



**DEVELOPMENT HEARING OFFICER
Action Summary**

(Via Public Zoom Video Conference)

September 13, 2023

***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***

1. [PR-2023-008274](#)

SD-2023-00151- PRELIMINARY PLAT
SKETCH PLAT 3-15-23 (DFT)
IDO – 2022

THE GROUP | RON HENSLEY agent for **NAFEESA PASHTOON** requests the aforementioned action(s) for all or a portion of: **LOTS 10 & 11 BLOCK 9 UNIT 3, NORTH ALBUQUERQUE ACRES** zoned **MX-L** located at **7330 CARMEL AVE** between **SAN PEDRO** and **LOUISIANA** containing approximately **2.0** acre(s). **(C-19)**

PROPERTY OWNERS: PASHTOON KHALID A & NAFEESA

REQUEST: REPLAT OF LOTS 10 AND 11 UNIT 3, RIGHT OF WAY DEDICATION

THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS:

TRANSPORTATION:

- **UPDATE CROSS SECTION AND INFRASTRUCTURE LIST TO SHOW 6' SIDEWALK ALONG CARMEL**

PLANNING:

- **PROJECT AND APPLICATION NUMBERS MUST BE ADDED TO THE INFRASTRUCTURE LIST**
 - **AGIS DXF FILE**
 - **RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) –MUST BE RECORDED AND SUBMITTED TO STAFF WITH THE FINAL PLAT.**
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2. [PR-2021-006308](#)
SD-2023-00159 – PRELIMINARY PLAT
SKETCH PLAT 2-1-23 (DFT)
IDO – 2022

JAG PLANNING & ZONING, LLC | JUANITA GARCIA agent for **DANNY SPURLOCK** requests the aforementioned action(s) for all or a portion of: **LOT 17, TRACT 2 BLOCK 4 UNIT 3, NORTH ALBUQUERQUE ACRES** zoned **R-1A** located on **WYOMING BLVD** between **ALAMEDA BLVD NE** and **SIGNAL AVE NE** containing approximately **0.6148** acre(s). **(C-19)**

PROPERTY OWNERS: LUXURY DESIGN BUILDERS
REQUEST: DIVIDE ONE EXISTING LOT INTO THREE LOTS, DEDICATE EASEMENTS

DEFERRED TO SEPTEMBER 27TH, 2023.

3. [PR-2023-008487](#)
SD-2023-00163 – PRELIMINARY/FINAL PLAT
SKETCH PLAT 4-19-23 (DFT)
IDO – 2022

EDO HOLDINGS LLC requests the aforementioned action(s) for all or a portion of: **LOT 1, BLOCK 16, HUNING HIGHLAND ADDITION** zoned **R-1A**, located on **301 EDITH BLVD SE** between **SILVER ST** and **LEAD AVE** containing approximately **0.163** acre(s). **(K-14)**

PROPERTY OWNERS: SPERLING JANICE LEE
REQUEST: CREATE TWO LOTS FROM ONE EXISTING LOT

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

CODE ENFORCEMENT:

- **A NOTE FOR THE APPROVED DEVIATION NEEDS TO BE ADDED TO THE PLAT.**

PLANNING:

- **PROJECT AND APPLICATION NUMBERS MUST BE ADDED TO THE PLAT PRIOR TO FINAL SIGN-OFF**
- **AGIS DXF FILE**
- **A NOTE ADDED TO THE PLAT WITH THE DETERMINATION DETAIL OF THE EXISTING 16ft ALLEYWAY**

4. [PR-2021-005714](#)
SD-2023-00165 – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 7-14-21 (DRB)
IDO – 2022

ARCH + PLAN LAND USE CONSULTANTS agent for MARY ELLEN GONZALES requests the aforementioned action(s) for all or a portion of: **LOTS 1 & 2 AND 8 THRU 13, MONKBRIDGE ADDITION** zoned **NR-LM**, located at **4000 2nd ST NW between HEADINGLY AVE and MESCALERO RD** containing approximately **2.0711** acre(s). **(G-14)**

PROPERTY OWNERS: J & M DISCOUNT TOWING LLC & GONZALES
MARY ELLEN
REQUEST: LOT CONSOLIDATION: 8 LOTS INTO 1 LOT

DEFERRED TO SEPTEMBER 27TH, 2023.

5. [PR-2019-002114](#)
SD-2023-00166 - VACATION OF PRIVATE
EASEMENT
SD-2023-00167 - VACATION OF PRIVATE
EASEMENT
SKETCH PLAT 3-15-23 (DFT)
IDO – 2022E

CSI-CARTESIAN SURVEYS, INC. agent for LA VIDE LLENA requests the aforementioned action(s) for all or a portion of: **AMENDED PLAT LAND IN SEC 33 T11N R4E LA VIDA LLENA CONT 16.8937 AC** zoned **R-ML** located on **10501 LAGRIMA DE ORO RD NE** between **MORRIS STREET NE** and **JUAN TABO BLVD NE** containing approximately **16.8937** acre(s). **(F-21)**

PROPERTY OWNERS: LA VIDA LLENA
REQUEST: VACATION OF WATERLINE AND UTILITY EASEMENTS

THE VACATIONS OF PRIVATE EASEMENT ARE APPROVED.

