



DEVELOPMENT HEARING OFFICER ACTION SHEET SUMMARY

(Via Public Zoom Video Conference)

August 9, 2023

Join Zoom Meeting:

<https://cabq.zoom.us/j/84123463458>

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Meeting ID: 817 1191 9604

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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

1. **[PR-2021-005151](#)**

**SD-2023-00138 – VACATION OF PUBLIC
RIGHT-OF-WAY**

**SD-2023-00139 – VACATION OF PUBLIC
EASEMENT**

IDO-2021

TIERRA WEST LLC agent for **DENNIS & GEORGE LLC** requests the aforementioned action(s) for all or a portion of: **TRACT D-1 PLAT OF TRACTS D-1, E-1, AMAFCA BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS** zoned **MX-M** located between **GOLF COURSE RE** and **WESTSIDE BLVD SE** containing approximately **7.6716** acre(s). **(A-12)**

PROPERTY OWNERS: DENNIS & GEORGE LLC

REQUEST: VACATION OF PUBLIC RIGHT OF WAY

DEFERRED TO AUGUST 23, 2023

2. [PR-2021-005151](#)
SD-2023-00124 - PRELIMINARY PLAT
SKETCH PLAT 11-9-22 (DRB)
IDO – 2021

TIERRA WEST LLC agent for DENNIS & GEORGE LLC requests the aforementioned action(s) for all or a portion of: **TRACT D-1 PLAT OF TRACTS D-1, E-1, AMAFCA BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS** zoned **MX-M** located between **GOLF COURSE RE** and **WESTSIDE BLVD SE** containing approximately **7.6716** acre(s). **(A-12)** [*Deferred from 7/12/23c*]

PROPERTY OWNERS: DENNIS & GEORGE LLC
REQUEST: MAJOR PRELIMINARY PLAT

DEFERRED TO AUGUST 23, 2023

3. [PR-2019-002411](#)
SD-2023-00141 – MINOR AMENDMENT
TO PRELIMINARY PLAT
IDO - 2017

ISAACSON & ARFMAN INC. | JUSTIN THOR SIMENSON agent for **SUCCESS LAND HOLDINGS INC. | SCOTT STEFFEN** requests the aforementioned action(s) for all or a portion of: **TRACT FD2 & FD3** zoned **R-1A**, located at **AMOLE MESA AVE SW & COLOBEL AVE SW** between **BIG SPRINGS RD SW** and **MESSINA DR SW** containing approximately 31.18 acre(s). (N-08)

PROPERTY OWNERS: D R HORTON INC
REQUEST: SWITCH PHASE 3 AND PHASE 4 DESIGNATIONS

THE MINOR AMENDMENT TO PRELIMINARY PLAT WAS APPROVED.

4. [PR-2023-008608](#)
SD-2023-00144 – VACATION OF PUBLIC
EASEMENT
SKETCH PLAT 05-17-23 (DFT)
IDO – 2022

ENRICO QUINTANA AND MICHELLE GALLEGOS requests the aforementioned action(s) for all or a portion of: **LOT 12 BLOCK 7, VOLCANO CLIFFS SUBDIVISION UNIT 5** zoned **X**, located at **8035 KIBO DR** between **SHIPROCK CT** and **END OF CUL DE SAC** containing approximately 0.27 acre(s). (E-10)

PROPERTY OWNERS: D & S ONE INC
REQUEST: VACATE UNUSED UTILITY EASEMENT IN BACKYARD OF PROPERTY

THE VACATION OF PUBLIC EASEMENT WAS APPROVED.

5. [PR-2023-008891](#)
SD-2023-00145 – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 07-12-23 (DFT)
IDO – 2022

CARTESIAN SURVEYS, INC. agent for 701 CENTRAL LLC requests the aforementioned action(s) for all or a portion of: **LOTS 13 THRU 16, BLOCK 14, NM TOWN CO.’S ORIGINAL TOWNSITE** zoned **MX-FB-UD**, located at **701 CENTRAL AVE NW between 7TH ST NW and 8TH ST NW** containing approximately 0.3261 acre(s). (K-14)

PROPERTY OWNERS: 701 CENTRAL LLC

REQUEST: CONSOLIDATE 4 EXISTING LOTS INTO ONE NEW LOT WITH REQUEST FOR DETERMINATIONS TO ALLOW EXISTING CENTRAL AVENUE AND ADJOINING ALLEYWAY RIGHT-OF-WAY WIDTHS, AS THEY ARE DEFICIENT OF THE DPM STANDARD DIMENSIONS

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

- APPLICATION NUMBER SHALL BE ADDED TO THE PLAT
 - AGIS DXF FILE APPROVAL
 - DETERMINATIONS SHALL BE NOTED ON THE PLAT
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6. [PR-2021-005037](#)
SD-2023-00146– PRELIMINARY/FINAL
PLAT
SKETCH PLAT 03-15-23 (DFT)
IDO – 2022

CARTESIAN SURVEYS, INC. agent for GRADY GROUP LLC requests the aforementioned action(s) for all or a portion of: **LOTS 7 THRU 9, BLOCK 32, TERRACE ADDITION** zoned **MX-M**, located at **1203 COAL AVE SE between CEDAR ST SE and SYCAMORE ST SE** containing approximately 0.4541 acre(s). (K-15)

PROPERTY OWNERS: D & S ONE INC

REQUEST: CREATE ONE NEW LOT FROM 3 EXISTING LOTS, GRANT ADDITIONAL RIGHTS-OF-WAY TO THE NORTH ADJOINING THE ALLEYWAY. DETERMINATION REQUEST TO ALLOW EXISTING WIDTHS FOR BOTH ALLEYWAY AND COAL AVE SE RIGHTS-OF-WAY

THE PRELIMINARY/FINAL PLAT HAS BEEN APPROVED WITH THE FOLLOWING CONDITIONS:

- APPLICATION NUMBER SHALL BE ADDED TO THE PLAT
 - AGIS DXF FILE APPROVAL
 - DETERMINATIONS SHALL BE NOTED ON THE PLAT.
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7. [PR-2018-001579](#)
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)** *[Deferred from 5/24/23c, 6/14/23c, 6/28/23c, 7/12/23c]*

PROPERTY OWNERS: WINROCK PADS LLC C/O COFORGE BPS

REQUEST: COMMERCIAL LOT SPLIT

DEFERRED TO AUGUST 23, 2023.

Other Matters: None

ADJOURNED