



DEVELOPMENT HEARING OFFICER Action Sheet Minutes

(Via Public Zoom Video Conference)

February 7, 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

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-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) [b]**

PROPERTY OWNERS: AL-SABASSI ABDUL FATTAH

REQUEST: SUBDIVISION OF 2 LOTS INTO 8 LOTS WITH RIGHT-OF-WAY DEDICATION

DEFERRED TO FEBRUARY 28TH, 2024.

2. [PR-2022-007712](#)
SD-2024-00019 – FINAL PLAT
IDO - 2021

CONSENSUS PLANNING, INC. agent for GROUP II U26 VC, LLC & TRACT 5 US6, LLC requests the aforementioned action(s) for all or a portion of: **5 & 1 BLOCK 6 & 2 UNIT 26, VOLCANO CLIFFS** zoned **MX-L, MX-M**, located between **ROSA PARK RD and PASEO DEL NORTE NW** containing approximately **18.23** acre(s). **(C-11)**

PROPERTY OWNERS: GROUP II U26 VC LLC C/O WRIGHT BILLY J ROOM 115 & TRACT 5 U26 LLC

REQUEST: FINAL PLAT TO RECONFIGURE 2 LOTS INTO 2 LOTS

The Final Plat was approved with the following conditions:

Planning:

- Application number on the Plat must be corrected to SD-2024-00019
- AGIS DXF file approval
- Date of DHO approval must be added to the Plat

3. [PR-2022-007063](#)
SD-2024-00023 – VACATION OF PUBLIC EASEMENT
SD-2024-00022 – PRELIMINARY/FINAL PLAT
SKETCH PLAT 6-21-23 (DFT)
IDO - 2022

CONSENSUS PLANNING, INC. agent for BEDROCK ABQ INVESTORS, LLC requests the aforementioned action(s) for all or a portion of: **LOTS 4 & 5, THE TRAILS UNIT 3A** zoned **R-ML**, located on **WOODMONT AVE NW between PASEO DEL NORTE and WOODMONT AVE** containing approximately **37.077** acre(s). **(C-08, C-09)**

PROPERTY OWNERS: BEDROCK ABQ INVESTORS LLC

REQUEST: LOT LINE ADJUSTMENT TO THE EXISTING 2 TRACTS INTO 2 NEW TRACTS. VACATION – EXISTING, TEMPORARY DRAINAGE EASEMENT

The Vacation of Public Easement is approved as there is no detriment to public welfare.

The Preliminary/Final Plat is approved with the following conditions:

Planning:

- AGIS DXF file approval
- Project and application numbers must be added to the Plat
- DHO approval date added to Plat

4. [PR-2022-007903](#)
SD-2024-00007 – VACATION OF PUBLIC
RIGHT-OF-WAY
SKETCH PLAT 12-13-23 (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 56-A, SKYLINE HEIGHTS ADDN** zoned **NR-C** located at **600 MOON ST SE** between **SOUTHERN SE** and **SANTA CLARA SE** containing approximately **0.9335** acre(s). (L-20)

PROPERTY OWNERS: SOME INVESTMENTS LLC

REQUEST: VACATE SANTA CLARA AVE SE AND ALTEZ ST NE

The Vacation of Public Right-of-Way is recommended for approval by City Council.

5. [PR-2023-009411](#)
SD-2024-00018 – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 11-1-23 (DFT)
IDO - 2022

JAG PLANNING & ZONING, LLC | JUANITA GARCIA agent for CHARLES F. BREWER requests the aforementioned action(s) for all or a portion of: **LOT B1A BLOCK 4, SUNDTS INDUSTRIAL AREA SUBDIVISION** zoned **NR-LM**, located at **501 CANDELARIA RD NE** between **2ND ST NE** and **HIGH ST NE** containing approximately 2.951 acre(s). (G-15)

PROPERTY OWNERS: BREWER OIL CO

REQUEST: DIVIDE ONE TRACT AND CREATE TWO TRACTS AND GRANT ANY EASEMENTS AS SHOWN

The Preliminary/Final Plat was approved along with a waiver to sidewalks with the following conditions:

- Cross lot drainage and maintenance note must be added to plat
- The granting of the cross access easement must be confirmed on the final plat
- Prior to recording of the final plat, either individual sewer lines must be verified, or a combination sewer line easement will be granted with the plat
- Date of the DHO approval shall be recorded on the Final Plat
- Project and application numbers must be added to the plat

6. [PR-2022-006674](#)
SD-2024-00015 – AMENDMENT TO
PRELIMINARY/FINAL PLAT
IDO - 2022

CSI - CARTESIAN SURVEYS INC. agent for HOLLY ARROYO requests the aforementioned action(s) for all or a portion of: **LOTS 16 & 17, LAND OF RAYMOND ORTIZ** zoned **R-A**, located at **1825 PATRICK PL NW** between **GUADALUPE TR NW** and **RIO GRANDE BLVD NW** containing approximately 0.2831 acre(s). (F-13)

PROPERTY OWNERS: ARROYO HOLLY

REQUEST: INTERIOR LOT LINE ADJUSTMENT BETWEEN TWO EXISTING LOTS TO CREATE 2 NEW LOTS. REQUEST CONFIRMATION OF DHO DETERMINATION ALLOWING RIGHT-OF-WAY WIDTH OF PATRICK LANE NW

The amendment to preliminary/final plat was approved with the following conditions:

Planning:

- AGIS DXF file
- The application number must be corrected from SD-2023-00197 to SD-2024-00015
- Date of the DHO approval must be added to the Plat

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**)

PROPERTY OWNERS: MDS INVESTMENTS LLC

REQUEST: BULK LAND PLAT INNOVATION PARK III TRACTS A-N

DEFERRED TO FEBRUARY 28TH, 2024.