6. [PR-2023-008906](#)
SD-2023-00168 – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 7-12-23 (DFT)
IDO – 2022

JUANITA GARCIA – JAG PLANNING & ZONING, LLC agent for **27 HUNDRED LLC, STEPHEN BROWN** requests the aforementioned action(s) for all or a portion of: **TRACTS 1 & 2, JONES INDUSTRIAL PARK** zoned **NR-LM**, located on **VASSAR DR NE** between **PHOENIX AVE NE** and **LOS ARBOLES NE** containing approximately **1.0324** acre(s). **(H-16)**

PROPERTY OWNERS: 27 HUNDRED LLC
REQUEST: COMBINE TWO LOTS INTO ONE LOT AND DEDICATE EASEMENTS

DEFERRED TO SEPTEMBER 27TH, 2023.

7. [PR-2023-008998](#)
SD-2023-00171 - VACATION OF PRIVATE EASEMENT
SD-2023-00172 - VACATION OF PRIVATE EASEMENT
SD-2023-00169 – PRELIMINARY/FINAL PLAT
SKETCH PLAT 8-16-23 (DFT)
IDO – 2022

CSI-CARTESIAN SURVEYS, INC. agent for DAVID AND SHIRLEY FITE requests the aforementioned action(s) for all or a portion of: **LOT 72, THE HIGHLANDS AT HIGH DESERT** zoned **R-1D**, located at **13724 APACHE PLUME PL NE** between **ELENA GALLEGOS PL NE** and **FOOTHILLS OF THE SANDIAS** containing approximately **0.6132** acre(s). **(E-24)**

PROPERTY OWNERS: DAVID AND SHIRLEY FITE
REQUEST: ADJUST THE BUILDING ENVELOPE WHICH SERVES AS AN EXCLUSION AREA FOR THE DRAINAGE EASEMENT, DHO DETERMINATION TO ALLOW FRONTAGE TO REMAIN AS-IS

THE VACATIONS AND PRELIMINARY/FINAL PLAT WERE APPROVED WITH THE FOLLOWING CONDITIONS:

- AGIS DXF FILE
- APPLICATION NUMBER MUST BE ADDED TO THE PLAT.
- DHO APPROVAL DATE ADDED TO THE PLAT

8. [PR-2018-001579](#)
VA-2023-00247 – SIDEWALK WAIVER
SD-2023-00098 – PRELIMINARY/FINAL PLAT
IDO – 2021

SCOTT EDDINGS | HUITT-ZOLLARS agent for WINROCK PARTNERS LLC requests the aforementioned action(s) for all or a portion of: **PARCEL D1A, WINROCK CENTER ADDITION** zoned **MX-M**, located on **INDIAN SCHOOL RD** between **UPTOWN LOOP** and **PENNSYLVANIA** containing approximately **4.13** acre(s). **(J-19)** *[Plat deferred from 5/24/23c, 6/14/23c, 6/28/23c, 7/12/23c, 8/9/23c, 8/23/23c]*

PROPERTY OWNERS: WINROCK PADS LLC C/O COFORGE BPS
REQUEST: COMMERCIAL LOT SPLIT

THE SIDEWALK WAIVER AND THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS:

PLANNING:

- PROJECT AND APPLICATION NUMBERS MUST BE ADDED TO THE PLAT
- AGIS DXF FILE
- SHARED PARKING AGREEMENT(S)
- DHO APPROVAL DATE ADDED TO THE PLAT
- CROSS LOT DRAINAGE EASEMENT

9. [PR-2022-006568](#)
SD-2023-00147 - 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 8/23/23]

PROPERTY OWNERS: AL-SABASSI ABDUL FATTAH
REQUEST: SUBDIVISION OF 2 LOTS INTO 8 LOTS WITH RIGHT-OF-WAY DEDICATION

DEFERRED TO SEPTEMBER 27th, 2023.

10. [PR-2022-006746](#)
SD-2023-00155 – PRELIMINARY/FINAL PLAT
SKETCH PLAT 6-21-23 (DFT)
IDO – 2022

MAIA MARTIN agent for **MICHELLE FLORES** requests the aforementioned action(s) for all or a portion of: **A24, A25 AND A26, BLOCK 4 UNIT A, VISTA MAGNIFICA** zoned **R-T**, located at **1748, 1752 & 1756 CLIFFSIDE** between **CLIFFSIDE DR and CASCADE PL** containing approximately **0.35** acre(s). **(H-11)** *[Deferred from 8/23/23]*

PROPERTY OWNERS: MICHELLE D FLORES
REQUEST: PROPOSED REPLAT OF LOTS A-25, A-24, A-26 IN VISTA MAGNIFICA SUBDIVISION. TURN 3 EXISTING LOTS INTO TWO NEW LOTS A-26A & A-26-B

DEFERRED TO SEPTEMBER 27th, 2023.

