



## DEVELOPMENT HEARING OFFICER AGENDA

*(Via Public Zoom Video Conference)*

**December 4, 2024**

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Join Zoom Meeting:

<https://cabq.zoom.us/j/81995390579>

*(Place mouse cursor over hyperlink, right-click, choose "open hyperlink")*

Meeting ID: 819 9539 0579

Find your local number: <https://cabq.zoom.us/j/81995390579>

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***Robert Lucero - Development Hearing Officer***  
***Brennon Williams - Development Hearing Officer***  
***Matt Myers - Development Hearing Officer***

### Staff

***Jolene Wolfley - Associate Planning Director***  
***Jay Rodenbeck – Development Services Planning Manager***  
***Angela Gomez - Hearing Monitor***

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**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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**OTHER MATTERS ITEM:**  
**Request for Rehearing of project: PR-2024-011129**

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**PR-2024-011129**

**VA-2024-00313 – SIDEWALK WAIVER**

*SKETCH PLAT 11-6-24 (DFT)*

*IDO - 2023*

**TIERRA WEST, LLC** agent for **WILKE LTD COMPANY** requests the aforementioned action(s) for all or a portion of: **LOT 018 TRACT 1, BLOCK 17, UNIT 3** zoned **PD**, located at **9001 MODESTO AVE NE** containing approximately **0.8864** acre(s). **(B-20)**

**PROPERTY OWNERS:** TAYLOR SETH & ARGI

**REQUEST:** Requesting a Sidewalk waiver request for the property legally described as 018 017TR 1 UNIT 3 NO ALBUQ ACRES, Acres: 0.8864. The property is in an area that used to be unincorporated by the city and has predominantly rural in character. The request is to waive the standard street section of sidewalk, curb and gutter for a rural roadway

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**1. PR-2019-002573**

**SD-2024-00157 – PRELIMINARY PLAT**

*SKETCH PLAT 6-5-24 (DFT)*

*IDO - 2023*

**ISAACSON & ARFMAN, INC. | JUSTIN T. SIMENSON** agent for **LAS VENTANAS NM, INC. | T. SCOTT ASHCRAFT** requests the aforementioned action(s) for all or a portion of: **LOTS 3 & 4, Block 17, Unit 3, NORTH ALBUQUERQUE ACRES** zoned **R-1D**, located on **GLENDALE AVE NE between BARSTOW ST NE and VENTURA ST NE** containing approximately **1.7728** acre(s). **(B-20)**

**PROPERTY OWNERS:** LAS VENTANAS NM INC

**REQUEST:** Preliminary plat for the subdivision of two lots into three

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**2. PR- 2023-008674**

**SD-2024-00163 – FINAL PLAT**

*IDO - 2022*

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

**PROPERTY OWNERS:** BUTTERFLY HOLDINGS LLC

**REQUEST:** Final Plat For Playa Del Sur

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3. [PR-2020-003484](#)  
[SD-2024-00158](#) – EXTENSION OF  
PRELIMINARY PLAT  
*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 11/13/24X]*

**PROPERTY OWNERS:** Pashtoon Nafeesa

**REQUEST:** Replat of Lots 2 and 3 - create 19 lots from the existing tracts

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4. [PR-2022-007645](#)  
[SD-2024-00165](#) – VACATION OF PUBLIC  
EASEMENT  
[SD-2024-00164](#) – PRELIMINARY/FINAL  
PLAT  
*SKETCH PLAT 9-18-24 (DFT)*  
*IDO - 2023*

CSI – CARTESIAN SURVEYS, INC. agent for GDCLV, LLC requests the aforementioned action(s) for all or a portion of: **LOTS 2-A THRU 2-C, TRACT S-1, UNIT 2, ATRISCO BUSINESS PARK** zoned **NR-BP** located at **7401 LOS VOLCANES RD NW** between **BEN E. KEITH WAY NW** and **AIRPORT DR NW** containing approximately **11.0992** acre(s). **(J-10)**

**PROPERTY OWNERS:** GDCLV LLC ATTN: GERALD LUCERO

**REQUEST:** Minor Subdivision to vacate public easement for water and sewer, regranteeing against western side of three existing lots

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Other Matters:

ADJOURN