



**DEVELOPMENT HEARING OFFICER
AGENDA**

(Via Public Zoom Video Conference)

October 30, 2024

Join Zoom Meeting:

<https://cabq.zoom.us/j/83615515374>

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

Meeting ID: 836 1551 5374

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

***Robert Lucero - Development Hearing Officer
Brennon Williams - Development Hearing Officer
Matt Myers - 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
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1. [PR-2018-001499](#)
SD-2024-00139 – PRELIMINARY PLAT

SKETCH PLAT: 10-23-24 (DFT)
IDO -2023

ACES AND EIGHTS DEVELOPMENT, LLC requests the aforementioned action(s) for all or a portion of: **LOT/TRACT A, MCMAHON COMMONS zoned MX-L** located on **MCMAHON** between **MCMAHON BLVD and UNIVERSE BLVD** containing approximately **5.9 acre(s)**. **(A-10)** *(W)*

PROPERTY OWNERS: ACES & EIGHTS DEVELOPMENT LLC

REQUEST: Aces and Eights Development, LLC is requesting a Subdivision of Land-Major to create four (4) separate parcels. Upon successful completion of the subdivision, the parcels will be legally known as Tract A-1, Tract A-2, Tract A-3 and Tract A-4 of McMahon Commons.

2. [PR-2021-005479](#)
SD-2024-00116 – PRELIMINARY/FINAL PLAT

SKETCH 4-17-24 (DFT)
IDO – 2022

CSI – CARTESIAN SURVEYS, INC. agent for **SLN PROPERTIES LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 1-7, 17, 18, AND “X”, BLOCK 7, WAGGONMAN-DENISON ADDITION zoned MX-H and MX-M**, located at **9307 CENTRAL AVE NE between GENERAL CHENNAULT ST NE and GENERAL PATCH ST NE** containing approximately **1.0293 acre(s)**. **(K-20)** *[Deferred from 7/17/24, 7/31/24X] (W)*

PROPERTY OWNERS: Sinh Nguyen

REQUEST: Lot consolidation from 10 existing lots to one new lot, dedicate right-of-way to both frontages. Property has two existing commercial buildings with different MX zoning types. Will seek zone map amendment to unify.

3. [PR-2024-010039](#)
SD-2024-00153 – PRELIMINARY/FINAL PLAT

SKETCH 3-20-24 (DFT)
IDO – 2023

CSI – CARTESIAN SURVEYS, INC. agent for **RICHARD SEDILLO** requests the aforementioned action(s) for all or a portion of: **LOTS 6-A AND 6-B, LUKE SUBDIVISION zoned R-A**, located at **1924 LEON COURT NW between CHEROKEE RD NW and CALLE LOS VECINOS** containing approximately **0.3980 acre(s)**. **(F-13)** *(W)*

PROPERTY OWNERS: SEDILLO RICHARD L & FRANCES C

REQUEST: Interior lot line adjustment between two existing lots to create two new lots. Determination request from sidewalk width requirements given existing sidewalk, neighborhood character, and public traffic into cul-de-sac

4. [PR-2024-010784](#)
[SD-2024-00154](#) – PRELIMINARY/FINAL
PLAT

IDO – 2023

CSI – CARTESIAN SURVEYS, INC. agent for CITY OF ALBUQUERQUE requests the aforementioned action(s) for all or a portion of: **Tract A-1, Block 11, La Mesa No. 2** zoned **MX-M**, located at **7200 CENTRAL AVE SE between ALCAZAR ST SE and SAN PABLO ST SE** containing approximately **0.9494** acre(s). **(K-19)** *(w)*

PROPERTY OWNERS: CITY OF ALBUQUERQUE

REQUEST: Create One New Lot From One Existing Lot, Dedicate Additional Right-Of-Way To The City In Fee Simple, Grant Easement Fo Public Water Vault

5. [PR-2023-009637](#)
[VA-2024-00292](#) – WAIVER TO DPM

IDO -2023

JAG PLANNING & ZONING, LLC | JUANITA GARCIA agent for MELISSA RAMIREZ AND LOLO CHAVEZ requests the aforementioned action(s) for all or a portion of: **LOT 1 AND 14, RAY PEÑA AND QUAKER HEIGHTS SUBDIVISION** zoned **R-1C & R-A**, located at **5909 WESTWARD LN NW & 4815 NORTHERN TRAIL NW** containing approximately **0.87** acre(s). **(F-11)** *(w)*

Property Owners: David & Melissa Ramirez And Lolo Chavez

Request: Sidewalk and landscape buffer waiver to allow existing conditions to remain (final plat is associated and pending this request)

6. [PR-2023-009637](#)
[SD-2024-00145](#) – PRELIMINARY/FINAL
PLAT

SKETCH PLAT: 5/1/24 (DFT)
IDO -2023

JAG PLANNING & ZONING | JUANITA GARCIA agent for MELISSA RAMIREZ & LOLO CHAVEZ requests the aforementioned action(s) for all or a portion of: **Lot 1 & 14, RAY PEÑA AND QUAKER HEIGHTS SUBDIVISION** zoned **R-1 (C) & R-A**, located at **5909 WESTWARD LN NW and 4815 NORTHERN TRAIL** containing approximately **0.87** acre(s). **(F-11)** *[Deferred from 10/9/24X] (w)*

PROPERTY OWNERS: David & Melissa Ramirez & Lolo Chavez

REQUEST: Lot line adjustment

7. [PR-2023-009216](#)
SD-2024-00152 – PRELIMINARY/FINAL
PLAT

SKETCH PLAT: 7-24-24 (DFT)
IDO -2023

JAG PLANNING & ZONING, LLC | JUANITA GARCIA agent for CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT | JENNIFER TURNER, DIRECTOR requests the aforementioned action(s) for all or a portion of: **Tract 12-A-1, Bulk Plat of El Rancho Grande** zoned **NR-SU**, located on **AMOLE MESA RD SW between 98TH ST and VERMEJO DR. PARK** containing approximately **6.796** acre(s). **(N-9)** (w)

PROPERTY OWNERS: CITY OF ALBUQUERQUE

REQUEST: Define exterior boundary of tract, grant PNM electrical easement and dedicate additional right-of-way to the City of Albuquerque

8. [PR-2019-003169](#)
SD-2024-00151 –FINAL PLAT

IDO -2021

THE GROUP | RON HENSLEY agent for **CLEARBOOK INVESTMENTS, INC.** requests the aforementioned action(s) for all or a portion of: **TRACT 401** zoned **MX-M**, located on **SAGE RD NW containing** approximately **9.56** acre(s). **(L-10)** (w)

PROPERTY OWNERS: CLEARBROOK INVESTMENTS INC

REQUEST: Replat of existing tract into 77 lots and 4 tracts

Other Matters:

ADJOURN