



DEVELOPMENT HEARING OFFICER AGENDA

June 28, 2023

(Via Public Zoom Video Conference)

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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-2018-001681](#)**

**SD-2023-00106 – PRELIMINARY PLAT
SKETCH PLAT 9-14-22 (DRB)
IDO - 2021**

TIERRA WEST LLC agent for TWO RIVER LLC requests the aforementioned action(s) for all or a portion of: **TRACT 52 UNIT 2, ATRISCO GRANT** zoned **MX-L** located at on **SUNSET GARDENS RD SW** between **86th ST SW** and **82nd ST SW** containing approximately **6.04** acre(s). (L-9)

PROPERTY OWNERS: TWO RIVERS LLC

REQUEST: MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

THE PRELIMINARY PLAT IS APPROVED WITH THE FOLLOWING CONDITIONS:

- PROJECT AND APPLICATION NUMBERS MUST BE ADDED TO THE PLAT AND THE INFRASTRUCTURE LIST PRIOR TO FINAL SIGN-OFF
 - THE FINAL PLAT MUST INCLUDE ALL UTILITY SIGNATURES, AMAFCA SIGNATURE, CITY SURVEYOR SIGNATURE, SURVEYOR, AND OWNER(S) SIGNATURES.
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2. [PR-2020-004457](#)
SD-2023-00115 – FINAL PLAT
IDO – 2021

RIO GRANDE ENGINEERING | DAVID SOULE agent for **QUIVERA LAND LLC** requests the aforementioned action(s) for all or a portion of: **LOT 22, UNIT 6, VOLCANO CLIFFS SUBDIVISION** zoned **R-A**, located on **QUIVERA**, containing approximately **7.8190** acre(s). **(D-9)**

PROPERTY OWNERS: QUIVERA LAND LLC
REQUEST: FINAL PLAT APPROVAL

THE FINAL PLAT IS APPROVED WITH THE FOLLOWING CONDITIONS:

- **A NOTE ADDED TO THE PLAT INDICATING THAT THE OPEN SPACE SUPERINTENDENT MUST APPROVE LANDSCAPING IN ALL AREAS DESIGNATED AS OPEN SPACE BUFFERS.**
- **PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE FINAL PLAT.**
- **AGIS DXF FILE**
- **DHO SIGNATURE BLOCK MUST INCLUDE HYDROLOGY AND CITY ENGINEER SIGNATURE LINES**
- **CORRECT THE DRAINAGE EASEMENT ON LOT 20 TO 7-FEET**

3. [PR-2022-007907](#)
SD-2023-00116 – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 11-30-22 (DRB)
IDO – 2021

BOHANNAN HUSTON | MICHAEL BALASKOVITS agent for TITAN JOURNAL CENTER HOTEL LLC requests the aforementioned action(s) for all or a portion of: **Tract 2A-2A-3, JOURNAL CENTER** zoned **NR-BP**, located at **5151 JOURNAL CENTER BLVD NE** containing approximately **6.158** acre(s). **(D-17, D-18)**

PROPERTY OWNERS: : TITAN JOURNAL CENTER HOTEL LLC

REQUEST: PRELIMINARY/FINAL PLAT SUBMITTAL FOR 5151 JOURNAL CENTER

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

TRANSPORTATION:

- PROVIDE DIMENSIONS OF SIDEWALKS AND LANDSCAPE BUFFERS AND PROVIDE SIDEWALK EASEMENTS FOR SIDEWALK ALONG LANG WHICH MOVES IN AND OUT OF THE RIGHT-OF-WAY

PLANNING:

- PROJECT & APPLICATION NUMBER MUST BE ADDED TO THE PLAT PRIOR TO FINAL SIGN-OFF
- SIDEWALK

4. [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]*

PROPERTY OWNERS: WINROCK PADS LLC C/O COFORGE BPS

REQUEST: COMMERCIAL LOT SPLIT

DEFERRED TO JULY 12TH, 2023.

