



DEVELOPMENT HEARING OFFICER AGENDA

(Via Public Zoom Video Conference)

February 28, 2024

Join Zoom Meeting:

<https://cabq.zoom.us/j/83943207123>

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Meeting ID: 839 4320 7123

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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

*****Please note: Items 6 through 9 will be heard beginning at 12pm***

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

1. [PR-2023-009527](#)
SD-2024-00030 – VACATION OF PUBLIC
RIGHT-OF-WAY
SD-2024-00029 – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 11-29-23 (DFT)
IDO - 2022

JAG PLANNING & ZONING, LLC | JUANITA GARCIA agent for
SOME INVESTMENTS, LLC requests the aforementioned
action(s) for all or a portion of: **Lot B-3, Alvarado Gardens**
zoned **R-A** located at **2714 Rio Grande BLVD NW** between
CAMPBELL RD NW and VICIC RD NW containing
approximately **0.25** acre(s). **(G-12)**

PROPERTY OWNERS: GRISSOM STEVEN L TRUSTEE SPARKS 2005
QTIP TRUST
REQUEST: VACATE EXISTING DITCH RIGHT-OF-WAY AND
INCORPORATE INTO THE EXISTING LOT. MINOR
PRELIMINARY/FINAL PLAT TO INCORPORATE THE VACATED DITCH
RIGHT-OF-WAY.

2. [PR-2023-008786](#)
SD-2024-00035 – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 6-21-23 (DFT)
IDO - 2022

JAG PLANNING & ZONING, LLC | JUANITA GARCIA agent for
SIMEON GUZMAN requests the aforementioned action(s)
for all or a portion of: **LOT 13 UNIT 1, MOUNTAIN**
HIGHLANDS AT HIGH DESERT zoned **R-1D**, located at **13309**
PINO RIDGE PLACE NE between **PINO POND CT NE** and
CHERRY SAGE NE containing approximately **0.8432** acre(s).
(E-23)

PROPERTY OWNERS: GUZMAN SIMEON N & MARTINEZ CHANDE
REQUEST: MODIFY BUILDING ENVELOPE

3. [PR-2021-005296](#)
SD-2024-00016 – PRELIMINARY/FINAL
PLAT
IDO - 2022

SBS CONSTRUCTION AND ENGINEERING, LLC agent for
DONAHUE FAMILY TRUST requests the aforementioned
action(s) for all or a portion of: **TRACTS S-A-1 AND 2-A-2,**
MUELLER INDUSTRIAL SUBDIVISION zoned **NR-GM**, located
at **600 CANDELARIA RD NE** between **EDITH RD** and **I-25**
containing approximately **5.2438** acre(s). **(H-15)** [*deferred from*
2/7/24c]

PROPERTY OWNERS: DONAHUE FAMILY TRUST
REQUEST: REPLAT OF PROPERTY TO INCLUDE GATE AND SMALL
ISLAND INTO PROPOSED TRACT 2-A-1-A MUELLER INDUSTRIAL
SUBDIVISION

4. [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]

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)

5. [PR-2023-009609](#)
[SD-2024-00025](#) – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 12-13-23 (DFT)
IDO - 2022

A D SERVICES | ADELLA GALLEGOS agent for JAMIE & AGNES PEREZ, C/O GHI, INC. requests the aforementioned action(s) for all or a portion of: **LOT 14-A & 15-A, BLOCK 8 HIGHLAND PLACE ADDITION** zoned **R-1A**, located at **706 & 708 SANTA FE SE** containing approximately **0.2288** acre(s). **(K-14)** [deferred from 2/7/24c]

PROPERTY OWNERS: PEREZ JAIME & AGNES D C/O GHI INC
REQUEST: LOT LINE ADJUSTMENT FOR THE PURPOSE OF MOVING THE EXISTING LOT LINE BETWEEN LOT 14-A AND LOT 15-A THEREBY ELEIMINATING THE ZERO LOT LINE SIDE SETBACK THAT EXISTS ON LOT 15-A AND CREATING APPROXIMATELY A FIVE-FOOT SETBACK BETWEEN THE EXISTING STRUCTURE ON LOT 15-A AND PROPERTY LINE OF LOT 14-A

ITEMS 6 THROUGH 9 TO BE HEARD BEGINNING AT NOON

6. [PR-2023-008842](#)
[SD-2024-00036](#) – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 7-12-23 (DFT)
IDO - 2022

BOHANNAN HUSTON, INC. | MICHAEL BALASKOVITS, PE agent for NETFLIX STUDIOS, LLC | KENNETH FALCON requests the aforementioned action(s) for all or a portion of: **TRACT P-1-A AND TRACT 1-A, INNOVATION PARK** zoned **PC**, located on **UIVERSITY BLVD SE between EASTMAN CROSSING and UNIVERSITY BLVD** containing approximately **171.6593** acre(s). **(R-16)**

PROPERTY OWNERS: ESPAT OPPORTUNITY ZONE FUND LLC
REQUEST: COMBINE TRACTS P-2 AND TRACT 1 AND TO MODIFY TRACT LINES FOR TRACT P-1

7. [PR-2023-008999](#)
SD-2024-00013 – BULK LAND PLAT
SKETCH PLAT 8-16-23 (DFT)
IDO - 2022

BOHANNAN HUSTON INC. | MICHAEL BALASKOVITS, PE agent for **MDS INVESTMENTS LLC** requests the aforementioned action(s) for all or a portion of: **TRACTS A-N, A REPLAT OF TRACT 18 ARTISTE** zoned **PC** located on **UNIVERSITY BLVD** between **UNIVERSITY BLVD** and **STRYKER** containing approximately **1,210.95** acre(s). (**S14, S15, S16, S17**) [*deferred from 2/7/24b*]

PROPERTY OWNERS: MDS INVESTMENTS LLC
REQUEST: BULK LAND PLAT INNOVATION PARK III TRACTS A-N

8. [PR-2024-009995](#)
VA-2024-00036 – WAIVER TO IDO
IDO - 2022

PUBLIC SERVICE COMPANY OF NEW MEXICO requests the aforementioned action(s), located on **WEST SIDE OF UNIVERSITY BLVD** between **CLARK CARR RD SE** and **SOUTHERN CITY LIMITS** (N-15, P-15)

PROPERTY OWNERS:
REQUEST: WAIVER TO UNDERGROUND REQUIREMENT OF NEW ELECTRIC DISTRIBUTION FEEDERS

9. [PR-2022-006568](#)
SD-2023-00147 – REHEARING OF
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 2/7/24b*]

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

Other Matters:

ADJOURN