11. [PR-2021-005745](#)
SD-2023-00143 - PRELIMINARY PLAT (MONTAGE 5)
SKETCH PLAT 8-16-23 (DFT)
IDO – 2022

SCOTT EDDINGS agent for **MDS INVESTMENTS, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT A-1-A-2, MESA DEL SOL INNOVATION PARK** zoned **PC** located on **DIEBENKORN** between **DEKOONING and STRYKER** containing approximately **31.8** acre(s). **(R-15 & S-15)**

PROPERTY OWNERS: MDS INVESTMENTS
REQUEST: SINGLE FAMILY RESIDENTIAL LOT SUBDIVISION

THE PRELIMINARY PLAT IS APPROVED WITH THE FOLLOWING CONDITIONS:

PLANNING:

- **CORRECT APPLICATION NUMBER BE ADDED TO THE INFRASTRUCTURE LIST**
 - **EXISTING/PROPOSED EASEMENTS ADDED TO THE PLAT**
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12. [PR-2020-004138 AKA PR-2021-005745](#)
SD-2023-00160 - PRELIMINARY PLAT (MONTAGE 6)
SKETCH PLAT 8-16-23 (DFT)
IDO - 2022

SCOTT EDDINGS agent for QUESTA DEL ORO, LLC requests the aforementioned action(s) for all or a portion of: **TRACT A-1-A-3 & A-1-A-4, MESA DEL SOL INNOVATION PARK** zoned **PC** located on **DIEBENKORN** between **SAGAN LOOP** and **DEKOONING LOOP** containing approximately **22.04** acre(s). (**R-15**)

PROPERTY OWNERS: MDS INVESTMENTS & QUESTA DEL ORO LLC
REQUEST: SINGLE FAMILY RESIDENTIAL LOT SUBDIVISION

THE PRELIMINARY PLAT IS APPROVED WITH THE FOLLOWING CONDITIONS:

PLANNING:

- **CORRECT APPLICATION NUMBER BE ADDED TO THE INFRASTRUCTURE LIST**
- **EXISTING/PROPOSED EASEMENTS ADDED TO THE PLAT**

13. [PR-2019-003169](#)
SD-2023-00132 – PRELIMINARY PLAT
SKETCH PLAT 2-15-23 (DFT)
IDO - 2021

THE GROUP| RON HENSLEY agent for **CLEARBROOK INVESTMENTS INC.** requests the aforementioned action(s) for all or a portion of: **TRACT 401 UNIT 3, ATRISCO GRANT** zoned **MX-M** located on **SAGE RD NW** between **COORS RD** and **75TH ST** containing approximately **9.56** acre(s). (**L-10**)
[Deferred from 7/23/23b, 8/23/23b]

PROPERTY OWNERS: HENRY SCOTT TRUSTEE HENRY RVT
REQUEST: THE SUBDIVISION IS A REPLAT OF TRACT INTO 78 LOTS AND 2 TRACTS

DEFERRED TO SEPTEMBER 27th, 2023.

14. [PR-2021-005717](#)
[SD-2023-00148](#) - PRELIMINARY PLAT
[SD-2023-00158](#) – FINAL PLAT
[SD-2023-00149](#) - VACATION OF PUBLIC
EASEMENT
[SD-2023-00150](#) - VACATION OF PRIVATE
EASEMENT
[VA-2023-00212](#) – WAIVER IDO - BLOCK
DIMENSION
[VA-2023-00214](#) - STUB STREET WAIVER
[VA-2023-00215](#) - REAR YARDS WAIVER
ALONG ARTERIAL ROADWAY
SKETCH PLAT 8-2-23 (DFT)
IDO - 2022

RESPEC agent for DR HORTON, INC. requests the
aforementioned action(s) for all or a portion of: **TRACT 2
UNIT 2, THE TRAILS** zoned R-ML located on **OAKRIDGE ST
NW** between **UNIVERSE BLVD NW** and **SILVER MESA ST
NW** containing approximately **10.3941** acre(s). **(C-9)** [*Deferred
from 8/23/23b*]

PROPERTY OWNERS: D R HORTON INC

REQUEST: CREATE 72 NEW LOTS AND 7 NEW TRACTS, GRANT 6
EASEMENTS, DEDICATE RIGHT-OF-WAY TO THE COA, VACATE PRIVATE
AND PUBLIC DRAINAGE EASEMENT

**THE AFOREMENTIONED APPLICATIONS WERE APPROVED
WITH THE FOLLOWING CONDITIONS:**

CITY ENGINEER:

- **CONFIRMATION OF PROCEDURE “C”**

PLANNING:

- **RECORDED IIA PRIOR TO FINAL SIGN-OFF**
- **APPLICATION NUMBERS MUST BE ADDED TO THE FINAL
PLAT**
- **AGIS DXF FILE**
- **DHO APPROVAL DATE ADDED TO THE PLAT**

Other Matters: None

ADJOURNED