



## DEVELOPMENT HEARING OFFICER AGENDA

*(Via Public Zoom Video Conference)*

**March 13, 2024**

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Join Zoom Meeting:

<https://cabq.zoom.us/j/85086324675>

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

Meeting ID: 850 8632 4675

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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***

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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-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, 2/28/24c]

**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)

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2. [PR-2023-009209 AKA](#)  
[PR-2023-009388](#)  
[SD-2024-00042](#) - PRELIMINARY/FINAL  
PLAT  
SKETCH PLAT 1-31-24 (DFT)  
IDO - 2022

COLE WATKINS @ KIMLEY-HORN AND ASSOCIATES agent for ABB INSTALLATIONS requests the aforementioned action(s) for all or a portion of: **TRACT A UNIT 1, ATRISCO BUSINESS PARK** zoned **NR-BP**, located at **6625 BLUEWATER RD between COORS BLVD and UNSER BLVD** containing approximately **39.7775** acre(s). **(J-10, K-10)**

**PROPERTY OWNERS:** AMERACE CORPORATION  
**REQUEST:** 93k GSF Expansion Of Existing 90k GSF Manufacturing Warehouse To Include Improvements For Additional Onsite Parking, Onsite Drainage Features, Landscape, Lighting, And Wet Utilities. TIS Review Triggered Offsite Improvements Of Striping At Unser/Bluewater And Coors/Bluewater Intersections. New Right Turn Lane Into Project Site Off Bluewater Also Required. ROW Dedication Required To Accommodate Right Turn Lane.

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3. [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, 2/28/24b]

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

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4. [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)** [deferred from 2/28/24b]

**PROPERTY OWNERS:**

**REQUEST:** WAIVER TO UNDERGROUND REQUIREMENT OF NEW ELECTRIC DISTRIBUTION FEEDERS

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5. [PR-2021-006147](#)  
[SD-2024-00044](#) – PRELIMINARY/FINAL  
PLAT  
SKETCH PLAT 11-3-21 (DRB)  
IDO - 2022

**WHPACIFIC, INC.** agent for **CITY OF ALBUQUERQUE, PRD STRATEGIC PLANNING AND DESIGN | CHRISTINA M. SANDOVAL, CIP MANAGER** requests the aforementioned action(s) for all or a portion of: **X** zoned **NR-PO-A**, located at **6<sup>TH</sup> ST NW between MOUNTAIN RD NW and SUMMER AVE NW** containing approximately **4.99465** acre(s). **(J-14)**

**PROPERTY OWNERS:** CITY OF ALBUQUERQUE

**REQUEST:** CONSOLIDATE 17 RESIDENTIAL LOTS, 1 LOT (FORMER VACATED ALLEY, 1 TRACT MUNICIPAL ADDITION NO. 11) AND THE VACATED RIGHT-OF-WAY OF ROSEMONT AVE, TO CREATE A SINGLE TRACT OF +/-4.99 ACRES PARCEL "TRACT A", TO ACKNOWLEDGE THE VACATION OF ROSEMONT AVE. AND APPROVE THE WELLS PARK PROJECT INFRASTRUCTURE LIST

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6. [PR-2024-010040](#)  
[SD-2024-00040](#) – PRELIMINARY/FINAL  
PLAT  
IDO - 2022

**ALDRICH LAND SURVEYING** agent for **CLEARBROOK INVESTMENTS, INC.** requests the aforementioned action(s) for all or a portion of: **LOTS 3 & 4, HORIZON VILLAGE** zoned **R-ML**, located at **8831 & 8835 HORIZON WAY between HORIZON BLVD and AEROSTAT PL** containing approximately **0.1352** acre(s). **(C-17)**

**PROPERTY OWNERS:** CLEARBROOK INVESTMENTS INC

**REQUEST:** ADJUST LOT LINE BETWEEN LOTS 3 & 4

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7. [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, 2/28/24b]

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

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

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**Other Matters:**

**ADJOURN**