



**DEVELOPMENT HEARING OFFICER
Action Summary**

(Via Public Zoom Video Conference)

October 11, 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-2022-006794**](#)
**SD-2023-00176 – PRELIMINARY/FINAL
PLAT**
SKETCH PLAT 4-6-22 (DRB)
IDO - 2022
- TIERRA WEST LLC** agent for **PEABODY ABQ LLC** requests the
aforementioned action(s) for all or a portion of: **TR B-2
PLAT OF TR B-1 B-2 B-3 FORMERLY BEING TR B ALLWOODS**
zoned **MX-H**, located at **4901 SAN MATEO** between **SAN
MATEO** and **LUMBER AVE NE** containing approximately
7.2554 acre(s). (F-17)
- PROPERTY OWNERS:** PEABODY ABQ LLC ATTN: EXTRA SPACE STORAGE
REQUEST: LOT LINE ADJUSTMENT AND EXPANSION OF SELF-STORAGE
FACILITY TO INCLUDE A NEW BUILDING. ADDITIONAL PARKING SPACES
AND NEW UTILITY EASEMENTS WILL BE PROVIDED IN ADDITION TO AN
ADJUSTMENT TO AN EXISTING EASEMENT TO MATCH DRIVE AISLE.
- DEFERRED TO OCTOBER 25th, 2023.**
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2. [PR-2022-007153](#)
[SD-2023-00179](#) – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 11-30-22 (DRB)
IDO - 2022

ARCH + PLAN LAND USE CONSULTANTS LLC agent for SAWMILL BELLAMAH PROPERTIES LLC requests the aforementioned action(s) for all or a portion of: **TRACT A, TRACT A & TRACT 238C1A2A2, LANDS OF STEWART-WALKER/LANDS OF REI** zoned **MX-H**, located at **1904 BELLAMAH AVE NW/1904 MOUNTAIN RD NW between 18TH ST and 20TH ST** containing approximately **5.3** acre(s). (**J-13**)

PROPERTY OWNERS: SAWMILL BELLAMAH PROPERTIES LLC
REQUEST: REPLAT OF 3 EXISTING TRACTS INTO 3 NEW TRACTS, INTERIOR LOT LINE ADJUSTMENTS, GRANT CROSS LOT DRAINAGE EASEMENT AND PUBLIC DRAINAGE EASEMENT

DEFERRED TO OCTOBER 25th, 2023.

3. [PR-2023-008767](#)
[SD-2023-00180](#) – PRELIMINARY/FINAL
PLAT
[VA-2023-00306](#) – SIDEWALK WAIVER
IDO - 2022

MODULUS ARCHITECTS & LAND USE PLANNING, INC. AGENT FOR SMITH'S FOOD & DRUG CENTER INC. requests the aforementioned action(s) for all or a portion of: **LOT/TRACT J-1, FOUR HILLS VILLAGE SHOPPING CTR & APT COMPLEX** zoned **MX-M**, located at **200 TRAMWAY BLVD SE BETWEEN TRAMWAY BLVD AND CENTRAL AVE** containing approximately **8.5** acre(s). (**L-22, L-23**)

PROPERTY OWNERS: SMITH'S FOOD & DRUG CENTER INC.
REQUEST: SUBDIVIDE ONE (1) PARCEL INTO TWO (2) AND GRANT EASEMENTS AS SHOWN ON THE PLAT. SIDEWALK WAIVER FOR AN EXISTING 6' SIDEWALK ALONG WENONAH AVE SE AND TRAMWAY BLVD. 10' WIDE SIDEWALK IS REQUIRED BUT REQUESTING WAIVER TO KEEP SIDEWALK AT EXISTING WIDTH.

DEFERRED TO OCTOBER 25th, 2023.

4. [PR-2019-002309](#)
[SD-2019- 00181](#) – VACATION OF PUBLIC
EASEMENT
SKETCH PLAT 8-30-23 (DFT)
IDO - 2022

CSI - CARTESIAN SURVEYS INC. agent for TALLGRASS HOLDINGS II, LLC requests the aforementioned action(s) for all or a portion of: **TRACT 4, WYMONT SUBDIVISION** zoned **MX-M**, located on **WYOMING between MONTGOMERY and LA MIRADA PL NE** containing approximately **0.7279** acre(s). (**G-19**)

PROPERTY OWNERS: WYMONT LLC
REQUEST: ELIMINATE EXISTING 6' PUBLIC SIDEWALK EASEMENT [41] VIA VACATION AND REPLACE WITH NEW 6' SIDEWALK EASEMENT FOLLOWING THE INSTALLED SIDEWALK, TRAVERSING EXISTING TRACT 4

THE VACATION OF PUBLIC EASEMENT WAS APPROVED.

5. [PR-2023-008993](#)
VA-2023-00307 – SIDEWALK WAIVER
SKETCH PLAT 8-2-23 (DFT)
IDO – 2022

MTV/TWILIGHT HOMES VERONICA JOHNSON agent for SCOTT & JENAYA HOWARD requests the aforementioned action(s) for all or a portion of: **TRACT 1 LOT 3, BLOCK 16** zoned **PD**, located at **8400 FLORENCE between BARSTOW and VENTURA** containing approximately **0.8864** acre(s). **(B-20)**

PROPERTY OWNERS: HOWARD SCOTT G & JENAYA
REQUEST: WAIVER OF SIDEWALK, CURB AND GUTTER

DEFERRED TO OCTOBER 25th, 2023.

6. [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 8/23/23x, 9/13/23x, 9/27/23x]

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

DEFERRED TO OCTOBER 25th, 2023.

7. [PR-2020-003484](#)
SD-2023-00048 – PRELIMINARY PLAT
SKETCH PLAT 1-11-23 (DFT)
PRELIMINARY PLAT 4-12-23 (DHO)
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, 6/28/23b, 8/23/23b]*

PROPERTY OWNERS: PASHTOON NAFEESA
REQUEST: CREATE 19 LOTS FROM EXISTING TRACTS

DEFERRED TO OCTOBER 25th, 2023.

8. [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. 9/13/23b, 9/27/23b]

PROPERTY OWNERS: HENRY SCOTT TRUSTEE HENRY RVT

REQUEST: THE SUBDIVISION IS A REPLAT OF TRACT INTO 78 LOTS AND 2 TRACTS

THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS:

PLANNING:

- **ADJUST TRACT D TO WIDEN AT THE AMOLE DIVERSION CHANNEL PER THE PLANNING COMMENT MEMO**
- **ADD PROJECT AND APPLICATION NUMBERS TO THE PLAT**
- **MODIFY AND SIGN INFRASTRUCTURE LIST TO 'POND STABILIZATION TO FOLLOW STANDARD SPECIFICATION 1013.'**

WATER AUTHORITY:

- **INFRASTRUCTURE BE UPDATED TO ACCOMPLISH A LOOPED WATERLINE INTO THE EXISTING WATERLINE ALONG SAN YGNACIO**
- **THE EASEMENT BE UPDATED SUCH THAT THERE IS NO DRAINAGE EASEMENT AND WILL CONTAIN MINIMALLY INVASIVE LANDSCAPING ON TRACT D.**

Other Matters: None

ADJOURNED