8. [PR-2021-004968](#)
SD-2024-00020 – FINAL PLAT
IDO - 2020

BOHANNAN HUSTON, INC. | YOLANDA PADILLA MOYER agent for **PULTE HOMES | KEVIN PATTON** requests the aforementioned action(s) for all or a portion of: **TRACT B-2-A-1, LA CUENTISTA SUBDIVISION, PHASE 1** zoned **R-ML**, located on **ROSA PARKS RD NW** between **PASEO DEL NORTE** and **ROSA PARKS RD** containing approximately **10.7315** acre(s). **(C-10)**

PROPERTY OWNERS: ELK HAVEN LLC

REQUEST: SUBDIVIDE PLAT TO CREATE 54 LOTS AND TO GRANT EASEMENTS

The Final Plat was approved with the following conditions:

Water Authority:

- Maintenance and easement language must be moved to the first page of the plat

Planning:

- DHO approval date shall be recorded on the Final Plat
 - AGIS DXF file approval
-

9. [PR-2023-009475](#)
SD-2024-00014 – PRELIMINARY/FINAL PLAT
SKETCH PLAT 11-29-23 (DFT)
IDO - 2022

CSI - CARTESIAN SURVEYS INC. agent for **PEARL Y. SANDOVAL** requests the aforementioned action(s) for all or a portion of: **LOTS 49 & 50, BLOCK 2, TOWNER ADDITION** zoned **R-1A, TOWNER ADDITION**, located at **709 TOWNER AVE NW** between **6TH ST NW** and **9TH ST NW** containing approximately **0.1673** acre(s). **(H-14)**

PROPERTY OWNERS: SANDOVAL PEARL Y

REQUEST: CREATE ONE NEW LOT FROM TWO EXISTING LOTS. INFRASTRUCTURE LIST PROVIDED FOR WIDENING OF SIDEWALK

The Preliminary/Final Plat is approved with the following conditions:

Planning:

- Project and application numbers must be added to the Plat
 - Application number must to be added to the Infrastructure List.
 - Infrastructure Improvements Agreement (IIA) with financial guarantee based on the approved Infrastructure List will be required
 - Date of the DHO approval shall be recorded on the Final Plat
 - AGIS DXF file approval
-

10. [PR-2020-003443](#)
SD-2024-00017 – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 1-17-24 (DFT)
IDO - 2022

FIERRO & COMPANY agent for **HOLLY PARTNERS, LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 5 & 6, UNSER MCMAHON CENTER** zoned **MX-M**, located on **UNSER BLVD NW between MCMAHON BLVD NW and BANDELIER DR NW** containing approximately **1.903** acre(s). (A-11)

PROPERTY OWNERS: HOLLY PARTNERS LLC
REQUEST: RECONFIGURE 2 LOTS VIA LOT LINE ADJUSTMENT BETWEEN LOTS 5 & 6 OF UNSER AND MCMAHON CENTER

The Preliminary/final Plat was approved with the following conditions:

Planning:

- The application number must be added to the Plat
- AGIS DXF file approval
- Date of DHO approval shall be recorded on the Final Plat

11. [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)

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

DEFERRED TO FEBRUARY 28TH, 2024.

12. [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)**

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 FEBRUARY 28TH, 2024.

13. [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)**

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

DEFERRED TO FEBRUARY 28TH, 2024.

14. [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]

PROPERTY OWNERS: J & M DISCOUNT TOWING LLC & GONZALES MARY ELLEN

REQUEST: LOT CONSOLIDATION: 8 LOTS INTO 1 LOT

DEFERRED TO MARCH 27TH, 2024.

15. [PR-2019-002089](#)
SD-2023-00196 – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 11-2-22 (DRB)
IDO - 2022

ARCH + PLAN LAND USE CONSULTANTS LLC agent for LANDCO requests the aforementioned action(s) for all or a portion of: **LOTS 18-P1 & 19A-P1, UNIT 2, SUNSET FARM** zoned **R-1B**, located at **239-243 ANNA MARIA PL SW** between **SUNSET RD** and **RIO GRANDE (river)** containing approximately **0.3552** acre(s). **(K-12)** [*Deferred from 10/25/23, 11/8/23, 12/6/23c, 12/20/23c*]

PROPERTY OWNERS: LANDCO II LLC
REQUEST: LOT CONSOLIDATION: 2 LOTS INTO 1 LOT

DEFERRED TO MARCH 27TH, 2024.

Other Matters: None

ADJOURNED