5. [PR-2022-007875](#)
SD-2023-00113 – PRELIMINARY/FINAL PLAT
SD-2023-00114 – VACATION OF PUBLIC
EASEMENT
SKETCH PLAT 5-17-23 (DFT)
IDO - 2021

COMMUNITY SCIENCES CORP. | TOM PATRICK agent for BETA INVESTMENTS LLC requests the aforementioned action(s) for all or a portion of: **LOT 1 BLOCK 5 UNIT 26, VOLCANO CLIFFS** zoned **R-ML**, located between **ROSA PARKS RD NW** and **KIMMICK DR NW** containing approximately **3.3961** acre(s). **(C-11)** *[Deferred from 6/14/23]*

PROPERTY OWNERS: BETA INVESTMENTS LLC

REQUEST: DEDICATE SOUTHERLY 6 FT OF EXISTING LOT 1, BLOCK 5, VOLCANO CLIFFS UNIT 26, GRANT ADDITIONAL 6 FT OF PUE

THE PRELIMINARY/FINAL PLAT AND THE VACATION OF PUBLIC EASEMENT ACTIONS ARE APPROVED WITH THE FOLLWING CONDITIONS:

- ADD THE APPLICATION NUMBER TO THE PLAT
- AGIS DXF FILE

6. [PR-2021-006261](#)
SD-2023-00120 – VACATION OF PRIVATE
EASEMENT
SD-2023-00119 – VACATION OF PRIVATE
EASEMENT
SD-2023-00122 – VACATION OF PRIVATE
EASEMENT
IDO - 2021

REMBE URBAN DESIGN + DEVELOPMENT | KENNETH MYERS agent for GRIEGOS FARMS, LLC requests the aforementioned action(s) for all or a portion of: **TRACT 144-A-1, MRGCD MAP NO. 31, TRACT 144-B-2 OF MRGCD MAP NO. 31, TRACT 2 OF THE BULK LAND PLAT OF TRACTS 1 AND 2, OUR LADY OF GUADALUPE** zoned **RA**, located at **PROPERTIES ADJACENT TO (NORTH AND WEST OF 1860 GRIEGOS, NW** between **GRIEGOS DRAIN** and **SAN ISIDRO** containing approximately **10.23** acre(s). **(F-13)**

PROPERTY OWNERS: GRIEGOS FARMS LLC

REQUEST: VACATION OF EXISTING UTILITY EASEMENTS

THE VACATIONS ARE APPROVED.

7. [PR-2021-006261](#)
SD-2023-00105 – FINAL PLAT
IDO - 2021

KENNETH MYERS, REMBE DESIGN AND DEVELOPMENT agent for GRIEGOS FARMS, LLC requests the aforementioned action(s) for all or a portion of: **TRACT 144-A-1, MRCGD MAP NO. 31, TRACT 144-B-2 OF MRGCD MAP NO. 31, TRACT 2 OF THE BULK LAND PLAT OF TRACTS 1 AND 2, OUR LADY OF GUADALUPE zoned R-A, located at PROPERTIES ADJACENT TO 1860 GRIEGOS ST. between THE GRIEGOS DRAIN and SAN ISIDRO** containing approximately **10.23** acre(s). (F-13) [Deferred from 6/14/23b]

PROPERTY OWNERS: GRIEGOS FARMS LLC

REQUEST: FINAL PLAT APPROVAL

THE FINAL PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS:

WATER AUTHORITY:

- **CONDITION 1 – ADD ABCWUA PUBLIC WATER & SANITARY SEWER EASEMENTS NOTE AS FOLLOWS:**
“ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH USE OF THE EASEMENT.”
- **CONDITION 2 - EASEMENT 3 NOTED AS PRIVATE ACCESS AND PUBLIC WATER AND PUBLIC SANITARY SEWER SHOULD BE POTENTIALLY BROKEN APART AS THE PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT SHALL END AT THE EASTERN PORTION OF THE ACCESS EASEMENT AND SHALL NOT EXTEND SOUTH OR NORTH.**
- **CONDITION 3 - CALL OUT EASEMENT WIDTHS ON THE KEYED NOTES FOR PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT CALL-OUTS.**
- **CONDITION 4 - CLARIFY THAT EASEMENT 1 IS NOT BISECTED BY TRACT 1/PROPOSED LOTS 1, 2, AND 3 PROPERTY LINES. IF SO, PLEASE SHOW THE PROPER EASEMENT WIDTHS AS APPROPRIATE AND ENSURE A MINIMUM 25' WIDTH IS PROVIDED FOR BOTH WATER AND SEWER.**

