



## DEVELOPMENT HEARING OFFICER AGENDA

(Via Public Zoom Video Conference)

**May 8, 2024**

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Join Zoom Meeting:

<https://cabq.zoom.us/j/87396173045>

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Meeting ID: 873 9617 3045

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***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***

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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-2024-009929](#)  
**SD-2024-00073 – VACATION OF PUBLIC  
RIGHT-OF-WAY**  
**SD-2024-00071 – PRELIMINARY/FINAL  
PLAT**  
*SKETCH PLAT 2-14-24 (DFT)*  
*IDO - 2022*

CSI – **CARTESIAN SURVEYS, INC.** agent for **CONTEXT HOLDING, LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 19 thru 21, BLOCK 9, HOMESTEAD AND GARDEN SPT ADDITION** zoned **MX-M** located at **816 3<sup>RD</sup> ST NW between MARBLE AVE NW and SLATE AVE NW** containing approximately **0.2697** acre(s). (**J-14**)

**PROPERTY OWNERS:** CONTEXT HOLDING LLC  
**REQUEST:** PROPOSED VACATION OF A PORTION OF REMAINING PUBLIC ALLEYWAY FROM THE SOUTHEAST OF SUBJECT LOTS. PRELIMINARY/FINAL PLAT REVIEW OF PROPOSED MINOR SUBDIVISION TO CREATE 1 NEW LOT FROM 3 EXISTING LOTS. REQUEST DETERMINATIONS FROM ALLEYWAY WIDTH ADJOINING LOTS AND FROM LANDSCAPE BUFFER ALONG 3<sup>RD</sup> ST FRONTAGE GIVEN EXISTING 6FT SIDEWALK AND BUILDINGS AT PROPERTY LINES.

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2. [PR-2022-006847](#)  
**SD-2024-00084 – VACATION OF RIGHT-  
OF WAY**  
**SD-2024-00085 – VACATION OF RIGHT-  
OF-WAY**  
**SD-2024-00083 – PRELIMINARY/FINAL  
PLAT**  
**VA-2024-00112– SIDEWALK WAIVER**  
*SKETCH PLAT 4-3-24 (DFT)*  
*IDO - 2022*

**ISAACSON & ARFMAN, INC. | JUSTIN T. SIMENSON** agent for **MATTHEW C. SANCHEZ** requests the aforementioned action(s) for all or a portion of: **EAST 1/2 OF LOT 14 & VACATED PORTION OF DURANES DITCH, ALVARADO GARDENS** zoned **R-A**, located at **2818 CAMPBELL RD NW between CAMPBELL RD NW and MANCHA DR NW** containing approximately **1.2949** acre(s). (**G-12**)

**PROPERTY OWNERS:** SANCHEZ MATTHEW & MCALERNEY CRYSTAL CO-TRUSTEES SANCHEZ & MCALERNEY RVT  
**REQUEST:** APPROVAL OF A MINOR - PRELIMINARY/FINAL PLAT, VACATION OF PUBLIC RIGHT-OF-WAY AND SIDEWALK WAIVER

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3. [PR-2019-002411](#)  
**SD-2024-00087 – FINAL PLAT**  
**SD-2024-00088 – MINOR AMENDMENT  
TO PRELIMINARY PLAT**  
**SD-2024-00089 – VACATION OF PUBLIC  
EASEMENT**  
*SKETCH PLAT 3-20-24 (DFT)*  
*IDO - 2022*

**ISAACSON & ARFMAN, INC. | JUSTIN T. SIMENSON** agent for **D.R. HORTON, INC.** requests the aforementioned action(s) for all or a portion of: **TRACT FD2 & FD3, UNIT 1, ASPIRE SUBDIVISION** zoned **R-1A**, located on **AMOLE MESA AVE between BIG SPRINGS RD SW and MESSINA DR** containing approximately **18.0824** acre(s). (**N-08**)

**PROPERTY OWNERS:** D R HORTON INC  
**REQUEST:** MINOR AMENDMENT TO PRELIMINARY PLAT TO SHOW EASEMENT VACATION. PUBLIC SEWER EASEMENT VACATION TO BE REPLACED BY NEW EASEMENT. FINAL PLAT FOR UNIT 3

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4. [PR-2023-008674](#)  
**SD-2024-00056** – PRELIMINARY PLAT  
**SD-2024-00077** – VACATION OF PUBLIC  
EASEMENT  
*SKETCH PLAT 6-7-23 (DFT)*  
*IDO - 2022*

TIERRA WEST LLC agent for GALBRETH WILLIAM E TRUSTEE GALBRETH RVT requests the aforementioned action(s) for all or a portion of: **NE Corner Tr 310; The N'ly Parts of TS 308, 309 & 310; Tr Comprising Por. TR 310, UNIT 8 ATRISCO GRANT** zoned **MX-T** located at **5720, 5720 MIAMI RD NW** between **MIAMI and COORS BLVD NW** containing approximately **5.4683** acre(s). **(H-11)** [*Deferred from 4/10/24x, 4/24/24L*]

**PROPERTY OWNERS:** BUTTERFLY HOLDINGS LLC  
**REQUEST:** SUBDIVISION OF LAND - PRELIMINARY PLAT FOR PLAYA DEL SUR

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5. [PR-2020-004171](#)  
**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)**

**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 DETERMINATION OF RIGHT-OF-WAY WITH RIGHT-OF-WAY DEDICATION. [*SD-2024-00061, SD-2024-00063 Deferred from 4/10/24L*]

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Other Matters:

ADJOURN