



## DEVELOPMENT HEARING OFFICER AGENDA

(Via Public Zoom Video Conference)

**July 12, 2023**

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Join Zoom Meeting:

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

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

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***

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**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-2022-007712](#)  
SD-2023-00127 – FINAL PLAT  
*IDO - 2021*

**CONSENSUS PLANNING, INC.** agent for **GROUP II U26 VC, LLC & TRACT 5 U26, LLC** requests the aforementioned action(s) for all or a portion of: **5 & 1 BLOCK 6 & 2, UNIT 26, VOLCANO CLIFFS UNIT 26** zoned **MX-L & MX-M**, located on **ROSA PARKS RD between PASEO DEL NORTE and ROSA PARKS RD** containing approximately **18.23** acre(s). **(C-11)**

**PROPERTY OWNERS:** GROUP II U26 VC LLC C/O WRIGHT BILLY J ROOM 115 & TRACT 5 U26 LLC

**REQUEST:** FINAL PLAT TO RECONFIGURE 2 LOTS INTO 2 LOTS.

**THE FINAL PLAT IS APPROVED WITH THE FOLLOWING CONDITIONS:**

- PROJECT AND APPLICATION NUMBERS MUST BE ADDED TO THE PLAT
- DXF FILE MUST BE APPROVED BY AGIS AND APPROVAL EMAIL SUBMITTED
- ALL PUBLIC INFRASTRUCTURE ALONG PASEO DEL NORTE MUST BE UNDER A PROCEDURE C INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) RATHER THAN A PROCEDURE B IIA. A SEPARATE INFRASTRUCTURE LIST EXCLUSIVELY FEATURING THE PUBLIC INFRASTRUCTURE ALONG PASEO DEL NORTE MUST BE SUBMITTED PRIOR TO FINAL SIGN-OFF OF THE FINAL PLAT.
- STANDARD ABCWUA EASEMENT NOTE MUST BE ADDED TO THE PLAT.

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2. [PR-2023-008552](#)  
VA-2023-00171 - IDO WAIVER TO  
SIDEWALK AND BUFFER WIDTHS  
*IDO – 2021*

**CONSENSUS PLANNING, INC.** agent for **CEDAR INVESTORS LLC C/O TITAN DEVELOPMENT** requests the aforementioned action(s) for all or a portion of: **TRACT 4 PLAT OF THE HIGHLANDS** zoned **MX-M** located **NORTH OF CENTRAL and WEST OF CEDAR** containing approximately **1.71** acre(s). **(K-15)**

**PROPERTY OWNERS:** CEDAR INVESTORS LLC ATTN: ARGUS DEVELOPMENT COMPANY

**REQUEST:** TWO IDO WAIVERS TO THE SIDEWALK AND LANDSCAPE BUFFER WIDTHS ALONG CENTRAL AVE IN ASSOCIATION WITH A SITE PLAN DFT FOR A NEW FOOD HALL AND HOTEL

**THE SIDEWALK WAIVER AND DHO DETERMINATION FOR THE LANDSCAPE BUFFER ZONE ARE APPROVED. THE WAIVER AND DHO DETERMINATION MUST BE NOTED ON THE SITE PLAN ADMINISTRATIVE DFT FOR PR-2023-008552 / SI-2023-00780.**

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3. [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)**

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

**DEFERRED TO AUGUST 9<sup>TH</sup> 2023.**

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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, 6/28/23c]*

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

**DEFERRED TO JULY 26<sup>TH</sup> 2023.**

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Other Matters:

ADJOURN