PLANNING:

- **THE APPLICANT MUST PROVIDE CONCURRENCE OF THE BENEFICIARIES OF THE THREE EASEMENTS BEING VACATED (VACATIONS OF PRIVATE EASEMENT: SD-2023-00120, SD-2023-00119 SD-2023-00122). IF CONCURRENCE ISN'T PROVIDED, THE VACATED EASEMENTS MUST BE DEPICTED AS RETAINED ON THE FINAL PLAT.**
- **THE PROJECT AND APPLICATION NUMBERS MUST BE ADDED TO THE PLAT.**
- **AGIS DXF FILE**
- **DHO/DFT SIGNATURE BLOCKS MUST BE ADDED TO THE PLAT**

8. [PR-2022-007324](#)
VA-2023-00129 – SIDEWALK WAIVER
SKETCH PLAT 7-20-22
IDO - 2021

ARCH + PLAN LAND USE CONSULTANTS agent for **VIA REAL ESTATE LLC** requests the aforementioned action(s) for all or a portion of: **BLOCK 4, TRACTION PARK & CITY ELECTRIC ADDITION** zoned **MX-M**, located at **2100 & 2124 CENTRAL SW between RIO GRANDE BLVD and CLAYTON ST** containing approximately **1.0665** acre(s). **(J-13)** [*Deferred from 5/10/23b, 6/14/23b*]

PROPERTY OWNERS: VIA REAL ESTATE LLC

REQUEST: SIDEWALK WAIVER TO MAINTAIN THE EXISTING 6-FOOT SIDEWALK WIDTH ALONG A PREMIUM TRANSIT-DESIGNATED STREET (CENTRAL AVENUE)

THE SIDEWALK WAIVER IS APPROVED SPECIFICALLY PER SECTIONS “A” AND “C” OF THE IDO BECAUSE OF EXISTING OBSTRUCTIONS THAT CANNOT BE EASILY OR ECONOMICALLY RELOCATED OR SHOULD NOT BE ALTERED, AND BECAUSE THE ESTABLISHED NEIGHBORHOOD CHARACTER OR LANDSCAPING ON THIS SITE WOULD BE DAMAGED TO A DEGREE THAT OUTWEIGHS THE NORMAL TECHNICAL STANDARDS IN THAT LOCATION. THE WAIVER WILL NOT BE CONTRARY TO THE PUBLIC HEALTH, SAFETY AND WELFARE. WITH THE CONDITION THAT A FACILITATED NEIGHBORHOOD MEETING WILL BE HELD PRIOR TO PRELIMINARY/FINAL PLAT.

9. [PR-2020-003484](#)
SD-2023-00048 – PRELIMINARY PLAT
SKETCH PLAT 1-11-23 (DFT)
IDO - 2021

THE GROUP | RON HENSLEY agent for **NAFEESA PASHTOON** requests the aforementioned action(s) for all or a portion of: **LOTS 2 & 3 BLOCK 12 UNIT 3, VOLCANO CLIFFS SUBD** zoned **R1-D** located on **MOJAVE ST NW between UNSER BLVD and TESUQUE DR** containing approximately **4.25** acre(s). **(E-10)** [*Deferred from 4/12/23, 4/26/23b, 5/10/23b, 5/24/23b, 6/14/23b*]

PROPERTY OWNERS: PASHTOON NAFEESA

REQUEST: CREATE 19 LOTS FROM EXISTING TRACTS

DEFERRED TO AUGUST 23RD 2023.

Other Matters: None

ADJOURNED