



DEVELOPMENT HEARING OFFICER AGENDA

(Via Public Zoom Video Conference)

March 13, 2024

David S. Campbell - Development Hearing Officer
Ronald R. Bohannon - Development Hearing Officer
Robert Lucero - Development Hearing Officer

Staff

Jolene Wolfley - Associate Planning Director
Jay Rodenbeck – Development Services Planning Manager
Angela Gomez - Hearing Monitor

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)

DEFERRED TO MARCH 27TH, 2024.

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.

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

- **Recorded Infrastructure Improvements Agreement (IIA)**
- **Project and Application numbers must be added to the plat**
- **AGIS DXF file**
- **Date of the DHO approval shall be recorded on the Plat, per 6-6(L)(2)(d)(7) of the IDO Prior to final sign-off of the Plat**

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

THE BULK LAND PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS:

- **AGIS DXF FILE**

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 2/28/24, 3/13/24L]

PROPERTY OWNERS:

REQUEST: WAIVER TO UNDERGROUND REQUIREMENT OF NEW ELECTRIC DISTRIBUTION FEEDERS

DEFERRED TO MARCH 27TH, 2024.

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 **6TH 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

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

- **Project and Application numbers must be added to the Plat and the Infrastructure List.**
- **AGIS DXF file**
- **The date of the DHO approval must be added to the Plat**

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

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

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

THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS:

- Dripline irrigation is required for the landscape terraces. Hand-watering is acceptable for 24 months prior to the issuance of a building permit
- The landscape exhibit is approved as part of the preliminary plat and will be provided to code enforcement at the time of wall permit application
- Plant species is to generally follow the City of Albuquerque Plant List but can be changed at Final Plat with concurrence between concurrence between the developer and the neighbors
- The wall exhibit is approved and made part of the plat and will be shared with Code enforcement with the wall permit application. The exact materials of design of the wall shall generally follow the exhibit, but can be changed with final plat with concurrence between concurrence between the developer and the neighbors
- All construction will meet City of Albuquerque Codes and ordinances enforcing safety issues.

Other Matters: None

ADJOURNED