



DEVELOPMENT HEARING OFFICER AGENDA

(Via Public Zoom Video Conference)

September 27, 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-2022-007682](#)
[SD-2023-00164](#) – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 10-6-22 (DRB)
IDO – 2022

FIERRO & COMPANY agent for **MANUEL HERNANDEZ & BERNADETTE Y. HERNANDEZ** requests the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 4, BLOCK 32, PEREA ADDITION** zoned **R-T**, located at **622 15TH ST NW** between **MARBLE AVE** and **ORCHARD PL** containing approximately **0.324** acre(s). **(J-13)**

PROPERTY OWNERS: MANUEL HERNANDEZ & BERNADETTE Y. HERNANDEZ

REQUEST: REPLAT 4 EXISTING LOTS INTO THREE LOTS

2. [PR-2023-008157](#)
[SD-2023-00175](#) – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 2-15-23 (DFT)
IDO – 2022

HIGH MESA CONSULTING GROUP, INC. | J. GRAEME MEANS P.E. agent for **EXPLORA EDUCATIONAL DEVELOPMENT, LLC | JOE HASTINGS, CO-EXECUTIVE DIRECTOR** requests the aforementioned action(s) for all or a portion of: **LOT 1-B, FREEWAY-OLD TOWN, LIMITED** zoned **NR-LM**, located at **1810 BELLAMAH AVE NW** between **18th ST NW** AND **20th ST NW** containing approximately **4.2862** acre(s). **(J-13)**

PROPERTY OWNERS: EXPLORA EDUCATIONAL DEVELOPMENT, LLC
REQUEST: DIVIDE EXISTING LOT 1-B, FREEWAY OLD TOWN, LIMITED INTO TWO SEPARATE LOTS. PROPOSING TO RESTORE LOT LINE ELIMINATED IN 2012 BY A PREVIOUS ACTION. PROPOSED PLAT WILL GRANT PUBLIC UTILITY, PRIVATE WATER LINE, AND PRIVATE ACCESS EASEMENTS.

3. [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]

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

4. [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 8/23/23x, 9/13/23x]

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

5. [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]

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

6. [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)** [Deferred from 9-13-23c]

PROPERTY OWNERS: LUXURY DESIGN BUILDERS
REQUEST: DIVIDE ONE EXISTING LOT INTO THREE LOTS, DEDICATE EASEMENTS

7. [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)** [Deferred from 9-13-23c]

PROPERTY OWNERS: 27 HUNDRED LLC
REQUEST: COMBINE TWO LOTS INTO ONE LOT AND DEDICATE EASEMENTS

8. [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)** [Deferred from 9-13-23c]

PROPERTY OWNERS: J & M DISCOUNT TOWING LLC & GONZALES MARY ELLEN
REQUEST: LOT CONSOLIDATION: 8 LOTS INTO 1 LOT

9. [PR-2022-007100](#)
SD-2023-00173 – FINAL PLAT
PLAT
(PRELIMINARY PLAT 3/22/23)
IDO – 2022

TIERRA WEST, LLC agent FOR **RSF LAND & CATTLE COMPANY LLC** requests the aforementioned action(s) for all or a portion of: **TR MM-1B TRACTS MM-1-A AND MM-1-B** zoned **MX-M**, located at **SEVEN BAR LOOP NW between COTTONWOOD DR NW and OLD AIRPORT AVE NW** containing approximately **3.7193** acre(s). **(B-14)**

PROPERTY OWNERS: RSF LAND & CATTLE COMPANY LLC
REQUEST: MAJOR SUBDIVISION FINAL PLAT APPROVAL

Other Matters:

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