



**DEVELOPMENT HEARING OFFICER  
Action Sheet**

*(Via Public Zoom Video Conference)*

**January 10, 2024**

---

Join Zoom Meeting:

<https://cabq.zoom.us/j/84123463458>

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

Meeting ID: 817 1191 9604

Find your local number: <https://cabq.zoom.us/j/84123463458>

---

***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***

---

**OTHER MATTERS ITEM:**

**Request for Rehearing of project: PR-2023-006568**

---

**[PR-2022-006568](#)**

**SD-2023-00147 - 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 8/23/23x, 9/13/23x, 9/27/23b, 10/11/23b*]

**PROPERTY OWNERS:** AL-SABASSI ABDUL FATTAH

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

**TO BE RE-HEARD AT THE JANUARY 24<sup>TH</sup>, 2024 HEARING.**

---

---

1. [PR-2022-007327](#)  
SD-2024-00005 – FINAL PLAT  
*IDO - 2021*

**CSI – CARTESIAN SURVEYS INC.** agent for **CITY OF ALBUQUERQUE | CONSENSUS PLANNING** requests the aforementioned action(s) for all or a portion of: **TRACTS A-1-A, A-1-B, A-1-B-2 & A-1-B-3-A, ACME ACRES** zoned **MX-H, NR-C**, located at **4100 CUTLER AVE NE between CARLISLE BLVD NE and MORNINGSIDE DR NE** containing approximately **6.4764** acre(s). **(H-16, H-17)**

**PROPERTY OWNERS:** CREATE 4 NEW TRACTS AND DEDICATE PUBLIC RIGHT-OF WAY FROM FOUR EXISTING TRACTS. PLAT ALSO GRANTS 2 NEW EASEMENTS

**REQUEST:** FINAL PLAT

**THE FINAL PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS:**

- **Application numbers must be added to the Plat prior to final sign-off**
- **AGIS DXF file approval**
- **DHO approval date must be added to the plat prior to final sign-off**

---

2. [PR-2021-004968](#)  
SD-2023-00233 – EXTENSION OF  
**PRELIMINARY PLAT (2<sup>ND</sup> EXTENSION)**  
*IDO - 2021*

**BOHANNAN HUSTON INC. | YOLANDA PADILLA MOYER** agent for **PULTE GROUP | KEVIN PATTON** requests the aforementioned action(s) for all or a portion of: **TRACT B-1 AND B-2, LA CUENTISTA SUBDIVISION** zoned **R-ML**, located on **ROSA PARKS RD NW between UNSER BLVD NW and KIMMICK DR NE** containing approximately **59.0** acre(s). **(C-10)**

**PROPERTY OWNERS:** ELK HAVEN LLC & PULTE HOMES

**REQUEST:** EXTENSION OF PRELIMINARY PLAT FOR LA CUENTISTA SUBDIVISION PHASE 1 THRU 4 & OFFSITE (TRACTS B-1-A & B-2-A)

**THE EXTENSION OF PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION:**

**The application number must be added to the plat.**

---

3. [PR-2021-005461](#)  
SD-2024-00002 – PRELIMINARY/FINAL  
PLAT  
VA-2024-00001 –WAIVER TO IDO  
(SIDEWALK)  
SKETCH PLAT 5-17-23 (DFT)  
IDO - 2022

ARCH + PLAN LAND USE CONSULTANTS LLC agent for WFC WYOMING NM LLC C/O WESTWOOD FINANCIAL CORP PROPERTY MGT. requests the aforementioned action(s) for all or a portion of: **PARCEL 5-A, WYOMING MALL** zoned **MX-M**, located at **2004 WYOMING BLVD NE between MENAUL BLVD and NORTHEASTERN BLVD** containing approximately **2.0241** acre(s). (H-20)

PROPERTY OWNERS: WFC WYOMING NM LLC ATTN: RYAN LLC C/O WESTWOOD FINANCIAL CORP PROP MGMT  
REQUEST: SUBDIVIDE ONE LOT INTO 2 LOTS, SIDEWALK WAIVER MAXIMUM OF 4.2 FT TO THE REQUIRED 10 FT OF SIDEWALK ALONG WYOMING BLVD, A PRINCIPAL ARTERIAL

THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS:

TRANSPORTATION:

- Provide a 25' radius to the property line at the SW corner of the site to remove encroachment onto the sidewalk
- Add access easement at NW corner allowing existing access road to be located within easement

PLANNING:

- Application numbers must be added to the Plat
- AGIS DXF file approval
- The DHO approval date must be added to the plat prior to final sign-off

---

4. [PR-2019-003158](#)  
SD-2024-00003– PRELIMINARY/FINAL  
PLAT  
SKETCH PLAT 10-18-23 (DFT)  
IDO - 2022

ARCH + PLAN LAND USE CONSULTANTS LLC agent for LIMERICK LLC requests the aforementioned action(s) for all or a portion of: **TRACT B BLOCK 19 UNIT 3, NORTH ALBUQUERQUE ACRES, TRACT 3** zoned **MX-L**, located at **8130 VENTURA ST NE between HOLLY AVE and PASEO DEL NORTE** containing approximately **0.623** acre(s). (C-20)

PROPERTY OWNERS: LIMERICK LLC  
REQUEST: DEDICATION OF ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE

THE PRELIMINARY/FINAL PLAT IS APPROVED WITH THE FOLLOWING CONDITIONS:

PLANNING:

- The date of the DHO approval shall be recorded on the Final Plat
- Project and application numbers must be added to the Final Plat

---

5. [PR-2022-006674](#)  
SD-2023-00197 – PRELIMINARY/FINAL  
PLAT  
VA-2023-00311 – SIDEWALK WAIVER  
SKETCH PLAT 3-9-22 (DRB)  
IDO - 2022

CSI – CARTESIAN SURVEYS, INC. agent for HOLLY ARROYO requests the aforementioned action(s) for all or a portion of: **LOT 16 & 17, LAND OF RAYMOND ORTIZ zoned R-A**, located at **1825 PATRICK PLACE NW between GUADALUPE TR NW and RIO GRANDE BLVD NW** containing approximately **0.2831** acre(s). **(F-13)** [Deferred from 10/25/23b, 12/20/23b]

**PROPERTY OWNERS:** ARROYO HOLLY

**REQUEST:** INTERIOR LOT LINE ADJUSTMENT BETWEEN TWO EXISTING LOTS TO CREATE TWO NEW LOTS, SIDEWALK WAIVER FOR PATRICK AVE

**THE PRELIMINARY/FINAL PLAT AND SIDEWALK WAIVER (WHICH IS NOT CONTRARY TO THE PUBLIC WELFARE) WERE APPROVED WITH THE FOLLOWING CONDITIONS:**

**PLANNING:**

- The deviations (3) must be noted on the plat
- Variances must be shown on the plat
- AGIS DXF file
- The date of the DHO approval must be added to the Plat

---

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 2<sup>nd</sup> 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]

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

**REQUEST:** LOT CONSOLIDATION: 8 LOTS INTO 1 LOT

**DEFERRED TO FEBRUARY 7<sup>TH</sup>, 2024.**

---

ADJOURNED