



**DEVELOPMENT HEARING OFFICER
Action Sheet Minutes**

(Via Public Zoom Video Conference)

April 10, 2024

***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***

1. **[PR-2023-008674](#)**

SD-2024-00056 – PRELIMINARY PLAT
SKETCH PLAT 6-7-23 (DFT)
IDO - 2022

TIERRA WEST LLC agent for GALBRETH WILLIAM E TRUSTEE GALBRETH RVT requests the aforementioned action(s) for all or a portion of: **NE Corner Tr 310; The N'ly Parts of TS 308, 309 & 310; Tr Comprising Por. TR 310, UNIT 8 ATRISCO GRANT** zoned **MX-T** located at **5720, 5720 MIAMI RD NW** between **MIAMI and COORS BLVD NW** containing approximately **5.4683** acre(s). **(H-11)**

PROPERTY OWNERS: BUTTERFLY HOLDINGS LLC

REQUEST: SUBDIVISION OF LAND - PRELIMINARY PLAT FOR PLAYA DEL SUR

DEFERRED TO APRIL 24TH, 2024.

2. [PR-2019-002874](#)
SD-2024-00024 – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 3-29-23 (DFT)
IDO - 2022

WHPACIFIC, INC. | AN NV5 COMPANY agent for EAGLE VISTA, LLC | LANCE D. SIGMON MANAGER requests the aforementioned action(s) for all or a portion of: **TRACT C, COTTONWOOD POINTE SUBDIVISION** zoned **MX-M**, located at **9651 EAGLE RANCE BLVD NW between IRVING BLVD and WESTSIDE DRIVE** containing approximately **6.771** acre(s). **(B-13)** [Deferred from 2/7/24c, 2/28/24c, 3/27/24c]

PROPERTY OWNERS: EAGLE VISTA LLC ATTN: BRAD B ALLEN
REQUEST: SUBDIVIDE TRACT C, COTTONWOD POINT SUBDIVISION, 6.771 ACRES, INTO LOTS C-A AND C-2 AS A MINOR PLAT ACTION AND TO GRANT 3 EASEMENTS BY THE PLAT (ONE PRIVATE DRAINAGE EASEMENT AND 2 PUE FOR PNM)

DEFERRED TO APRIL 24TH, 2024.

3. [PR-2023-008235](#)
SD-2024-00054 – PRELIMINARY/FINAL
PLAT
VA-2024-00083 – WAIVER TO DPM
SKETCH PLAT 3-1-23 (DFT)
IDO - 2022

ARCH + PLAN LAND USE CONSULTANTS LLC agent for RICHARD CHESS requests the aforementioned action(s) for all or a portion of: **TRACT 1-B, UNIVERSITY VILLAGE** zoned **R-MC/PD**, located at **1907 BUENA VISTA DR SE between GIBSON BLVD and ROSS AVE** containing approximately **33.45** acre(s). **(L-15)** [Deferred from 3/27/24x]

PROPERTY OWNERS: CHESS RICHARD T ETUX
REQUEST: SUBDIVIDE ONE EXISTING LOT INTO 2 NEW LOTS

DEFERRED TO APRIL 24TH, 2024.

4. [PR-2023-008957](#)
[SD-2024-00058](#) – PRELIMINARY/
FINAL PLAT
SKETCH PLAT 8-16-23 (DFT)
IDO - 2022

ARCH + PLAN LAND USE CONSULTANTS LLC agent for BROOKE WYMAN requests the aforementioned action(s) for all or a portion of: **LOTS 11, 12 & 14A, BLOCK 10, BELONT PLACE ADDITION** zoned **R-1B**, located at **621-625 JAMES AVE NW between HARWOOD LATERAL and 6th ST** containing approximately **0.297** acre(s). **(F-14)**

PROPERTY OWNERS: WYMAN BROOKE

REQUEST: LOT CONSOLIDATION FOR 3 LOTS INTO ONE LOT. DETERMINATION JUSTIFICATION LETTER FOR SIDEWALK AND LANDSCAPE BUFFER

The Preliminary/Final Plat, along with a DHO determination has been approved with the following conditions:

Planning:

