



## DEVELOPMENT HEARING OFFICER AGENDA

*(Via Public Zoom Video Conference)*

**June 26, 2024**

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Join Zoom Meeting:

<https://cabq.zoom.us/j/83448365927>

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

Meeting ID: 834 4836 5927

Find your local number: <https://cabq.zoom.us/u/kTIPrmx81>

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***Robert L. 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***

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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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1. [PR-2022-007299](#)  
**SD-2024-00113** – PRELIMINARY/FINAL  
PLAT  
*IDO – 2022*  
*SKETCH 9-28-22 (DRB)*
- CSI – CARTESIAN SURVEYS INC. agent for **BRUNACINI DEVELOPMENT** requests the aforementioned action(s) for all or a portion of: **TRACT I, TRACTS 54 & 55, COORS PLAZA; TOWN OF ATRISCO GRANT** zoned **NR-C**, located at **7226 CENTRAL AVE SW between AMANDA ST SW and 7<sup>TH</sup> ST SW** containing approximately **13.2493** acre(s). **(K-10)**
- PROPERTY OWNERS:** SKYVIEW WEST INDUSTRIAL PARK LLC  
**REQUEST:** CREATE TWO NEW TRACTS FROM THREE EXISTING TRACTS. PLAT GRANTS CROSS-LOT DRAINAGE EASEMENT [15]. THIS ACTION IS PAIRED WITH AN EXPECTED SITE PLAN APPLICATION FROM TIERRA WEST – PROVIDED INFRASTRUCTURE LIST TIED TO THAT ACTION
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2. [PR-2018-001579](#)  
**SD-2024-00112** – PRELIMINARY/FINAL  
PLAT  
*IDO – 2022*  
*SKETCH 10-18-23 (DFT)*
- SCOTT EDDINGS, P.E. | HUITT-ZOLLARS, INC. agent for **WINROCK PARTNERS, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT E-1-A, WINROCK CENTER ADDITION** zoned **MX-M**, located at **7500 INDIAN SCHOOL RD NE between PENNSYLVANIA ST NE and WINROCK LOOP** containing approximately **3.3847** acre(s). **(J-19)**
- PROPERTY OWNERS:** WINROCK LOFTS LLC  
**REQUEST:** ADD APPROVED VACATION OF PUBLIC ACCESS EASEMENT AND GRANTING PUBLIC SIDEWALK EASEMENT
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3. [PR-2021-005394](#)  
**SD-2024-00109** – PRELIMINARY/FINAL  
PLAT  
**SD-2024-00111** – VACATION OF PRIVATE  
EASEMENT  
*IDO – 2022*  
*SKETCH 3-20-24*
- CSI – CARTESIAN SURVEYS, INC. agent for **NMR – 1600 RE LLC** requests the aforementioned action(s) for all or a portion of: **LOT B-2-A, LANDS OF AUDIO CLINIC, INC. & INTERNATIONAL DEVELOPMENT** zoned **MX-L**, located at **1600 EUBANK BLVD NE between HANNETT AVE NE and McKNIGHT AVE NE** containing approximately **0.6842** acre(s). **(J-21)**
- PROPERTY OWNERS:** NMR-1600 RE LLC  
**REQUEST:** VACATION OF PRIVATE EASEMENT TO BE FORMALIZED BY MINOR PRELIMINARY/FINAL PLAT FOR SINGLE LOT. REMOVING EXISTING PRIVATE ACCESS EASEMENT [1], SUBSEQUENT ACCESS EASEMENTS TO BE GRANTED CONCURRENTLY BY DOCUMENT. GRANT SANITARY SEWER EASEMENT 14 TO PRESERVE SERVICE ACCESS FOR ADJOINING LOT
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4. [PR-2024-010069](#)  
**SD-2024-00107** – VACATION OF RIGHT-  
OF WAY  
**SD-2024-00106** – PRELIMINARY/FINAL  
PLAT  
*IDO – 2022*  
*SKETCH 3-20-24*

CSI – CARTESIAN SURVEYS, INC. agent for KATHY SCHROEDER | SCHROEDER-JOHNSON REVOCABLE TRUST requests the aforementioned action(s) for all or a portion of: **LOT P, UNIT 3, ALVARADO GARDENS** zoned **R-A** located at **2618 VERANDA RD NW between TRILLIS DR NE and GLENWOOD RD NW** containing approximately **0.4805** acre(s). (**G-12**)

**PROPERTY OWNERS:** SCHROEDER KATHY & JOHNSON JODY L TRUSTEES SCHROEDER-JOHNSON RVT

**REQUEST:** VACATION OF ADJOINING PORTION OF ACEQUIA (579 SQ FT), GRANT OVERHEAD PUBLIC UTILITY EASEMENT, PLAT TO CREATE ONE NEW LOT FROM ONE EXISTING LOT

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5. [PR-2024-010457](#)  
**SD-2024-00103** – PRELIMINARY/FINAL  
PLAT  
*IDO -2022*  
*P&F 06-12-24*

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**) [*Deferred from 6/12/24L*]

**PROPERTY OWNERS:** RIO GRANDE PRESBYTERIAN CHURCH

**REQUEST:** Create 2 new lots from 1 existing lot, grant 5 ft PUE along Coors and Daytona frontages

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6. [PR-2024-010462](#)  
**SD-2024-00104** – PRELIMINARY/FINAL  
PLAT  
*IDO -2022*  
*P&F 06-12-24*

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**) [*Deferred from 6/12/24L*]

**PROPERTY OWNERS:** DR INVESTMENTS LLC

**REQUEST:** Create one new lot from two exiting lots. Plat grants a 10' public utility easement

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7. [PR-2024-010464](#)  
**VA-2024-00165** – WAIVER - DHO  
*IDO -2022*  
*WAIVER-DHO 06-12-24*

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**) [*Deferred from 6/12/24L*]

**PROPERTY OWNERS:** NOVINC-ANTES KATE M

**REQUEST:** Access 32 inches of the 20' setback from sidewalk to new garage

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Other Matters:

ADJOURN