



**DEVELOPMENT HEARING OFFICER
AGENDA**

(Via Public Zoom Video Conference)

April 24, 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*

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1. [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 3/27/24L]

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

The Preliminary/Final Plat and the Waiver to DPM applications were approved with the following conditions:

PLANNING:

- An updated plat sheet addressing the Planning comments must be submitted to the DFT staff
- Please add the following note to the plat:

“This Plat and future platting actions as well as future site development must meet the standards of the AA-Minor Amendment, PR-2023-008235/SI-2023-01455, which was approved by the Zoning Enforcement Officer on 11/6/23, along with previous governing Site Plan approvals as well as standards from the IDO/DPM where the AA and any previous governing Site Plan approvals are silent.”

- A completed and recorded IIA-Infrastructure Improvements Agreement must be submitted, Prior to final sign-off
- Project and Application numbers must be added to the plat
- AGIS DXF file
- The date of the DHO approval shall be recorded on the Plat, per 6-6(L)(2)(d)(7) of the IDO
- Any granted waivers/determinations must be noted on the plat
- The Waiver will not be materially contrary to the public safety, health, or welfare
- The Waiver does not cause significant material adverse impacts on surrounding properties

WATER AUTHORITY:

- Add the following note to the cover of the plat prior to signature:

“ABCWUA Public Water & Sanitary Sewer Easements Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service 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.”

2. [PR-2020-004747](#)
**SD-2024-00081 – PRELIMINARY/FINAL
PLAT**
SKETCH PLATS 1-17-24 & 4-17-24 (DFT)
IDO -2022

JACK AMMERMAN agent **OPPIDAN HOLDINGS, LLC | 98TH
AND I-40 LAND, LLC** requests the aforementioned action(s)
for all or a portion of: **LOT 1 AND 2A, AVALON
SUBDIVISION** zoned **NR-BP**, located on **94TH ST NW**
between **I-40** and **DAYTONA RD NW** containing
approximately **40.698** acre(s). **(J-9, K-9)**

PROPERTY OWNERS: 98TH & I-40 LAND LLC

REQUEST: PRELIMINARY/FINAL PLAT ENTITLEMENT APPROVALS
IN RELATION TO TRACT 2-A OF AVALON SUBDIVISION UNIT 5

**The Preliminary/Final Plat was approved with the following
conditions:**

PLANNING :

- A recorded IIA for the Site Plan Administrative DFT case will be required before final sign off of the plat
- Project and application numbers must be added to the Plat
- Signatures from Utility companies (NM Gas, PNM electric services) need to be obtained on the plat
- AGIS DXF File
- The date of the DHO approval shall be recorded on the plat
- Any granted determinations must be noted on the plat

3. [PR-2020-004024](#)
**SD-2024-00074 – PRELIMINARY/FINAL
PLAT**
**SD-2024-00075 – VACATION OF PRIVATE
EASEMENT**
SKETCH PLAT 10-18-23 (DFT)
IDO -2022

CSI - CARTESIAN SURVEYS INC. agent for **GDC VS, LLC** requests the aforementioned action(s) for all or a portion of: **TRACTS H-5A, H-6B AND H-9A** zoned **MX-M**, located on **UNIVERSE BLVD NW between PASEO DEL NORTE and PARADISE BLVD NW** containing approximately **5.3125** acre(s). **(B-10)**

PROPERTY OWNERS: GDC VS LLC

REQUEST: CREATE FOUR NEW LOTS FROM THREE EXISTING LOTS, VACATE PORTION OF A SINGLE EASEMENT [20], AND GRANT PUBLIC UTILITY EASEMENT

The Preliminary/Final Plat and the Vacation of Private Easement applications were approved with the following conditions:

Water Authority:

Add the following notes to the plat:

“Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.”

“ABCWUA Public Water & Sanitary Sewer Easements Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service 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 dimensions for easement 24 in the keyed note.

Planning:

- The application number must be added to the Plat
- AGIS DXF file
- The date of the DHO approval shall be recorded on the Plat, per 6-6(K)(2)(k) of the IDO

The Vacation of private Easement meets the following criteria:

6-6(M)(3)(a) The public welfare does not require that the easement, private way, or public right-of-way be retained.

6-6(M)(3)(b) There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

4. [PR-2023-008197](#)
SD-2024-00070 – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 2-15-23 (DFT)
IDO - 2021

LAND DEVELOPMENT PLANNING | DANNY MARTINEZ agent for ROY & EMMA LUNA requests the aforementioned action(s) for all or a portion of: **LOT 90-A and LOT 90-B, UNIT 3, ALVARADO GARDENS** zoned **R-A**, located at **2733 CANDELARIA RD NW between CANDELARIA RD NW and TRELIS DR NW** containing approximately **0.5806** acre(s). **(G-12)**

PROPERTY OWNERS: LUNA ROY R & EMMA O
REQUEST: LOT LINE ADJUSTMENT

The Preliminary/Final Plas was approved with the following condtions:

Planning:

- Project and application numbers must be added to the Plat.
- AGIS DXF file
- The date of the DHO approval shall be recorded on the Plat, per 6-6(K)(2)(k) of the IDO
- The sidewalk determination can remain as it currently exists and must be noted on the plat

5. [PR-2023-008674](#)
SD-2024-00056 – PRELIMINARY PLAT
SD-2024-00077 – VACATION OF PUBLIC
EASEMENT
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)** *[Deferred from 4/10/24x]*

PROPERTY OWNERS: BUTTERFLY HOLDINGS LLC
REQUEST: SUBDIVISION OF LAND - PRELIMINARY PLAT FOR PLAYA DEL SUR

DEFERRED TO MAY 8TH 2024

6. [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, 9/27/23c, 12/6/23c, 1/10/23c, 2/7/24c, 3/27/24c]

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

DEFERRED TO JUNE 6TH 2024.

7. [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 RANCH 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, 4/10/24c]

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)

The Preliminary/Final Plas was approved with the following condtions:

Planning:

- The Project and Application numbers must added to the Plat
- Recorded Infrastructure Improvements Agreement (IIA) based on the Infrastructure List must be submitted prior to final sign-off of the Plat
- AGIS DXF file

The Determination is amended to include required trees to be planted 25-feet on center along the sidewalk on Eagle Ranch Road, by creating 2-foot cut-outs within the 6-foot sidewalk.

Other Matters: None

ADJOURNED