- **Project and Application numbers must be added to the plat**
- **AGIS DXF**
- **The date of the DHO approval shall be recorded on the Plat, per 6-6(L)(2)(d)(7) of the IDO**

5. [PR-2019-003221](#)
[SD-2024-00053](#) – PRELIMINARY/
FINAL PLAT
SKETCH PLAT 5-6-20 (DRB)
IDO - 2022

CARTESIAN SURVEYS, INC. agent for KEMPER COMMERCIAL, LLC requests the aforementioned action(s) for all or a portion of: **LOTS 7 & 8, INTERSTATE INDUSTRIAL TRACT UNIT IV** zoned **NR-LM**, located at **4015 HAWKINS ST NE between WASHINGTON ST NE and JEFFERSON ST NE** containing approximately **2.0482** acre(s). **(D-17)**

PROPERTY OWNERS: KEMPER COMMERCIAL LLC

REQUEST: INTERIOR LOT LINE ELIMINATION BETWEEN TWO EXISTING LOTS TO CREATE ONE NEW LOT, GRANT PUE ALONG WASHINGTON ST NE, DEDICATE ADDITIONAL RIGHT-OF-WAY TO HAWKINS ST NE RIGHT-OF-WAY

The Preliminary/Final Plat has been approved with the following conditions:

Planning:

- **The application number must be added to the Plat**
 - **The date of the DHO approval shall be recorded on the Final Plat**
 - **AGIS DXF file**
 - **Recorded copy of the plat**
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6. [PR-2020-004171](#)
[SD-2024-00059](#) - PRELIMINARY/
FINAL PLAT
[VA-2024-00096](#) - SIDEWALK WAIVER
[VA-2024-00098](#) -SIDEWALK WAIVER DPM
[SD-2024-00061](#) - VACATION OF PUBLIC
EASEMENT
[SD-2024-00063](#) - VACATION OF PRIVATE
EASEMENT
SKETCH PLAT 12-13-23 (DFT)
IDO - 2022

FIERRO & COMPANY agent for **WILLIAM E. GALBRETH LAND DEVELOPMENT CO. LLC** requests the aforementioned action(s) for all or a portion of: **TRACT N-7-A-1, BULK LAND PLAT OF TRACT N-7-A-1 TANOAN PROPERTIES** zoned **R-1D**, located at **12300 SAN ANTONIO DR between LOWELL DR NE and TENNYSON ST NE** containing approximately **6.653** acre(s). (E-22)

PROPERTY OWNERS: WILLIAM E GALBRETH LAND DEVELOPMENT CO LLC

REQUEST: CREATE 9 LOTS AND 1 TRACT, VACATE EXISTING PRIVATE AND PUBLIC EASEMENTS WITH NEW EASEMENT DEDICATIONS, SIDEWALK WAIVER AND DETERMINATION OF RIGHT-OF-WAY WITH RIGHT-OF-WAY DEDICATION.

The Preliminary/Final Plat was withdrawn.

The Vacation actions were deferred to May 8th, 2024.

The sidewalk waivers were approved as they meet the criteria as stipulated in the IDO, and are not contrary to public health, safety or welfare and does not cause adverse material impacts on surrounding properties.

7. [PR-2023-008085](#)
[SD-2023-00189](#) – FINAL PLAT
IDO - 2022

ISAACSON & ARFMAN, INC. agent for LEPPKE INVESTMENTS | LAS VENTANAS 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)** [Deferred from 11/8/23b]

PROPERTY OWNERS: LEPPKE INVESTMENTS, APPLICANT LAS VENTANAS HOMES

REQUEST: SUBDIVIDE 2.4 ACRES INTO 17 SINGLE FAMILY LOTS AND 5 HOA TRACTS

The Final Plat was approved with the following conditions:

Water Authority:

The following note must be added to 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*

Add language on note 10 to state public water and public sanitary sewer, and a note indicating existence of an exclusive easement for water and sewer. If this cannot be done, language discussion must occur prior to final plat approval.

Planning:

- **Project and application numbers must be added to the Final Plat**
- **AGIS DXF File**
- **Date of DHO approval shall be recorded on the Final Plat**
- **The granted waivers shall be placed on the Final Plat**

Other Matters: None

ADJOURNED

