8. [PR-2018-001579](#)
VA-2023-00247 – SIDEWALK WAIVER
SD-2023-00098 – PRELIMINARY/FINAL PLAT
 IDO – 2021
- SCOTT EDDINGS | HUITT-ZOLLARS agent for **WINROCK PARTNERS LLC** requests the aforementioned action(s) for all or a portion of: **PARCEL D1A, WINROCK CENTER ADDITION** zoned **MX-M**, located on **INDIAN SCHOOL RD** between **UPTOWN LOOP** and **PENNSYLVANIA** containing approximately **4.13** acre(s). (J-19) [Plat deferred from 5/24/23c, 6/14/23c, 6/28/23c, 7/12/23c, 8/9/23c, 8/23/23c]
- PROPERTY OWNERS: WINROCK PADS LLC C/O COFORGE BPS
REQUEST: COMMERCIAL LOT SPLIT
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9. [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 8/23/23]
- PROPERTY OWNERS:** AL-SABASSI ABDUL FATTAH
REQUEST: SUBDIVISION OF 2 LOTS INTO 8 LOTS WITH RIGHT-OF-WAY DEDICATION
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10. [PR-2022-006746](#)
SD-2023-00155 – PRELIMINARY/FINAL PLAT
SKETCH PLAT 6-21-23 (DFT)
IDO – 2022
- MAIA MARTIN** agent for **MICHELLE FLORES** requests the aforementioned action(s) for all or a portion of: **A24, A25 AND A26, BLOCK 4 UNIT A, VISTA MAGNIFICA** zoned **R-T**, located at **1748, 1752 & 1756 CLIFFSIDE** between **CLIFFSIDE DR and CASCADE PL** containing approximately **0.35** acre(s). **(H-11)** *[Deferred from 8/23/23]*
- PROPERTY OWNERS:** MICHELLE D FLORES
REQUEST: PROPOSED REPLAT OF LOTS A-25, A-24, A-26 IN VISTA MAGNIFICA SUBDIVISION. TURN 3 EXISTING LOTS INTO TWO NEW LOTS A-26A & A-26-B
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11. [PR-2021-005745](#)
SD-2023-00143 - PRELIMINARY PLAT (MONTAGE 5)
SKETCH PLAT 8-16-23 (DFT)
IDO – 2022
- SCOTT EDDINGS** agent for **MDS INVESTMENTS, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT A-1-A-2, MESA DEL SOL INNOVATION PARK** zoned **PC** located on **DIEBENKORN** between **DEKOONING and STRYKER** containing approximately **31.8** acre(s). **(R-15 & S-15)**
- PROPERTY OWNERS:** MDS INVESTMENTS
REQUEST: SINGLE FAMILY RESIDENTIAL LOT SUBDIVISION
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12. [PR-2020-004138 AKA PR-2021-005745](#)
SD-2023-00160 - PRELIMINARY PLAT (MONTAGE 6)
SKETCH PLAT 8-16-23 (DFT)
IDO - 2022
- SCOTT EDDINGS** agent for **QUESTA DEL ORO, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT A-1-A-3 & A-1-A-4, MESA DEL SOL INNOVATION PARK** zoned **PC** located on **DIEBENKORN** between **SAGAN LOOP and DEKOONING LOOP** containing approximately **22.04** acre(s). **(R-15)**
- PROPERTY OWNERS:** MDS INVESTMENTS & QUESTA DEL ORO LLC
REQUEST: SINGLE FAMILY RESIDENTIAL LOT SUBDIVISION
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13. [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]

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

**** AGENT REQUESTS DEFERRAL TO SEPTEMBER 27TH, 2023.**

14. [PR-2021-005717](#)
SD-2023-00148 - PRELIMINARY PLAT
SD-2023-00158 – FINAL PLAT
SD-2023-00149 - VACATION OF PUBLIC EASEMENT
SD-2023-00150 - VACATION OF PRIVATE EASEMENT
VA-2023-00212 – WAIVER IDO - BLOCK DIMENSION
VA-2023-00214 - STUB STREET WAIVER
VA-2023-00215 - REAR YARDS WAIVER ALONG ARTERIAL ROADWAY
SKETCH PLAT 8-2-23 (DFT)
IDO - 2022

RESPEC agent for **DR HORTON, INC.** requests the aforementioned action(s) for all or a portion of: **TRACT 2 UNIT 2, THE TRAILS** zoned **R-ML** located on **OAKRIDGE ST NW** between **UNIVERSE BLVD NW** and **SILVER MESA ST NW** containing approximately **10.3941** acre(s). **(C-9)** *[Deferred from 8/23/23b]*

PROPERTY OWNERS: D R HORTON INC
REQUEST: CREATE 72 NEW LOTS AND 7 NEW TRACTS, GRANT 6 EASEMENTS, DEDICATE RIGHT-OF-WAY TO THE COA, VACATE PRIVATE AND PUBLIC DRAINAGE EASEMENT

Other Matters:

ADJOURN