



## DEVELOPMENT HEARING OFFICER AGENDA

*(Via Public Zoom Video Conference)*

**June 12, 2024**

---

Join Zoom Meeting:

<https://cabq.zoom.us/j/89876661967>

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

Meeting ID: 898 7666 1967

Find your local number: <https://cabq.zoom.us/j/89876661967>

---

***Robert Lucero - Development Hearing Officer***  
***David S. Campbell - 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-2019-002663 AKA PR-2022-007712](#)  
**SD-2024-00097 – PRELIMINARY PLAT**  
*SKETCH PLAT 4-3-24 (DFT)*  
*IDO -2022*
- MODULUS ARCHITECTS & LAND USE PLANNING, INC.** agent for **GROUP II U26 VC LLC | WRIGHT BILLY J** requests the aforementioned action(s) for all or a portion of: **LOT 1-A, BLOCK 2, VOLCANO CLIFFS UNIT 26** zoned **MX-M** located on **PASEO DEL NORTE NW and KIMMICK DR NW** containing approximately **8.2578** acre(s). (**C-11**)
- PROPERTY OWNERS:** GROUP II U26 VC LLC C/O WRIGHT BILLY J  
**REQUEST:** CREATE 6 NEW TRACTS FROM ONE EXISTING TRACT
- 
2. [PR-2024-010457](#)  
**SD-2024-00103 – PRELIMINARY/FINAL PLAT**  
*IDO -2022*
- CSI – CARTESIAN SURVEYS INC.** agent for **RIO GRANDE FOOD PROJECT** requests the aforementioned action(s) for all or a portion of: **LOT C, BLOCK J, NORTHERN HEIGHTS** zoned **R-1B**, located at **600 COORS BLVD NW between DAYTONA RD NW and FORTUNA RD NW** containing approximately **2.4077** acre(s). (**J-11**)
- PROPERTY OWNERS:** RIO GRANDE PRESBYTERIAN CHURCH  
**REQUEST:** Create 2 new lots from 1 existing lot, grant 5 ft PUE along Coors and Daytona frontages
- 
3. [PR-2024-010462](#)  
**SD-2024-00104 – PRELIMINARY/FINAL PLAT**  
*IDO -2022*
- CSI – CARTESIAN SURVEYS INC.** agent for **D R INVESTMENTS LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 15 & 16, DAVIDSON ADDITION NUMBER 2** zoned **MX-M**, located at **210 CANDELARIA RD NW between 2<sup>ND</sup> ST NW and 3<sup>RD</sup> ST NW** containing approximately **0.4205** acre(s). (**G-14**)
- PROPERTY OWNERS:** DR INVESTMENTS LLC  
**REQUEST:** Create one new lot from two exiting lots. Plat grants a 10' public utility easement
- 
4. [PR-2024-010464](#)  
**VA-2024-00165 – WAIVER - DHO**  
*IDO -2022*
- ON THE LEVEL BUILDERS | DAVID CAMPBELL** agent for **KATE NOVINC** requests the aforementioned action(s) for all or a portion of: **LOT 9, BLOCK 10, GLENWOOD HILLS NORTH UNIT 1** zoned **R-A**, located **4901 Glenwood Hills Dr NE between NUBE BLANCA and MANITOBA DR NE** containing approximately **0.278** acre(s). (**F-23**)
- PROPERTY OWNERS:** NOVINC-ANTES KATE M  
**REQUEST:** Access 32 inches of the 20' setback from sidewalk to new garage
-

---

5. [PR-2020-004171](#)  
**SD-2024-00098** – PRELIMINARY PLAT  
**SD-2024-00061** - VACATION OF PUBLIC  
EASEMENT  
**SD-2024-00063** - VACATION OF PRIVATE  
EASEMENT  
**SD-2024-00066** - VACATION OF PUBLIC  
EASEMENT  
**SD-2024-00067** - VACATION OF PUBLIC  
EASEMENT  
*SKETCH PLAT 12-13-23 (DFT)*  
*IDO - 2022*

**FIERRO & COMPANY** agent for **WILLIAM E. GALBRETH LAND DEVELOPMENT CO. LLC** requests the aforementioned action(s) for all or a portion of: **TRACT N-7-A-1, BULK LAND PLAT OF TRACT N-7-A-1 TANOAN PROPERTIES** zoned **R-1D**, located at **12300 SAN ANTONIO DR between LOWELL DR NE and TENNYSON ST NE** containing approximately **6.653** acre(s). **(E-22)** *[[SD-2024-00061, SD-2024-00063 Deferred from 4/10/24L] 5/8/24L]*

**PROPERTY OWNERS:** WILLIAM E GALBRETH LAND DEVELOPMENT CO LLC

**REQUEST:** Create 9 lots and 1 tract, vacate existing private and public easements with new easement dedications, sidewalk waiver and DHO determination of right-of-way with right-of-way dedication.

---

6. [PR-2024-009917](#)  
**SD-2024-00092** – PRELIMINARY/FINAL  
PLAT  
*SKETCH PLAT 2-14-24 (DFT)*  
*IDO - 2022*

**THE GROUP | RON HENSLEY** agent for **MJ HOSPITALITY LLC** requests the aforementioned action(s) for all or a portion of: **TRACT L-1-B-1-A and LT 21-A, ATRISCO BUSINESS PARK** zoned **NR-BP**, located at **531 SILVER CREEK RD NW between SILVER CREEK and UNSER** containing approximately **4.05** acre(s). **(K-10)** *[Deferred from 5/22/24L]*

**PROPERTY OWNERS:** MJ HOSPITALITY LLC

**REQUEST:** REPLAT OF 2 EXISTING LOTS

---

7. [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, 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

**\*\*AGENT REQUESTS DEFERRAL TO JULY 31, 2024.**

---

Other Matters:

ADJOURN